City of Ormond Beach

City Commission Meeting

City Hall Commission Chambers

22 South Beach St., Ormond Beach FL 32174

December 16, 2025, 7:00 PM

Jason Leslie, Mayor
Lori Tolland, Zone 1
Travis Sargent, Zone 2
Kristin Deaton, Zone 3
Harold Briley, Zone 4

Agenda

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. Recognition of Florida Legislators

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA & ON THE CONSENT AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - December 2, 2025

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. Purchase Request - Street Sweeper

RESOLUTION NO. 2025-195: A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASE AUTHORIZATION FOR THE PURCHASE OF ONE ELGIN CROSSWIND REGENERATIVE AIR STREET SWEEPER, UNDER FLORIDA SHERIFFS ASSOCIATION CONTRACT FSA 23-EQ21.1; DECLARING VEHICLE #490 TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

B. BID Award - Emergency Lighting for Police Vehicles

RESOLUTION NO. 2025-196: A RESOLUTION ACCEPTING A BID FROM JCO CORPORATION FOR THE PROVISION OF EMERGENCY LIGHTING FOR POLICE VEHICLES ON AN AS-NEEDED BASIS, UNDER BID NO. 2026-03; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER FOR THE PURCHASE OF 12 LIGHTING PACKAGES; REJECTING ALL OTHER BIDS; AND SETTING FORTH AN EFFECTIVE DATE.

C. Change Order No. 1 – CDBG Military Boulevard Sidewalk Improvements

RESOLUTION NO. 2025-197: A RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER NUMBER ONE (1) TO THAT CONTRACT AWARDED TO DREWRY SITE DEVELOPMENT, LLC, REGARDING THE MILITARY BOULEVARD SIDEWALK IMPROVEMENTS PROJECT, BY INCREASING THE FUNDING BY $83,862.96; INCREASING THE CONTRACT TIME BY 30 DAYS; AND SETTING FORTH AN EFFECTIVE DATE.

D. FDOT Grant - Design and Bidding Services for Obstruction Mitigation, Ormond Beach Municipal Airport

RESOLUTION NO. 2025-198: A RESOLUTION AUTHORIZING THE EXECUTION OF A PUBLIC TRANSPORTATION GRANT AGREEMENT BETWEEN THE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGARDING FUNDING FOR DESIGN AND BIDDING SERVICES FOR AN OBSTRUCTION MITIGATION PROJECT AT THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY AND INCIDENTAL THERETO FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

E. Work Authorization - Design and Bidding Services for Obstruction Mitigation, Ormond Beach Municipal Airport

RESOLUTION NO. 2025-199: A RESOLUTION ACCEPTING A PROPOSAL FROM AVCON, INC., TO PROVIDE DESIGN AND BIDDING SERVICES REGARDING OBSTRUCTION MITIGATION AT THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION AND PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE.

F. Live Local Act, Opt Out Exemption

RESOLUTION NO. 2025-200: A RESOLUTION MAKING A FINDING PURSUANT TO SECTION 196.1978(3)(O), FLORIDA STATUTES, BASED UPON THE 2025 SHIMBERG CENTER FOR HOUSING STUDIES ANNUAL REPORT; ELECTING TO NOT EXEMPT CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF ORMOND BEACH FROM AD VALOREM TAXATION UNDER THE LIVE LOCAL ACT SUBJECT TO THAT FINDING; PROVIDING FOR THE PRESERVATION OF EXISTING EXEMPTIONS; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

G. **Disposition Item:** Intent To Bid - Lime Sludge Removal

H. **Disposition Item:** Building Department Revenue And Expenses

I. **Disposition Item:** City Manager's Monthly Report, December 2025

8. PUBLIC HEARINGS

A. Comprehensive Plan Amendments, Comprehensive Plan 2045 Update, Readoption (Second Reading)

ORDINANCE NO. 2025-37: AN ORDINANCE OF THE CITY OF ORMOND BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF ORMOND BEACH IN ITS ENTIRETY PURSUANT TO CHAPTER 163, FLORIDA STATUTES; RESCINDING ORDINANCE 2025-17; ADOPTING COMPREHENSIVE PLAN 2045 AMENDMENTS BASED UPON COMMENTS RECEIVED FROM FLORIDACOMMERCE, INCLUDING AMENDMENTS TO THE PLAN ADMINISTRATION, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, UTILITIES ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT, HOUSING ELEMENT, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CULTURAL AND HISTORICAL RESOURCES ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, AND PROPERTY RIGHTS ELEMENT, AND ALL ASSOCIATED MAPS AND FIGURES; PROVIDING FOR THE TRANSMITTAL OF COPIES OF THE AMENDMENTS TO THE FLORIDACOMMERCE; PROVIDING PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

B. Land Development Code Amendments, Certified Recovery Residences (Second Reading)

ORDINANCE NO. 2025-38: AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE TO CREATE DEFINITIONS, ESTABLISH PROCEDURES, AND DEFINE A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTE SECTION 397.487; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

C. 1561 North U.S. Highway 1, Advent Health Off-Site Emergency Department, Zoning Map Amendment

ORDINANCE NO. 2025-39: 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 ONE (1) PARCEL OF REAL PROPERTY TOTALING 2.47± ACRES LOCATED AT 1561 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3136-01-17-0010) FROM B-7, HIGHWAY TOURIST COMMERCIAL TO PBD, PLANNED BUSINESS DEVELOPMENT; AUTHORIZING A REVISION OF THE OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

D. 1561 North U.S. Highway 1, Advent Health Off-Site Emergency Department, Issuance of a Development Order

ORDINANCE NO. 2025-40: AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 1561 NORTH U.S. HIGHWAY 1, TO BE KNOWN AS THE "ADVENT HEALTH OFF-SITE EMERGENCY DEPARTMENT"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A MEDICAL USE; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

E. Land Development Code Amendment, Home Occupations

ORDINANCE NO. 2025-41: AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE III, GENERAL REGULATIONS, SECTION 2-50, ACCESSORY USES, SUBSECTION (T) HOME OCCUPATIONS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* TO UPDATE THE REGULATIONS FOR HOME OCCUPATIONS BASED UPON SECTION 559.955, FLORIDA STATUTES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

F. 829 & 835 Hull Road, Hull Road Contractor's Storage, Special Exception

RESOLUTION NO. 2025-203: A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A SPECIAL EXCEPTION FOR OUTDOOR ACTIVITY AND STORAGE FOR "HULL ROAD CONTRACTOR STORAGE" LOCATED AT 829 AND 835 HULL ROAD, LOCATED WITHIN THE I-1, LIGHT INDUSTRIAL ZONING DISTRICT, TO ALLOW OUTDOOR STORAGE AND ACTIVITY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

G. 142 East Granada Boulevard, Courtyard Fountain Square, Special Exception

RESOLUTION NO. 2025-204: A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A SPECIAL EXCEPTION FOR OUTDOOR ACTIVITY FOR "COURTYARD FOUNTAIN SQUARE" LOCATED AT 142 EAST GRANADA BOULEVARD WITHIN THE B-4, CENTRAL BUSINESS ZONING DISTRICT TO ALLOW A COMMUNITY MARKET AS AN OUTDOOR ACTIVITY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

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: 386-610-0421



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City of Ormond Beach

City Commission Meeting

City Hall Commission Chambers

22 South Beach St., Ormond Beach FL 32174

December 2, 2025, 6:00 PM

Jason Leslie, Mayor
Lori Tolland, Zone 1
Travis Sargent, Zone 2
Kristin Deaton, Zone 3
Harold Briley, Zone 4

Minutes

1. CALL TO ORDER

Mayor Leslie called the meeting to order at 06:00 PM.

Present: Mayor Jason Leslie, Commissioners Lori Tolland, Travis Sargent, Kristin Deaton, and Harold Briley, City Manager Joyce Shanahan, Deputy City Attorney Ann-Margret Emery, Assistant City Managers Claire Whitley and Shawn Finley, and City Clerk Susan Dauderis.

2. REQUEST FOR SHADE MEETING

Ms. Ann-Margret Emery, Deputy City Attorney, read the request for a Shade Meeting; whereby, Mayor Leslie adjourned the City Commission meeting at 6:01 PM.

Mayor Leslie reconvened the City Commission meeting at 7:00 PM.

3. INVOCATION

Pastor Charlie Freeman, Church of Jesus, provided the invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Leslie led the Pledge of Allegiance.

Ms. Emery stated a vote was needed to accept or reject the City of Daytona Beach's Resolution No. 2025-448 proposal to settle.

Commissioner Briley moved, seconded by Commissioner Deaton, to reject the City of Daytona Beach resolution and continue with mediation.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	No
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
Carried.	Mayor Leslie	Yes

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA & ON THE CONSENT AGENDA

Volusia County Council Member Troy Kent, 130 Magnolia, congratulated the city on the

award of funds from the Volusia County Tranform386 program for the Fleming Avenue Forcemain pump station. He thanked Mr. Shawn Finley, Assistant City Manager, for speaking at the Volusia County Council meeting. He voiced concerns as a resident of the city regarding the lack of a city parking program at the Andy Romano Beachfront Park and discussed the success of the Volusia County beachside parking program.

Ms. Jennifer Bright, P.O. Box 62, voiced concerns regarding the city's funding derived from Florida Power and Light (FPL). She discussed FPL's largest rate increase and the financial hardship it would impose on residents. She requested the city consider lowering their percentage rate of funds received by FPL.

Ms. Amber Bobak, 397 Collins, expressed the importance of unity within the community. She encouraged the Commission to be more vocal when it came to the State's overreach of the local Home Rule.

Mr. Jeff Boyle, 614 North Halifax Drive, discussed the Avalon Park project and the city's involvement with the utilities. He expressed concerns with the Commission's vote, lack of public input, and disapproval of a potential partnership with the City of Daytona Beach.

Mr. David Siegel, 928 Buena Vista Avenue, voiced concerns regarding audience member's reactions at a prior Commission meeting, stating police should escort out individuals displaying concerning behaviors.

Ms. Coleen McMahon, 45 Carrolwood Circle, thanked the Commission for voting no on the Avalon Park item, and requested the City Attorney's Office address the item in-house and not use city funds to pay for outside counsel. She urged the Commission to vote no on the Tomoka Commerce Park project due to flooding. She voiced the flooding issues within Zone One.

Ms. Marsha Blew, 12 Honey Bear Path, expressed concerns regarding the Ormond Beach Municipal Airport expansion and taxpayer dollars being spent, suggesting programs with public input for dollars.

Mr. Alan Burton, 915 Ocean Shore Boulevard, thanked the Commission, prior Commission, and staff for their support of ReGrow America, ReGrow Volusia, and ReGrow the Loop. He requested the Commission consider honoring Parks and Recreation employees Mr. Liviston "Stretch" Edwards and Ms. Siobhan Daly with a plaque on the buildings they worked in.

Mr. Donald Koester, 7 Lake Trail, asked for direction and assistance regarding a neighbor whose home was potentially uninhabitable.

Mayor Leslie inquired about the address; whereby, Mr. Koester stated 7 Lake Trail.

Commissioner Deaton stated she would personally look into the situation and visit the neighbor to see what assistance was needed.

Ms. Connie Colby, 108 Roble Lane, reviewed the Riverbend Golf Course lawsuit judgment against the city and inquired how the city was proceeding with the judgment. She expressed concerns of the judgment creating potential issues with receiving Volusia

County grant funds. She discussed the letter the city sent to the Federal Aviation Administration and their response.

Mr. David Juhl, 2040 Toni Street, Unincorporated Volusia County, thanked Mr. Steven Spraker, Planning Director, and Mr. Finley for their help. He voiced concerns regarding the Ormond Beach Sports Complex and St. Johns River Water Management District (SJRWMD) permitting and pollution.

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - November 18, 2025

Mayor Leslie advised the minutes from the November 18, 2025, City Commission meeting were sent to the Commission for review and posted on the city's website for public viewing. He asked if there were any corrections, additions, or omissions. He stated, hearing no corrections, the minutes would stand approved as presented.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of the November 18, 2025, City Commission meeting minutes.

Motion passed by voice vote.

7. CONSENT AGENDA

Mayor Leslie 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 Briley requested Items 7A, 7B, and 7C be pulled from the Consent Agenda.

Commissioner Tolland requested Item 7L be pulled from the Consent Agenda.

Commissioner Deaton requested Item 7N to be pulled from the Consent Agenda.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of the Consent Agenda, absent Items 7A, 7B, 7C, 7L, and 7N.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Leslie	Yes

D. RFP Award - Process Control System, Equipment & Instrumentation Services (SCADA)

RESOLUTION NO. 2025-190: A RESOLUTION ACCEPTING PROPOSALS FROM CEC CONTROLS COMPANY, INC. AND STAR CONTROLS, INC. FOR PROCESS CONTROL SYSTEM, EQUIPMENT & INSTRUMENTATION SERVICES UNDER RFP NO. 2025-42; AUTHORIZING THE EXECUTION OF AGREEMENTS AND PAYMENT

THEREFOR; REJECTING ALL OTHER PROPOSALS; AND SETTING FORTH AN EFFECTIVE DATE.

E. Work Authorization - CMAR PEP Tank Replacement

RESOLUTION NO. 2025-191: A RESOLUTION ACCEPTING A PROPOSAL FROM ALL STATE CIVIL CONSTRUCTION, INC. TO PROVIDE CONSTRUCTION SERVICES REGARDING THE PEP TANK REPLACEMENT PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

F. Purchase Request - Vermeer Vacuum Excavator, Trailer Mounted

RESOLUTION NO. 2025-192: A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASE AUTHORIZATION FOR THE PURCHASE OF ONE VERMEER VACUUM EXCAVATOR UNDER FLORIDA SHERIFFS ASSOCIATION BID NUMBER FSA23-EQU21.1; AND SETTING FORTH AN EFFECTIVE DATE.

G. Partial Release of Easement, 34 Greenvale Drive

RESOLUTION NO. 2025-193: A RESOLUTION AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED IN FAVOR OF WILLARD W DAVIS JR. AND CRYSTAL D DAVIS RELEASING A PORTION OF A TEN FOOT (10.0'') DRAINAGE AND UTILITY EASEMENT LOCATED ALONG THE REAR PROPERTY LINE OF LOT 77 ORMOND GREEN PHASE II (34 GREENVALE DRIVE); PROVIDING FOR RECORDATION; AND SETTING FORTH AN EFFECTIVE DATE.

H. Corporate Name Change - Engineering Consultant

RESOLUTION NO. 2025-194: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE CONTINUING CONTRACT FOR ENVIRONMENTAL AND GEOTECHNICAL SERVICES BETWEEN THE CITY AND UNIVERSAL ENGINEERING SCIENCES, LLC FOR THE LIMITED PURPOSE OF ACKNOWLEDGING THE CORRECT IDENTITY OF THE ENTITY PROVIDING ENVIRONMENTAL AND GEOTECHNICAL SERVICES UNDER THE AGREEMENT; ACKNOWLEDGING A NAME CHANGE FROM UNIVERSAL ENGINEERING SCIENCES, LLC TO UES PROFESSIONAL SOLUTIONS, LLC; AND SETTING FORTH AN EFFECTIVE DATE.

I. **Disposition Item:** Intent To Bid - Annual Fourth Of July Aerial Fireworks Display

J. **Disposition Item:** Intent To Bid - Public Works Generator

K. **Disposition Item:** Auto Renewal - Bored Room, LLC D/B/A Grind Gastropub & Kona Tiki Bar (PAC Concessions)

M. **Disposition Item:** Auto Renewal - Yellowstone Athletic Fields Maintenance

City Clerk Susan C. Dauderis read by legal title only:

A. Grant Agreement FL DEP - Planning and Design, West Ormond Recreational and Community Center

RESOLUTION NO. 2025-126: A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGARDING FUNDING FOR THE PLANNING AND DESIGN OF A

WEST ORMOND RECREATIONAL AND COMMUNITY CENTER; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY AND INCIDENTAL THERETO FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of Resolution No. 2025-126, as read by title only.

Commissioner Briley inquired if the Parks and Recreation Advisory Board reviewed the item; whereby, Mr. Stefan Sibley, Deputy Parks and Recreation Director, noted he was not sure. Commissioner Briley requested similar items be presented to the advisory board before being brought to the City Commission.

Commissioner Deaton stated she was interested to know if the advisory board was consulted. She inquired if the Commission was still interested in the project due to the change of proposed location; whereby, the entire Commission stated they were fine with the proposed location.

Call Vote:	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Leslie	Yes

City Clerk Susan C. Dauderis read by legal title only:

B. Work Authorization - Master Planning for the West Ormond Recreational and Community Center

RESOLUTION NO. 2025-188: A RESOLUTION AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION BETWEEN THE CITY OF ORMOND BEACH AND KIMLEY-HORN AND ASSOCIATES, INC., FOR PROFESSIONAL SERVICES TO DEVELOP A MASTER PLAN FOR THE WEST ORMOND RECREATIONAL AND COMMUNITY CENTER; AUTHORIZING PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Resolution No. 2025-188, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
Carried.	Mayor Leslie	Yes

City Clerk Susan C. Dauderis read by legal title only:

C. Grant Submittal - Daytona Beach Racing and Recreational Facilities District, LED Field Lighting

RESOLUTION NO. 2025-189: A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE DAYTONA BEACH RACING AND RECREATIONAL FACILITIES DISTRICT FOR FUNDING ASSISTANCE RELATIVE TO LED LIGHTING TO FIELDS 11 AND 12 AT THE ORMOND BEACH SPORTS COMPLEX; 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.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of Resolution No. 2025-189, as read by title only.

Commissioner Deaton and Mayor Leslie expressed support of the item.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
Carried.	Mayor Leslie	Yes

City Clerk Susan C. Dauderis read by title only:

L. **Disposition Item:** Auto Renewal - Sports Agreements

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Disposition Item 7L, as read by title only.

Commissioner Tolland reviewed the item and inquired if the contracts were reviewed by the Parks and Recreation Advisory Board or by the organizations; whereby, Mr. Sibley stated the contracts were reviewed by the organizations and staff was open to any feedback provided by the organizations, noting one organization reached out before the meeting wanting to discuss potential changes. She inquired if the Commission should hold off on voting for that contract; whereby, Mr. Sibley stated the organization did not indicate before the renewal period and the organization was supportive of any proposed changes being brought back next year at the annual renewal.

Commissioner Deaton stated she would like to see updated documents at the next renewal for all the sports renewal contracts.

Commissioner Tolland inquired when the contracts were due; whereby, Mr. Sibley stated it varied and was dependent upon the expiration date of the contract. He explained the contracts were brought before the Commission as one item.

Commissioner Deaton inquired if the contracts could go before the Parks and Recreation Advisory Board; whereby, Mr. Sibley stated he would confirm with the City Attorney's Office.

Commissioner Tolland expressed the importance of the organization's and advisory board's input.

Commissioner Sargent and Commissioner Briley withdrew their motion and second, in order to table the item.

City Clerk Susan C. Dauderis read by title only:

N. **Disposition Item:** 2026 Travel Approval For City Commission, City Manager & City Attorney

Commissioner Deaton moved, seconded by Commissioner Tolland, for approval of Disposition Item 7N, as read by title only.

Commissioner Deaton felt the entire Commission did not need to attend every event. She suggested alternating attendance given the costs associated with the events.

Commissioner Tolland agreed with Commission Deaton.

Mayor Leslie stated the item was to approve the travel for the events and the Commission could further discuss who would attend which events later.

Call Vote:	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Absent
Carried.	Mayor Leslie	Yes

Commissioner Tolland discussed the citizen feedback received on Items 7E, Work Authorization - CMAR PEP Tank Replacement, and the cost of 7M, Auto Renewal - Yellowstone Athletic Fields Maintenance.

Commissioner Deaton expressed support of Item 7E.

8. PUBLIC HEARINGS

Mayor Leslie opened the Public Hearings.

City Clerk Susan C. Dauderis read by legal title only:

A. Land Development Code Amendment - Section 2-42, Design Standards (SECOND READING)

ORDINANCE NO. 2025-35: AN ORDINANCE AMENDING CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE II, DISTRICT REGULATIONS, SECTION 2-42, DESIGN STANDARDS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE BUILDING DESIGN STANDARDS TO BE CONSISTENT WITH SECTION 163.3202, FLORIDA STATUTES REGARDING RESIDENTIAL BUILDING DESIGN ELEMENTS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of Ordinance No. 2025-35, on second reading, as read by title only.

Mr. Steven Spraker, Planning Director, reviewed the Land Development Code

amendment and state statute compliance.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
Carried.	Mayor Leslie	Yes

City Clerk Susan C. Dauderis read by legal title only:

B. Land Development Code Amendment - Section 2-50(o), Detached Garages (SECOND READING)

ORDINANCE NO. 2025-36: AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE TO AMEND THE PRINCIPAL STRUCTURE DEFINITION AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE III, GENERAL REGULATIONS, SECTION 2-50, ACCESSORY USES, SUBSECTION (O) GARAGES, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE TO AMEND THE MAXIMUM SIZE OF DETACHED GARAGES ALLOWED FOR PROPERTIES TWO (2) ACRES OR GREATER IN SIZE TO SEVENTY-FIVE PERCENT (75%) OF THE TOTAL SQUARE-FOOTAGE OF THE PRINCIPAL STRUCTURE; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Ordinance No. 2025-36, on second reading, as read by title only.

Mayor Leslie thanked Mr. Spraker for meeting with him on the item and voiced support of the item.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
Carried.	Mayor Leslie	Yes

City Clerk Susan C. Dauderis read by legal title only:

C. Comprehensive Plan Amendments, Comprehensive Plan 2045 Update, Readoption

ORDINANCE NO. 2025-37: AN ORDINANCE OF THE CITY OF ORMOND BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF ORMOND BEACH IN ITS ENTIRETY PURSUANT TO CHAPTER 163, FLORIDA STATUTES; RESCINDING ORDINANCE 2025-17; ADOPTING COMPREHENSIVE PLAN 2045 AMENDMENTS BASED UPON COMMENTS RECEIVED FROM FLORIDACOMMERCE, INCLUDING AMENDMENTS TO THE PLAN ADMINISTRATION, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT,

UTILITIES ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT, HOUSING ELEMENT, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CULTURAL AND HISTORICAL RESOURCES ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, AND PROPERTY RIGHTS ELEMENT, AND ALL ASSOCIATED MAPS AND FIGURES; PROVIDING FOR THE TRANSMITTAL OF COPIES OF THE AMENDMENTS TO THE FLORIDACOMMERCE; PROVIDING PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of Ordinance No. 2025-37, on first reading, as read by title only.

Mr. Steven Spraker reviewed the history of the item and the revisions requested by FloridaCommerce based on Senate Bill 180. He reviewed the next steps if approved and noted staff and the Planning Board recommended approval.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Leslie	Yes

City Clerk Susan C. Dauderis read by legal title only:

D. Land Development Code Amendments, Certified Recovery Residences

ORDINANCE NO. 2025-38: AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE TO CREATE DEFINITIONS, ESTABLISH PROCEDURES, AND DEFINE A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTE SECTION 397.487; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of Ordinance No. 2025-38, on first reading, as read by title only.

Mr. Spraker stated the item was based on Senate Bill 954 and reviewed the Land Development Code's proposed amendments based on the state’s requirements. He stated staff and the Planning Board recommended approval.

Commissioner Tolland inquired where the residences could be located and if any were currently in the city; whereby, Mr. Spraker stated he was not aware there were any currently within the city, noting they would primarily be single or multi-family residences.

Commissioner Tolland voiced concerns about the state's overreach towards local government. She discussed the positives and negatives of the item.

Mayor Leslie agreed with many points Commissioner Tolland made and further discussed the item.

Call Vote:	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	No
	Commissioner Sargent	Yes
Carried.	Mayor Leslie	Yes

Mayor Leslie closed the Public Hearings.

9. REPORTS, SUGGESTIONS, REQUESTS

Events, Updates, and Requests

Ms. Joyce Shanahan, City Manager, provided details on upcoming meetings, workshops, events, and city projects.

Ms. Claire Whitley, Assistant City Manager, expressed gratitude of the city staff and the community.

Commissioner Tolland inquired if the Park Volusia program was to start in January for the city; whereby, Ms. Shanahan explained there were some contract issues, noting there was no planned start date. She voiced gratitude to the Commissioners, city staff, and residents.

Commissioner Sargent agreed with Ms. Bobak's comments and discussed unity within the community. He discussed events he attended and encouraged residents to reach out to friends and family.

Commissioner Deaton expressed concerns regarding posts on social media and referenced Ms. Bobak's comment on the need for unity and factual conversations within the community.

Mayor Leslie discussed events he attended and upcoming events. He voiced support for Item 7I. He invited all to the First Step Shelter Homeless Shelter Gala, noting he bought his ticket and the organization was still looking for sponsors.

Volusia County Transform386

Ms. Shanahan discussed the importance of the Fleming Avenue Pump Station funding awarded by the Volusia County Transform386 program and thanked staff for their hard work.

Commissioner Sargent thanked Mr. Finley for speaking on behalf of the city on the project at the Volusia County Council meeting to award the funding.

Mayor Leslie thanked Council Member Kent for his comments regarding the awarding of the funds, noting the need for the project.

Honoring City Employees

Commissioner Tolland expressed support of Mr. Burton's idea to honor two Parks and Recreation staff and inquired if the Commission was supportive of staff looking into a way to honor them; whereby, the entire Commission agreed.

10. ADJOURNMENT

Mayor Leslie adjourned the meeting at 8:17 PM.

APPROVED: December 16, 2025

BY: _____
Jason Leslie, Mayor

ATTEST:

_____
Susan Carroll Dauderis,
City Clerk

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.A.
Section	CONSENT AGENDA	**Category**	Consent - Resolution
Subject	Purchase Request - Street Sweeper		
Recommended Action	Staff recommends approval of the purchase of 1 Elgin Crosswind Regenerative Air Street Sweeper.		
Strategic Goal	Water Quality & The Environment - Other		
Department Staff Contact	Public Works - Fleet Management Shawn Finley, Assistant City Manager		

Summary

This is a request to purchase one (1) Elgin Crosswind Regenerative Air Street Sweeper off of the Florida Sheriffs Contract FSA 23-EQ21.1.

The purchase of this street sweeper will replace vehicle #490, a 2020 Johnston Vacuum Street Sweeper currently operated by the City's Public Works, Stormwater Maintenance Division.

This purchase will ensure the Division has a reliable piece of equipment to administer the residential street sweeping program. Street sweeping removes dirt and debris preventing it from entering storm drains and catch basins in the roadway, which ultimately ends up in the Halifax River. Street sweeping is a critical operation, required to stay in compliance with the City's NPDES (National Pollutant Discharge Elimination System) permitting requirements regarding particulate discharges to the river and their reduction.

The Public Works Fleet Division has conducted an evaluation of the vehicle to be replaced, citing 15 incidences of repair leading to extended periods of downtime. This was a deciding factor in recommending the vehicle for replacement. Street sweeping is a daily operation. Therefore, staff has determined the vehicle has reached the end of its useful life and should be replaced.

Financial Impact

Funding of $388,963 is available within the FY 2025-26 budget, within Fund 460 – Solid Waste Fund. Costs will be reduced by any funds the City receives upon disposition of the surplus vehicle at auction.

Citizen Impact

Ensuring streets and storm drains are free of debris is beneficial to the City's residents and visitors and the Halifax River.

Attachments

1. 25-195 Purchase Elgin Crosswind Street Sweeper from Environmental Products Group (P25-0174G)
2. Purchase Auth. 25-195 Purchase 1 Elgin Street Sweeper
3. Elgin Crosswind 2025
4. 490 - Vehicle and Equipment Evaluation

RESOLUTION NO. 2025-195

A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASE AUTHORIZATION FOR THE PURCHASE OF ONE ELGIN CROSSWIND REGENERATIVE AIR STREET SWEEPER, UNDER FLORIDA SHERIFFS ASSOCIATION CONTRACT FSA 23-EQ21.1; DECLARING VEHICLE #490 TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City is seeking to replace vehicle #490, a 2020 Johnston Vacuum Street Sweeper, utilized by the City's Stormwater Maintenance Division, which has been determined to have exceeded all criteria for replacement, and

WHEREAS, Section 2-300(a)(9), Code of Ordinances, allows the City to utilize a competitive bid solicited by any other municipal, county, state or federal governmental agency, or any combination of such agencies, in purchasing items requiring competitive sealed bids, and

WHEREAS, the City's staff has determined that it is in the best interest of the City of Ormond Beach and the general public to purchase one (1) Elgin Crosswind Street Sweeper in the amount of $388,963.00, from Environmental Products Group, under the Florida Sheriffs Association Contract FSA23-EQ21.1, and

WHEREAS, the City's staff is seeking approval of a Purchase Authorization (a copy of which is attached hereto and incorporated herein by reference) for the purchase of one (1) Elgin Crosswind Street Sweeper in the amount of $388,963.00, from Environmental Products Group, and

WHEREAS, the City Manager has certified that funds for the purchase of the vehicle will be derived from Fund 460, the Solid Waste Fund, in the amount of $388,963.00, and that said funds have not been appropriated for any other purpose; now therefore,

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

SECTION ONE. The Mayor and City Manager are hereby authorized and directed to approve and execute a Purchase Authorization for the purchase of one (1) Elgin Crosswind Street Sweeper in the amount of $388,963.00, from Environmental Products Group, under the Florida Sheriffs Association Contract FSA23-EQ21.1, and to pay the costs therefore from the Solid Waste Fund (460).

SECTION TWO. The City Commission hereby declares vehicle #490 to be surplus property, and the appropriate City staff members are hereby further authorized to dispose of said vehicles through competitive sealed process or public auction to be held in accordance with applicable law.

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

APPROVED AND AUTHENTICATED this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

PURCHASE AUTHORIZATION
CITY OF ORMOND BEACH
Purchase Requisition Nbr: 2600270
Vendor: ENVIRONMENTAL PRODUCTS GROUP, INC
Resolution No. 2025-**195**

Requisition By: Finley Reason: Purchase one (1) Elgin Crosswind Regenerative Air Street Sweeper
Date: 12/16/2025
Florida Sheriffs Association Contract – FSA23-EQU21.1 – Items #408 Elgin Crosswind J Plus Regenerative Air Street Sweeper

Purchase of: Purchase one (1) Elgin Crosswind Regenerative Air Street Sweeper – Funding through Fund 460 Solid Waste Fund.

PAY ITEM NUMBER	DESCRIPTION	UNIT	QNT	UNIT PRICE	**AMOUNT**
1	Elgin Crosswind Street Sweeper	EA	1	$362,459.00	**$362,459.00**
2	Muni Package (Memory Sweep, Dual Side BroomTilt/Indicator)	EA	1	$22,360.00	**$22,360.00**
3	Hopper Liner	EA	1	$10,945.00	**$10,945.00**
4	Deduct to Freightliner M2	EA	1	-$17,836.00	**-$17,836.00**
5	Five Year Warranty ***NOT ON FSA CONTRACT**	EA	1	$11,035.00	**$11,035.00**
				Total:	**$388,963.00**

SIGNED BY (CITY):

_____
MAYOR

_____
CITY MANAGER

DATED: _____

SIGNED BY (VENDOR):

_____
PRINCIPAL OF COMPANY

_____
WITNESS

DATED: _____

City of Ormond Beach

TERMS AND CONDITIONS - READ CAREFULLY

GENERAL CONDITIONS:
Acceptance of an order includes all terms, quantities, prices, delivery instructions, specifications and conditions stated in the order. The terms and conditions of an order are not to be changed or modified by any verbal understanding. Any such changes must be made by written agreement. The quantity of materials ordered and the prices specified must not be exceeded without written authority being first obtained from the City. Failure of an awarded Vendor to deliver goods and/or services as specified in the order, or failure to comply with any of the terms and conditions therein, may disqualify Vendor from receiving future orders. In case of default by the Vendor, the City may procure the goods and/or services covered by the order from other sources and hold the Vendor responsible for any additional cost occasioned thereby. Purchases of $500 or more require a signed Purchase Order. Invoices must show the Purchase Order number. The City endeavors to make payments within thirty (30) days of receipt of invoice in accordance with the Florida Prompt Payment Act, Florida Statutes, Chapter 218, Part VII.

QUALITY:
All goods and/or services furnished by an order must be as specified and subject to the City's inspection within a reasonable time after delivery at destination. Variations in goods and/or services from those specified in an order must not be made without written authority from the City. Items rejected by the City will be returned at the Vendor's risk and expense. Unless otherwise stated herein, all materials and equipment furnished by the Vendor shall be new and shall not have been in service at any other installation.

PACKING & DELIVERY:
Packages must be plainly marked with shipper's name and order number. Charges are not allowed for boxing or crating unless previously agreed upon in writing. All goods must be shipped F.O.B. Destination. The City will pay no freight or expense charges, except by previous agreement. The delivery must be effected within the time stated in the order. The City reserves the right to cancel this order and purchase elsewhere if the Vendor fails to meet the delivery date specified on Purchase Order. Deliveries shall be made between 8:00 a.m. and 5:00 p.m. on regular working days unless otherwise stated. Transport deliveries must be unloaded and ready for inspection prior to 3:00 p.m. The items will be promptly inspected for damage and defects and conformance with the specifications. Any material or equipment not meeting the specifications, or that has been damaged or injured in the process of transportation, unloading or handling will be rejected and shall be immediately returned to the Vendor at the Vendor's expense.

COMPLIANCE TO LAWS, GUIDELINES, REGULATIONS ,ETC.:
The Vendor must comply with all applicable state, federal, and local laws, guidelines and regulations. This includes, but is not limited to, DOT, OSHA, EPA, DEP and the City's Registration and Insurance requirements when applicable. Also, where applicable, the Vendor agrees to furnish the City with a current Material Safety Data Sheet (MSDS) on or before delivery of each and every hazardous chemical or substance purchased which is classified as toxic under Chapter 422, Florida Statutes. Appropriate labels and MSDS's shall be provided for all shipments. Send MSDS's and other pertinent data to the City at the "Ship to" address.

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 on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for

the construction or repair of a public building or public work, may not submit Bids 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.

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

MEETS SPECIFICATIONS: Unless otherwise specified, all equipment and accessories furnished under these specifications shall be new, the latest model in current production, and shall be of good quality, workmanship and material. The Vendor represents that all equipment offered under this specification shall meet or exceed the minimum requirements specified. Delivery specifications shall be strictly adhered to.

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

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

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.

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

ACCEPTANCE: Items may be tested for compliance with specifications. Items delivered not conforming to specifications may be rejected and returned at Vendor's expense.

SAFETY WARRANTY: The selling dealer, distributor, supplier, and manufacturer shall be responsible for compliance with all Federal, State and local laws, rules and regulations concerning the equipment and/or service specified and the use thereof, applicable and effective on the date of manufacture including safety and environmental standards as apply to both private industry and governmental agencies.

WARRANTY: The Vendor agrees that, unless otherwise specified, the supplies and/or services furnished under the Request for Quotations shall be covered by the most favorable commercial warranty for comparable quantities of such supplies and/or services, and that the rights and remedies provided herein are in addition to and do not limit any rights afforded to the City of Ormond Beach by other provision of the Request for Quotations.

FSA Cooperative Purchasing Program

FLORIDA
SHERIFFS ASSOCIATION
COOPERATIVE
PURCHASING PROGRAM

FSA23-EQU21.1: Equipment Terms & Conditions

1.0 GENERAL CONDITIONS

1.01 BID CORRESPONDENCE

All correspondence regarding this bid should be directed to the Florida Sheriffs Association, "FSA". Please be sure to reference the bid number and title and provide your contact information. Communication for this Invitation to Bid should be identified by contract number and title and directed to:

Florida Sheriffs Association
Attn: Cooperative Purchasing Program Coordinator
2617 Mahan Drive
Tallahassee, FL 32308
E-mail: CPP@flsheriffs.org

1.02 PURPOSE

The Florida Sheriffs Association invites interested Bidders, including manufacturers and dealers or authorized representatives to submit responses in accordance with these solicitation documents. The FSA Cooperative Purchasing Program will conduct the solicitation process and administer the resulting contract. The purpose of this bid is to establish contracts with manufacturers and manufacturer's authorized dealers for contract terms specified under Section 1.03 for the purchase of items on a "no trade-in basis."

1.03 TERM OF CONTRACT

The term for Contracts FSA23-VEL31.0 Pursuit, Administrative and Other Vehicles and FSA23-VEH21.0 Heavy Trucks and Buses shall remain in effect for one year from date of contract execution by the FSA, and may be extended by mutual agreement, at the sole option and discretion of the FSA. The initial term of these contracts begins October 1, 2023, and ends September 30, 2024.

The term for Contract FSA23-EQU21.0 Equipment shall remain in effect for two years from date of contract execution by the FSA, and may be extended by mutual agreement, at the sole option and discretion of the FSA. The initial term of this contract begins October 1, 2023, and ends September 30, 2025.

Contract extensions will only be executed when the FSA determines, based on then-existing conditions, that it is in the best interest of the FSA and the purchasers to do so.

1.04 JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall lie in the appropriate court in and for Leon County, Florida.

1.05 SHERIFF AS COUNTY CONSTITUTIONAL OFFICER

The Offices of the Sheriff in the State of Florida are constitutional offices of the State of Florida. Each has the authority either individually or collectively to execute contracts for all goods and services for the proper conduct of that office. Section 30.53, Florida Statutes, exempts the sheriffs' offices from the provisions of the Florida Statute that would otherwise require sealed and competitive bidding procedures.

FSA Cooperative Purchasing Program

FLORIDA
SHERIFFS ASSOCIATION
COOPERATIVE
PURCHASING PROGRAM

FSA23-EQU21.1: Equipment Extension Packet

Florida Sheriffs Association Cooperative Purchasing Program
Contract Expiration Schedule

***NOTE: THE BID PROCESS KICKS OFF 6-9 MONTHS PRIOR TO THE BID EXPIRATION DATE**

March 31, 2027	•Tires: FSA25-TRS27.0
March 31, 2027	•Fire & Rescue Vehicles, Boats, & Equipment: FSA25-VEF19.0
September 30, 2026	•Equipment: FSA23-EQU21.1 •Pursuit, Administrative, and Other Vehicles: FSA25-VEL33.0 •Heavy Trucks and Buses: FSA25-VEH23.0
June 30, 2026	•Electric Vehicle Charging Stations, Software, & Other Equipment: FSA24-PWR3.0

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FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive
Tallahassee, Florida 32308
p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

Contract Extension Amendment
Contract FSA23-EQU21.0: Equipment
Extension Term: October 1, 2025, through September 30, 2026

The Terms and Conditions of this Contract allow for modification via contract addenda as provided for in Section 1.23. The effective dates of the original contract term for FSA23-EQU21.0 are October 1, 2023, through September 30, 2025. The Florida Sheriffs Association (FSA) shall extend this contract for an additional one (1) year term from October 1, 2025, through September 30, 2026. The Terms and Conditions remain in effect for the contract extension term. Items and pricing may be updated in accordance with Sections 3.05 and 3.06 of the Terms and Conditions.

FSA is amending the original contract to reflect the following modifications:

- Modify the contract number to FSA23-EQU21.1, which reflects the extension; and
- Amend Section 1.03 to recognize the term of the contract extension.

Section 1.03 is amended to include the following language:

1.03 TERM OF CONTRACT

The FSA elected to renew the contract and extend the term of the contract for another twelve (12) months. The contract extension term will begin October 1, 2025, and end September 30, 2026.

For questions regarding this contract extension, please email Sarrah Carroll at scarroll@flsheriffs.org.

Sarrah Carroll
Deputy Executive Director of Administration

Protecting, Leading & Uniting...since 1893
FLORIDA SHERIFFS ASSOCIATION
2617 Mahan Drive, Tallahassee, Florida 32308
P.O. Box 12519 • Tallahassee, Florida 32317-2519
p: (850) 877-2165
f: (850) 878-8665
www.flsheriffs.org

Notice of Final Award
FSA23-EQU21.0: Equipment

Date: October 1, 2023

To: Bidders and Purchasers

From: Hugh Oliver, Cooperative Purchasing Program Manger

Re: Notice of Final Award for FSA23-EQU21.0: Equipment

Florida Sheriffs Association (FSA) has completed its 21st year of the cooperative purchasing equipment contract. FSA is issuing the Notice of Final Award for contract FSA23-EQU21.0: Equipment that will be effective from October 1, 2023, through September 30, 2025. This year's bid included 453 items. The contract will offer construction, material handling, transportation, all-terrain and utility vehicles, and grounds care equipment.

The competitive process for this award began in May 2023, when stakeholders were surveyed regarding procurement needs. Items were added based on survey results and the Fleet Advisory Committee's review of products.

An advertisement for the Invitation to Bid was published in the Florida Administrative Weekly, as well as the State of Florida's Office of Supplier Diversity and the FSA websites. On May 5, 2023, a direct notification was sent to 716 prospective bidders to participate in a voluntary bidder workshop. The ITB advertisement resulted in 149 pre-bid attendees or waivers. Of these respondents, 85 submitted bids and 78 qualified. FSA has identified intended awardees in the attached Final Award Report. The Final Award Report shows up to three lowest bidders per item, per zone.

The Florida Sheriffs Association Cooperative Purchasing Program has followed the Contract Terms and Conditions for this procurement. Bidders that become awarded vendors are governed by their manufacturer agreements and the Contract Terms and Conditions.

Contract pricing will be extended and guaranteed to the Florida Sheriffs Association, any unit of local government, political subdivision or agency of the State of Florida, or to other entities approved by manufacturers to buy from this contract, which can include out-of-state sales. Vendors that wish to extend contract pricing to entities other than those defined here are governed by their manufacturer's agreement. All purchasers are bound by state law, local ordinances, rules, and regulations for purchases made under this contract.

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FLORIDA SHERIFFS ASSOCIATION

2617 Mahan Drive
Tallahassee, Florida 32308

p: (850) 877-2165 f: (850) 878-8665
flsheriffs.org

FSA23-EQU21.0: Equipment

Contract Renewal

October 1, 2025, through September 30, 2026

The Terms and Conditions of this contract allow for modification via contract amendment as provided for in Section 1.23. The effective dates of the contract term for FSA23-EQU21.0 are October 1, 2023, through September 30, 2025. Per Contract Terms and Conditions, Section 3.05, the contract may be renewed by mutual agreement, initiated at the discretion of the FSA (Florida Sheriffs Association), for up to two additional one-year terms on a year-to-year basis. The Florida Sheriffs Association Cooperative Purchasing Program seeks to renew FSA23-EQU21.0 for a one-year term. The contract term will extend from October 1, 2025, through September 30, 2026.

Please sign and return this contract renewal acknowledgment prior to May 31, 2025.

Any vendor not in agreement may opt out of the extra contract term before September 30, 2025.

For questions regarding this contract extension, please email Sarrah Carroll at scarroll@flsheriffs.org.

Name of Authorized Agent (Please Print): Christopher M. Haase

Signature:

Awarded Vendor Company Name: Environmental Products Group, Inc.

Date: 5/28/25

FSA Cooperative Purchasing Program

FLORIDA
SHERIFFS ASSOCIATION
COOPERATIVE
PURCHASING PROGRAM

FSA23-EQU21.1: Equipment
Final Award Report

FSA Cooperative Purchasing Program

FLORIDA
SHERIFFS ASSOCIATION
COOPERATIVE
PURCHASING PROGRAM

FSA23-EQU21.1: Equipment Base Specifications

ENVIRONMENTAL PRODUCTS GROUP

PROPOSAL SUMMARY #101776

Prepared for: City of Ormond Beach

ELGIN
Subsidiary of Federal Signal Corporation



One (1) New Elgin Crosswind 1 Street Sweeper

Crosswind 1 Regenerative Air Sweeper with Single Engine Design

Nick Causey | 904-537-8799 | Ncausey@myEPG.com

ENVIRONMENTAL PRODUCTS GROUP

City of Ormond Beach
Kevin Gray
October 14th, 2025

Elgin Street Sweepers

Environmental Products would like to thank you for the opportunity to present the following proposal for **one (1) new Elgin Crosswind 1 Street Sweeper.**

Environmental Products Group is the sole provider of Elgin Street Sweeping Equipment in the State of Georgia, as well as many other leading industry product lines including: Vactor Sewer Cleaners, Envirosight Pipeline Inspection Cameras, Labrie Refuse Equipment, Petersen Grapple Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, and Memphis, Tennessee; including Vactor, Elgin, and Envirosight repair centers, extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more… we are ready to service your every need.

EP Rents is a division of Environmental Products Group, EP Rents specializes in rental trucks when you need them. With a large inventory of Vactor Sewer Cleaners and Trailer Jetters, Elgin Sweeper, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders. Call us for any of your rental needs.

Thank you for your consideration.

Nick Causey | 904-537-8799 | Ncausey@myEPG.com

ENVIRONMENTAL PRODUCTS GROUP

Quoted Per the Current FSA Contract # FSA 23-EQ21.0

Product Description

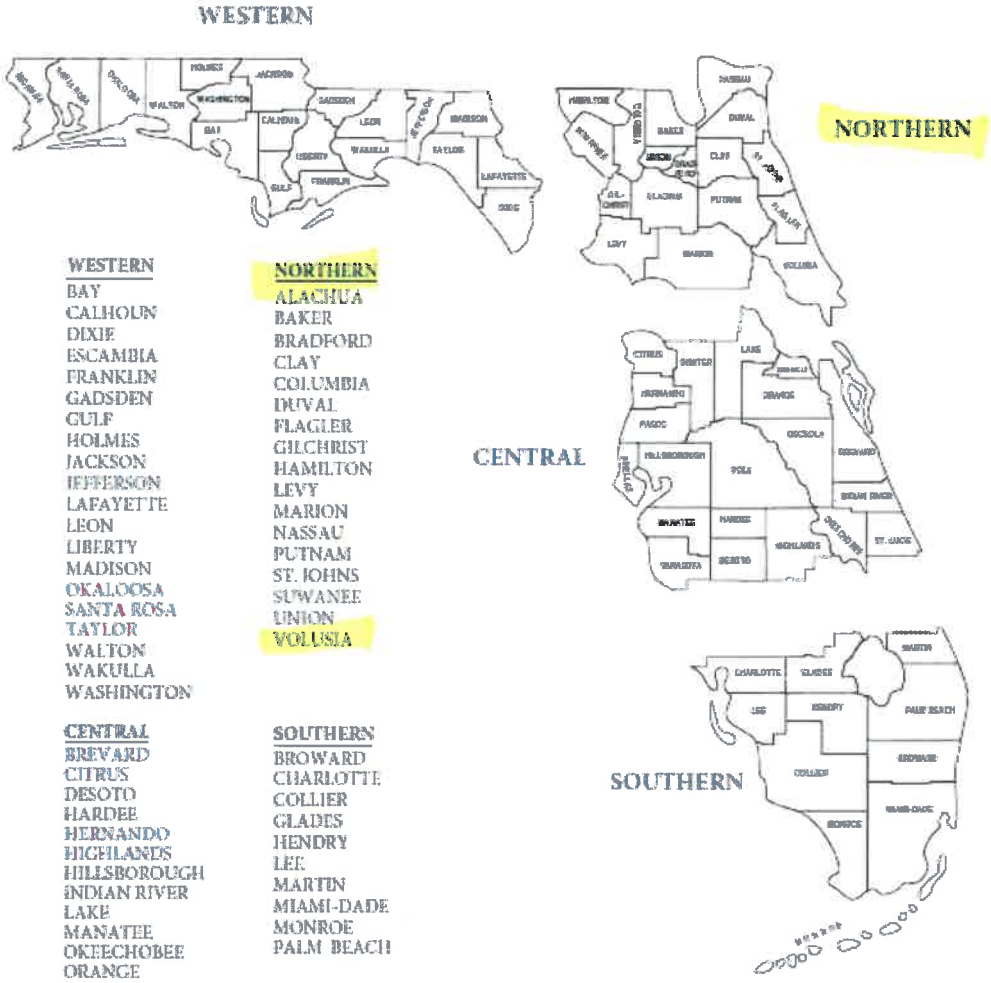
- Elgin Crosswind Single Engine Sweeper with Memory Sweep. Eight (8) Cubic Yard Hopper, right and left side brooms, powder coated white body with powder coated gray undercarriage.

Standard Features

- Single Engine Design
- 8 Cubic Yard Hopper
- Memory Sweep
- Alternator, 95 amp
- Backup Alarm, electric
- Blower, HARDOX®500 steel with Linatex lined housing
- Brooms, hydraulic rotation
- Brooms, Dual
- Camera, rear mounted
- Console, w/rocker switches for all sweep functions, with full gauge package including tachometer, engine hour meter, oil pressure indicator,
- Coolant temperature, voltmeter and fuel lever indicator, water level gauge and warning lights for hopper "up", hopper rear door "open" and hopper "full", RPM control, side broom down pressure controls and automotive style blade fuses
- Doors, access fiberglass doors provide easy service and maintenance on, hydraulic and electrical system
- Sweep resume/sweep transport/reverse pick-up
- Hopper rear door, hydraulically opened/closed and locked/unlocked with external manual controls.
- Hose, hydrant fill, 16'8" (5080 mm) with coupling
- LED Clearance Lights
- Lights; rear clearance and rear identification
- Manuals, operator and parts
- Mirrors, West Coast type with 12" convex inserts, one each side
- Pick-up head, hydraulically operated,
- 14" outside diameter pressure hose,
- 12-3/4" inside diameter suction hose with quick disconnect on suctions side
- Water system; one (1) rocker switch with HI / LOW setting, with manual valves for water control
- Spray nozzles, sixteen (16), seven (7) in the pick-up head, three (3) in the suction nozzle, three (3) at each side broom
- Side Broom Outer Position Stop
- Water tank, molded polyethylene, 240 gallons
- Water pre-filter, hydrant fill hose

Appendix A: Zone Map

FSA CONTRACT ZONE MAP



WESTERN
BAY
CALHOUN
DIXIE
ESCAMBIA
FRANKLIN
GADSDEN
GULF
HOLMES
JACKSON
JEFFERSON
LAFAYETTE
LEON
LIBERTY
MADISON
OKALOOSA
SANTA ROSA
TAYLOR
WALTON
WAKULLA
WASHINGTON

NORTHERN
ALACHUA
BAKER
BRADFORD
CLAY
COLUMBIA
DUVAL
FLAGLER
GILCHRIST
HAMILTON
LEVY
MARION
NASSAU
PUTNAM
ST. JOHNS
SUWANEE
UNION
VOLUSIA

CENTRAL
BREVARD
CITRUS
DESOTO
HARDEE
HERNANDO
HIGHLANDS
HILLSBOROUGH
INDIAN RIVER
LAKE
MANATEE
OKEECHOBEE
ORANGE
OSCEOLA
PASCO
PINELLAS
POLK
ST. LUCIE
SARASOTA
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MONROE
PALM BEACH

Bid Award

Contract: FSA23-EQU21.0, Equipment

Group: Sweeper: Regenerative Air Street Sweeper

Item: 408, Elgin, Crosswind J Plus, Crosswind J Plus

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Environmental Products Group, Inc.	$362,459.00	Build	Options
Northern	Primary	Environmental Products Group, Inc.	$362,459.00	Build	Options
Central	Primary	Environmental Products Group, Inc.	$362,459.00	Build	Options
Southern	Primary	Environmental Products Group, Inc.	$362,459.00	Build	Options

Elgin Crosswind Street Sweeper - FSA23-EQU21.0
Item: Sweeper: Regenerative Air Street Sweeper

QUANTITY	PART NUMBER	MODEL DESCRIPTION	
1	1120890	**2024/5 CROSSWIND - DUAL - PETERBILT**	
		Equipped with MemorySweep®; Tier 4F emissions, John Deere 4045, Turbocharged diesel engine, 8.0 cu. Yd. Hopper, right and left side brooms, sweeper is powder coated from powder coatings chart 2003/N with powder coated gray undercarriage and includes the standard features listed below.	
1	1120412	2024/5 PETERBILT DUAL STEER MODEL 220	
1	SPECIAL	PETERBILT CHASSIS - CHASSIS ALTERATIONS	
1	4820001	PAINT CAB STANDARD WHITE	
1	4810001	PAINT SWEEPER STANDARD WHITE	
1	0702253	CROSSWIND SHARED POWER 74HP PARTS MANUAL	
1	0701674	CROSSWIND SHARED POWER 74HP OPERATORS MANUAL	
1	0730166	BROOM MEASUREMENT RULER	
1	1032481	16' 8" WATER FILL HOSE	
1	0701705	MACHINE DELIVERY PACKET	
1	0702020	ELGIN SAFETY MANUAL	
		Patent-pending Shared Power system	Hopper rear door, hydraulically opened/closed and
		Alternator, 95 amp	locked/unlocked with external manual controls
		Auto Shutdown, Aux. Engine	Hose, hydrant fill, 16'8" (5080 mm) with coupling
		Backup Alarm, electric	LED Clearance Lights
		Blower, HARDOX®500 steel with linatex lined housing	Lights; rear clearance and rear identification
		Brooms, hydraulic rotation	Manuals, operator and parts
		Brooms, Dual	Mirrors, West Coast type with 8"

		Camera, rear mounted	convex inserts, one each side
		functions, with full	14" (355 mm) outside diameter pressure hose,
		gauge package including tachometer, engine	12-3/4" (324mm) inside diameter
		hour meter, oil pressure indicator, coolant	suction hose with quick disconnect on suctions side
		temperature, voltmeter and fuel lever indicator,	Water system; one (1) rocker switch with HI / LOW setting,
		water level gauge and warning lights for hopper	with manual valves for water control
		"up", hopper rear door "open" and hopper "full",	Spray nozzles, sixteen (16), seven (7) in the
		with auxiliary engine, RPM control, side broom down	pick-up head, three (3) in the suction
		pressure controls and automotive style blade fuses	nozzle, three (3) at each side broom
		Doors, access fiberglass doors provide easy	Side Broom Outer Position Stop
		service and maintenance on auxiliary engine,	Trans Oil Cooler
		hydraulic and electrical system	Vacuum enhancer, external manually operated
		Electronic Actuated Throttle, sweep resume/sweep	Water tank, molded polyethylene, 240 gallons (907L)
		transport/reverse pick-up	Water pre-filter, hydrant fill hose
		Fuel Water Separator on Aux Engine	
1	1120875	***MEMORY SWEEP®	
1	1134407	AUTOMATIC FLOW BLOCKER	
1	1090150	RED LOGO/CROSSWIND	
1	1118356	2 1/2 LB. FIRE EXTINGUISHER	
1	FRT-124-010	FREIGHT - FLORIDA	

ENVIRONMENTAL PRODUCTS GROUP

ELGIN
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2024/5 Peterbilt 220 DUAL steer chassis specification for Crosswind

AXLES:
Front - 12,000 lbs., with 12,000 lbs. (5,454 kg) taper leaf springs
Rear – 21,000 lbs., with 21,000 (9,545 kg) taper leaf springs.
Ratio – (7.17:1)
Gross Vehicle Weight Rated (GVWR) – 33,000 lbs. (15,000 kg)

BRAKES:
Service:
Type - Full air, WABCO EBS with Anti-Lock Brakes
Front – 15 in. x 5 in. (381 mm x 127 mm) drum
Rear - 16.5 in. x 7 in. (419 mm x 178 mm) drum
Compressor Capacity – 18.7 CFM
Air Dryer – WABCO SS1200 Plus Air Dryer w/ coalescing filter
Auto slack adjusters, front and rear
Parking:
Type - Spring set, air release

CHASSIS:
Manufacturer: Peterbilt
Model – Peterbilt 220, Euro 6, w/ Clear Rail Package
Frame:
Type - Rail, High Strength, 120,000 PSI, 1.4 M RBM
Size – 10.23 in. x 3.5 in. x 0.25 in. (260 mm x 90 mm x 6.35 mm)

DIMENSIONS: (with sweeper mounted)
Wheelbase - 156 in. (3962 mm)
Cab to axle - 145 in. (3683 mm) usable
Overall Length - 251 in. (6375 mm)
Overall Height - 110 in. (2794 mm) Top of cab
Overall Width - 96 in. (2438 mm)
Dumping Clearance Height - 236 in. (5994 mm)
Turning Radius – 22ft. 6 in. (6858 mm) curb-to-curb
Travel Speed - 67 MPH

ELECTRICAL SYSTEM:
Voltage - 12V
Alternator - 160 Amp.
Battery - Two (2) 12 Volt (Total 1460 CCA) Maintenance Free

ENGINE:
Manufacturer: PACCAR

WARNING LIGHTS and CHIMES:
ABS warning light
Air Cleaner Restriction Indicator – remote mounted
Battery low light
Low fuel level warning light
Cab latch light
Engine cover latch light
Engine control system warning light and buzzer
Engine Stop light
Hazard warning flasher
High beam indicator light
Low air pressure warning light and buzzer
Low coolant level and overheating warning light and buzzer
Low oil pressure warning light and buzzer
Parking brake indicator light
Turn signal indicator lights
Transmission temperature warning light

SEATS:
RH – High back, air ride suspension, cloth covered
LH – High back, air ride suspension, cloth covered

DUAL STEERING:
Type – Full power hydraulic, Tilt column
Size – 18" diameter
RH OEM Complete Gauge Package
LH Complete Gauge Package

TRANSMISSION:
****Allison 3500RDS 6-speed automatic**

WHEELS:
Front & Rear - 22.5 in. x 8.25 in. (572 mm x 191 mm) stud pilot steel disc

TIRES:
Front & Rear - 11R 22.5
Load Range G (14 ply rating)

WARRANTY:
Basic Vehicle 12 months, unlimited miles, parts & labor
PX-7 engine 24 months, unlimited miles, parts & labor
Refer to Peterbilt Warranty policy for more information regarding major components, corrosion, cab and frame.

ADDITIONAL FEATURES INCLUDED:
Air Conditioner
Ash Tray
Auto Shutdown

Model – PX-7 6.7L
Cylinders - In-Line 6
Displacement - 402 cu.in. (6.7 L)
Horsepower - 220 @ 2400 RPM
Torque - 520 lb. ft. @ 1600 RPM
Oil Filter - Full-flow, spin on type
Oil Capacity - 18 qt. (17 L) with filter
Air Cleaner – 13" Single stage, dry type w/ safety element
Fuel Tank Capacity - 45 gal. (189 L)
Fuel Filter/Water Separator, spin on type
12 V Starter

EXHAUST: - EPA 2017 emissions with on-board diagnostics (OBD), diesel particulate filter (DPF), selective catalytic reduction (SCR), 8.4 gallon diesel emission fluid (DEF) tank and L.H. vertical tailpipe behind cab.

INSTRUMENTS:
RH instruments include; water temperature gauge, tachometer, odometer, trip odometer, hour meter, speedometer, fuel gauge, dual air pressure, DEF tank gauge, and Driver Performance Assistant (DPA) – helps with DPF and regeneration – and displays time, alarm clock, ambient temperature, turbo pressure, fuel economy, eco-performance, and service advisor.

LH instruments include; water temperature gauge, tachometer, odometer, speedometer, fuel gauge, dual air pressure, DEF tank gauge, and voltage gauge.

Grid heater (oil) – 350 W
Immersion (coolant) Type Pre-Heater, 1500 W
(1) Dash mounted cigar lighter
(1) Panel mounted 12 V power supply
Cruise control
Front Tow Pins
Intermittent speed wipers
Interior map light
Mirrors Motorized and heated west coast with 8. in. (203 mm) convex rectangle flat with integral convex
Particulate trap manual regen switch
Power windows
AM/FM, WB, USB and MP3 Radio
Transmission shift control – push button
Visors, sun Left and Right
Curved Tip Standpipe
Battery Disconnect Switch mounted on battery box
Viscous Type Fan Clutch
High Air Intake
Steel Bumper
Rear Wall Storage
Fog/Driving Lights
Daytime Running Lights
Dash mounted Map Pocket

Elgin Sweeper Company
1300 West Bartlett Road
Elgin, IL 60120
Ph: (847) 741-5370
Fax: (847) 742-3035

- Sweeper Painted Standard White
- Red Logo
- One Year Parts and Labor Warranty

Additional Features

- Sidebroom Tilt Option Right Hand w/ In-Cab Display
- Sidebroom Tilt Option Left Hand w/ In-Cab Display
- Automatic Lubrication System
- Hopper Liner with Lifetime Warranty
- Automatic Transport Mode when No/Low Water
- Right Hand Inspection Door with Step and Handle
- 25 ft. Fill Hose
- Front Spray Bar
- In Cab Hopper Dump
- In Cab Air Restrictor Gauge
- (2) Strobe Lights, Alternate Flashing Rear Mounted
- LED Arrowstick
- Functional Water System Control
- Vacuum Enhancer w/ In-Cab Control and Display
- Hydraulic Oil Level Gauge W/Thermometer
- Dual LED Side broom and Rear LED Flood Lights w/ Individual Switches
- Lower Step and Handle on LH & RH Side
- 2.5 lb. Fire Extinguisher
- Hydrant Wrench
- Sweeper Service & Parts Manual
- Five (5) Year Parts & Labor Extended Warranty (Elgin Body Only)

Chassis Summary

- Current Model Year Freightliner M2, 33,000 GVWR
- Cummins L9 260 HP Engine
- Allison 3500 Automatic Transmission
- AM/FM/CD Radio
- Triangle Reflector Flares
- Fender Mirror
- Right and Left Hand Heated and Remote-Controlled Mirrors
- LED Stop/Tail/Turn
- White Cab

Quoted Per the Current FSA Contract # FSA 23-EQ21.0

Total FSA Contract Price: $388,963.00

Florida Sheriffs Association Cooperative Purchasing Program Options Template

Bidder: **Environmental Products Group, Inc.**

Item make & model Elgin Crosswind Street Sweeper

Item number Sweeper: Regenerative Air Sweeper, FSA 23-EQ21.0: Heavy Equipment

Manufacturer Order Code	Description	Price
Muni Package	Memory Sweep, Dual Side Broom Tilt/Indicators, Indiv. Switches for Lights & Water, Autoluber for Sweeper, RH Inspection Door, Rear Light & Arrowboard, 25' Water Fill Hose, Front Spray Bar, LED Lights	$ 22,360
1124502	Hopper Liner	$ 10,945
1132092	Centerbroom	$ 6,498
1119217, 1128249	Hyd. Wandering Hose, 4' Extension and Mount	$ 7,677
1127635	Deduct to Freightliner M2	$ (17,836)
1112947	Dual Scrubbing Brooms	$ 2,368
1130001	Deduct to RegenX w/ Freightliner M2 ILO Peterbilt 220 Crosswind	$ (11,022)
		$

Base Price:	$362,459.00
Muni Package:	$22,360
Hopper Liner:	$10,945
Deduct to Freightliner M2:	-$17,836
Five (5) Year Warranty:	$11,035
TOTAL:	$388,963.00

Crosswind®

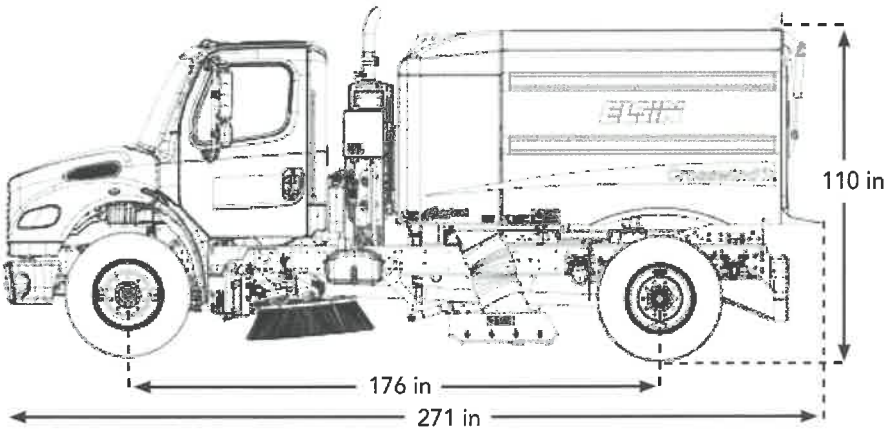


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SUPERIOR SINGLE-ENGINE
REGENERATIVE AIR SWEEPER

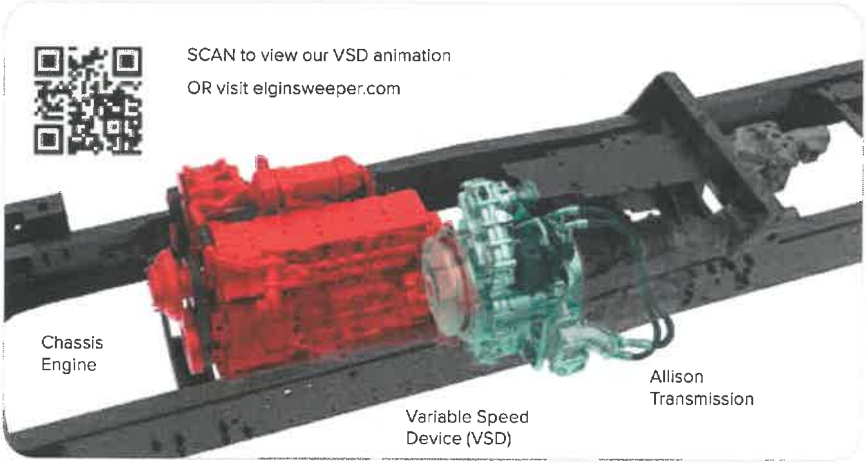
Searching for a solution that eliminates maintaining and servicing an auxiliary engine on a regenerative air sweeper? Elgin® Sweeper Company has the answer. The Crosswind1® eliminates all things associated with a diesel auxiliary engine, providing value to customers that extends beyond having one less engine. The Crosswind1 has undergone years of customer focused testing and validation; ensuring a design that exceeds expectations!

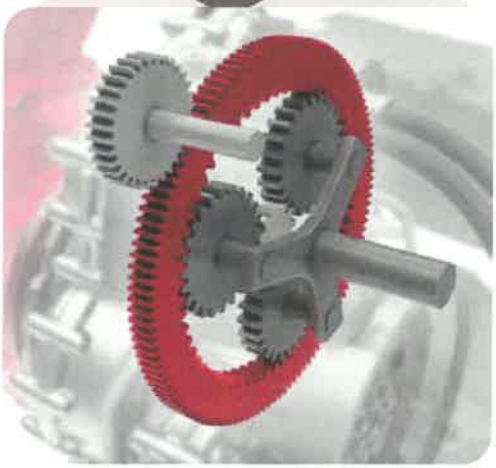


VARIABLE SPEED DEVICE (VSD) TECHNOLOGY

The Crosswind1 single-engine provides a simple solution; a single push-button operation. This procedure incorporates a Variable Speed Device (VSD) – a planetary gearbox – located between the chassis engine and the Allison transmission. The VSD has two modes of operation; road mode and work mode.







The VSD replaces the diesel auxiliary engine, eliminates a complex aftertreatment system, and untimely regenerations. It's simple to operate, and carries a three year warranty.

SINGULAR PUSH-BUTTON TECHNOLOGY

The Crosswind1 does not require engaging the park brake before shifting into work or road modes. Shift-on-the-fly design provides unmatched ease of operation; combined with increased productivity.





ROAD MODE:

When the VSD is in road mode, the chassis operates normally. The accelerator pedal controls the chassis engine speed and the transmission shifts normally.

WORK MODE:

When the VSD is in work mode, the chassis accelerator now controls only the input speed to the transmission, not the chassis engine speed.

INNOVATIONS AT WORK

A closer look at the Elgin Crosswind1 reveals innovative design features, systems, and components that not only simplify operation and improve performance but also make maintenance and servicing faster and easier. The result is the optimal efficiency of your operations, as you reduce maintenance requirements and downtime. The Crosswind1 brings you an array of innovative systems including:



Flexible Design

The Crosswind1 mounts on a conventional or cab-over chassis, respectively offering maneuverability, visibility, ease of entry and egress. Elgin's standard auto pickup-in-reverse feature protects the sweep components while allowing quick change of sweeping locations.



High Capacity/Efficient Loading

The 8 cu. yard (6 m^3) capacity hopper provides extended sweeping time. Abrasion-resistant steel inlet deflector directs debris flow to the center of the hopper for maximum capacity utilization. Drop down hopper screens make the Crosswind1 easy to clean.

MEMORY SWEEP

Memory Sweep

Elgin's exclusive Memory Sweep feature allows the operator to resume ALL previous sweeper settings with one-touch control to increase productivity. The feature provides a multi-screen display for tilt angle, broom hours, water level, and diagnostic information.



Ergonomic Controls

The Crosswind1's centrally-mounted console features rocker switches for all sweep functions and complete gauges (fuel level, fan hour meter, fan RPM) for quick review of system conditions. A backup camera and alarm are standard for increased operational awareness and safety.

BUILT TO LAST

Powerful Blower

The Crosswind1 features a nine-vane closed face turbine blower. Vanes are constructed from Hardox® brand steel for durability.



Unique Trailing Arm Side Brooms

Elgin's trailing arm design provides inward motion to avoid obstacles. Standard parallelogram linkage allows side brooms to closely follow road contours, and maintain a consistent broom tilt (angle) with the road surface. Digging pressure is adjustable in-cab. Brooms can be extended outward for maximum sweep path.



Superior Dust Suppression

The durable 240 gal (908 L) polyethylene water tank provides ample water capacity. Water is delivered using two run-dry water pumps; distributed through quick-to-clean water nozzles. High/low in-cab selectable pump speeds allow adjustment by application.



Simple, Easy-Access Maintenance

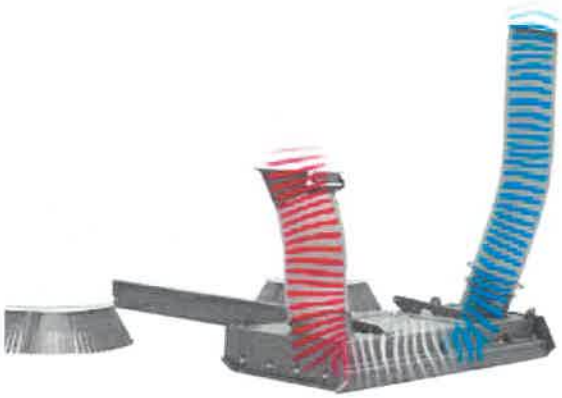
The Crosswind1 is designed so that systems are accessible and easy to service. The hydraulic system with o-ring face seal (ORFS) fittings is designed for long life and leak-free operation. Heavy-duty, waterproof electrical connectors, and color-coded wires are functionally stamped for quick identification and trouble shooting.



Crosswind1

POWERFUL CLEANING SYSTEM

Elgin regenerative air sweepers give contractors, municipalities and airports a powerful sweeper with versatility and productivity. The Elgin® Crosswind1® efficiently cleans large flat paved areas such as streets, parking lots, and airport runways. Mounted on the short-wheelbase of either conventional or cab-over chassis, the Elgin Crosswind1 is operated by simple rocker switches and equipped with all the essentials to get the job done right. A combination of large 8 cubic yard (6 m³) hopper and 240 gal (908 L) water tank, plus excellent fuel efficiency, allow maximum productivity between trips to dumping, re-watering and fueling.



EFFICIENT AIR CONVEYANCE SYSTEM

Efficient air flow, including a superior vacuum source and air routing path, is essential to Crosswind1. High volume air flow at high velocity results in exceptional one-pass pickup while reducing plugging that can occur in similar type sweepers. A nine-vane closed face turbine blower is hydrostatically driven, eliminating belt tensioning, and provides vibration free and quiet operation. A centrifugal dust separator minimizes pressure loss and maximizes sweep performance and fan life.



HIGH-PRODUCTIVITY SWEEP SYSTEM

The sweep path picks up debris close to the curb and across a wide area. A 90 in (2286 mm) wide pick-up head and hydraulically driven 42 in (1067 mm) dual side brooms provide a 12 ft (3658 mm) wide sweep path. Work with brooms fully extended, or add the optional full broom retract feature for powerful scrubbing action in front of the pick-up head. An optional center broom provides added digging power for compacted debris. A 12 ¾ in (324 mm) diameter suction hose accepts large debris. Quick disconnect allows operator to inspect and clean hose and intake tube without raising hopper. The vacuum enhancer facilitates sweeping under light and bulky debris conditions.

ENHANCEMENTS



Lifeliner® hopper system



In-cab side broom tilt and extended reach



Wandering hose

ADDITIONAL ENHANCEMENTS

- Automatic lubrication system
- Broom camera system (rear standard)
- PM-10 dust suppression
- Broom hour meter
- Center broom
- Front spray bar
- And more







OUR COMMITMENT TO QUALITY ONLY BEGINS WITH OUR EQUIPMENT

The Elgin Crosswind 1 is manufactured in an ISO 9001 certified, advanced industrial plant. We employ the latest technology to build the most reliable equipment, including high-precision laser cutters, efficient, accurate computer numerical controls (CNC), and a sophisticated powder coating system.

When you build a quality product you can back it up with a full one-year, unlimited hours warranty. Elgin also backs up your investment with superior local service and support. Our goal is to keep your machine—and your entire operation—up and running.



The Crosswind 1 can be customized to your unique requirements to meet local standards and regulations by means of a broad selection of configurations, options and accessories.

Through our international dealer network, we maintain a vast inventory of spare parts and offer fast shipment to any region of the world.

Altogether, the rugged, reliable Elgin Crosswind 1 is easy to operate, easy to maintain, and an easy choice when you are looking for quality equipment that is built to last.

Crosswind1 Truck Mounted Regenerative Air Sweeper Specifications

Chassis Engine*	Electrical System	Side Brooms	Pick-up Head	Hopper
Make Cummins ISB 6.7 or equivalent **Type** In-Line 6 cylinder, turbocharged diesel **Displacement** 409 cubic inch (6.7 L) **Horsepower** 200 (150 KW) @ 2,400 RPM **Torque** 520 ft-lbs (708 Nm) @ 1,600 RPM **Fuel Tank Capacity** 50 gal (189 L)	**Chassis Battery Rating** 12 volt **Sweeper Battery Rating** 1000CCA **Chassis Engine Alternator** 160 amperes **Lights** Rear clearance, rear identification **Reversing Safety** Electric back-up alarm, sweep components raise automatically	**Diameter** 42 in (1067 mm) **Disc Construction** Steel plate **Speed** Constant **Drive** Hydraulic motor, protected by relief valve **Mounting** Free floating trailing arm **Motion** Pneumatically inward/outward, raised/lowered	**Length:** 90 in (2,286 mm) **Area:** Approx. 2,700 in.^{2} (17,420 cm2) **Pressure Hose:** 14 in (355 mm) **Suction Hose:** 13 in (330 mm)	**Volumetric Capacity** 8 cubic yard (6 m^3) **Effective Dump Angle** 50° **Dust Separator** Self-cleaning, centrifugal **Lifting** Hydraulic, two-stage telescoping cylinders **Hopper Dump Door** Hydraulic open/close and lock/unlock

Crosswind1®

RELIABLE. VERSATILE.
REGENERATIVE AIR SWEEPER

The Crosswind1 steps ahead as the market leader with innovative single-engine technology. This new easy-to-use design, with single button operation, will increase productivity and decrease maintenance time and costs. The Crosswind1 sweeper is also effective in frequent maintenance of permeable pavement. This sweeper is versatile and can easily pick up litter and chip seal. The large pickup head makes it desirable for many applications.

WHY CROSSWIND 1:

- Maintaining two engines
- Complex aftertreament system and maintenance
- Untimely auxiliary engine regenerations
- Cost exposure resulting from "missed" auxiliary engine regenerations
- Cumbersome belt tensioning systems
- Auxiliary engine noise and vibration



ELGIN
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Elgin Sweeper • 1300 West Bartlett Road, Illinois 60120 USA
Phone 847-741-5370 | Parts & Service 877-800-1111

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Effective Date 01/23 P/N 0705429-C ©2023 Elgin Sweeper Printed in the USA

Crosswind1®

SINGLE-ENGINE 4 WHEEL REGENERATIVE AIR SWEEPER

Searching for a solution that eliminates maintaining and servicing an auxiliary engine on a regenerative air sweeper? Elgin Sweeper Company has the answer. The Crosswind1® eliminates all things associated with a diesel auxiliary engine, providing value to customers that extends beyond having one less engine. The Crosswind1 has undergone years of customer focused testing and validation; ensuring a design that exceeds expectations!

ELIMINATES:

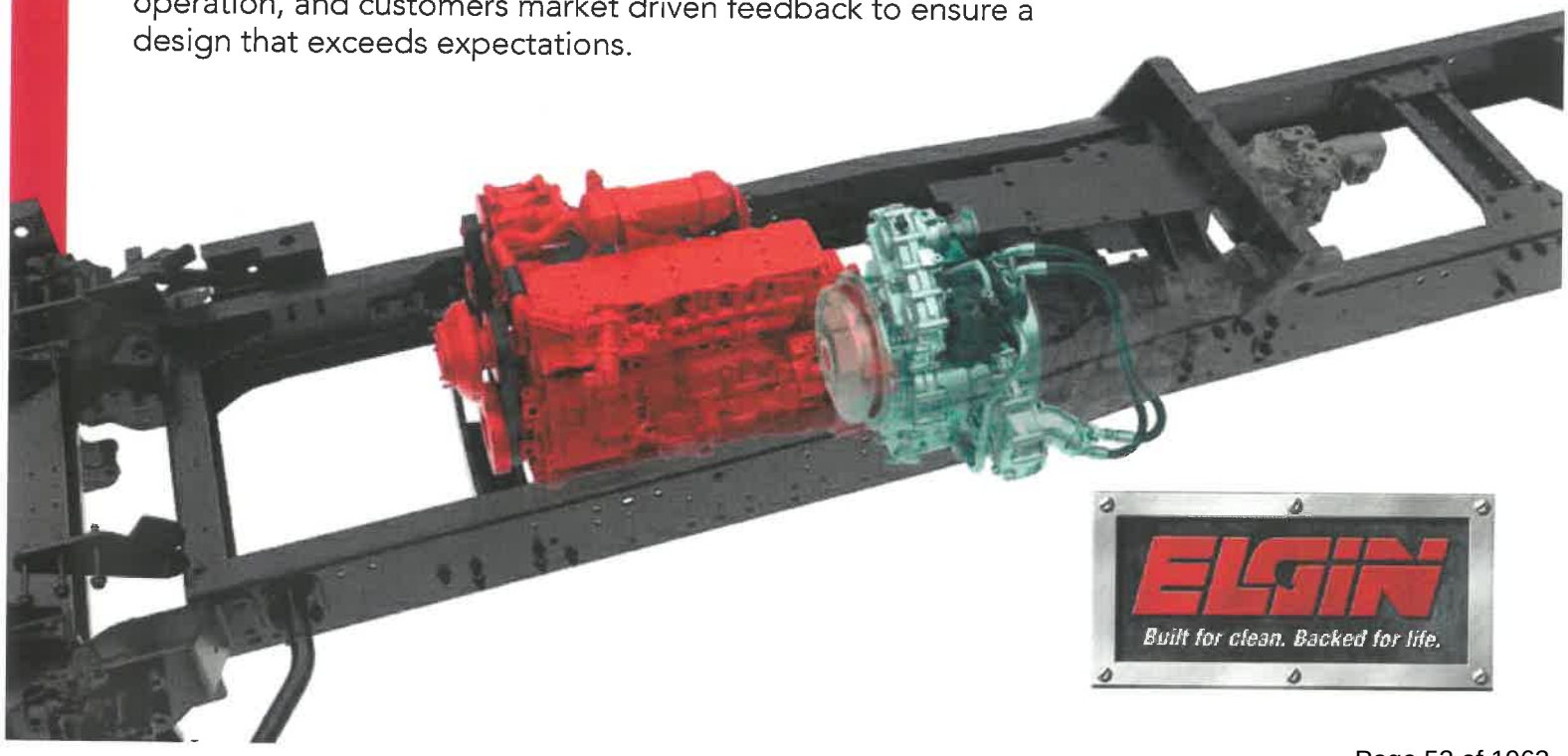
- Maintaining two engines
- Complex aftertreament system, and maintenance
- Untimely auxiliary engine regenerations
- Cost exposure resulting from "missed" auxiliary engine regenerations
- Cumbersome belt tensioning systems
- Auxiliary engine noise and vibration

CUSTOMER FEEDBACK:

- Increases productivity
- Easy to use and learn; single push-button on-the-fly operation
- Quiet operation
- Reduces daily checks

EXHAUSTIVELY PROVEN OVER:

Years of testing and validation, with thousands of miles and hours in operation, and customers market driven feedback to ensure a design that exceeds expectations.



ELGIN
Built for clean. Backed for life.

Crosswind1® Single-Engine 4 Wheel Regenerative Air Sweeper

Sweep System - Single-Engine

Variable Speed Device (VSD)
Replaces auxiliary engine; installed between the chassis engine and the Allison transmission

In "Road Mode" VSD produces 1:1 speed ratio between chassis and transmission

In "Work Mode" VSD allows chassis accelerator pedal to control input to transmission and engine speed remains constant - fan speed is adjustable

Singular in-cab push button control
No parking brake requirement
No complex EPA off-highway aftertreatment system

Single-engine System
Make Variable Speed Device
Type Planetary Gearbox Design
Horsepower 240 (179 kW) approved input rating
Torque 560 ft-lb approved input rating
Air Cleaner Dual safety element dry type
Alarm For Low Hyd Oil / High Hyd Temp

Chassis Engine*
Make Cummins ISB 6.7 or equivalent
Type in-Line 6 cylinder, turbocharged diesel
Displacement 409 cu. In. (6.7 L)
Horsepower 200 (150 KW) @ 2400 RPM
Torque 520 ft-lbs (708 Nm) @ 1600 RPM
Fuel Tank Capacity 50 gal (189 L)

Electrical System
Chassis Battery Rating 12 volt
Sweeper Battery Rating 1000CCA
Chassis Engine Alternator 160 amperes

Instrumentation / Controls
Rocker switches in central console gauges: Blower tachometer, hour meter, fuel, voltmeter, coolant temperature, spray water level gauge, hopper up, hopper rear door open, full load indicator

VSD mounted Oil Level Sight Gauge

Sweep System–Components

General Specifications
Sweeping path:
Pickup Head only
90 in (2,286 mm)
Pickup Head & one Side Broom
117 in (2,971 mm)
Pickup Head & two Side Brooms
144 in (3,658 mm)
Travel speed Up to highway speed

Blower
Drive direct Jaw-type coupling with hydraulic 2.87 cu-in (47 cc) displacement bent axis motor
Blower Construction Hardox brand steel
Blower Housing 10 gauge (3.4 mm) Steel, rubber-lined for extended wear

Pickup Head
Length 90 in (2,286 mm)
Head Area Approx. 2,700 in² (17,420 cm²)
Hose Diameters
Pressure 14 in (355 mm)
Suction 12 ¾ in (324 mm)
Control Hydraulic raising and lowering
Vacuum Enhancer External, manually controlled
Hose Connection Quick disconnect type near pickup head at lower area of suction hose
Hose Construction Flexible rubber steel reinforced

Side Broom
Diameter 42 in (1067 mm)
Disc Construction Steel plate
Speed Constant
Drive Hydraulic motor, protected by relief valve
Mounting Free floating trailing arm
Motion Pneumatically inward/outward, raised/lowered
Adjustment Inward/outward, forward/backward
Digging Pressure/wear control pneumatic in cab
Sweep Position Fully extended or in front of pickup head with optional full retract feature
Type Segment set disposable

Debris Hopper
Volumetric Capacity 8 yd³ (6 m³)
Effective Dump Angle 50 degrees
Dust Separator Self-cleaning, centrifugal
Lifting Hydraulic, two-stage telescoping cylinder
Hopper Dump Door Hydraulic open/close and lock/unlock
Hopper Dumping Control In-cab switches combined with Dump Mode control
Hopper Screens Hinged, quick release, steel
Quiet Pak™ acoustical insulation on front cowling and access doors

Hydraulic System
Purpose Powers hydraulic motors on side brooms, blower fan, and activates hopper dump cycle
Hydraulic Blower Pump variable - piston type - with 4.2 cu-in (68.8 cc) /rev rating
Hydraulic Sweeper Pump gear driven with capacity of 19.5 GPM (73.8 LPM) @ 3400 RPM; sweeper brooms, hopper dump, and pickup head raise/lower
Reservoir Capacity 23 gal (87 L)
Filter Sweeper Functions System 10 micron spin-on type filter, twin suction strainers 100 mesh. Cooler hydraulic system accessible without raising hopper.
Filter Blower System 6 micron canister type
Filter reservoir vent 10 micron spin-on type breather

Spray Water System
Water Tank Construction Polyethylene
Water Tank Capacity 240 gal (908 L)
Fill Hose 16 ft 8 in (5,080 mm)
Pump Type Diaphragm with run-dry capability with HI or LO selectable pump speeds
Pump Capacity 8 GPM (30 LPM)
Pump Pressure 40 PSI (2.7 bar)
Spray Nozzles Total of 16
(21, with optional center broom)
Quick release brass for ease of cleaning or service.
7 in pickup head (12 if with center broom)
3 in suction tube
6 (3 each) side brooms
Controls On-off switches in cab, manually adjustable valves
Filter 100 mesh, cleanable
Fittings Prestomatic Push-To-Lok type with thermoplastic tubing

Available Enhancements

- Glycol recovery system
- FSX Airport Application System
- MemorySweep®
- Broom hour meter
- Full broom retract
- In-cab vac enhancer control
- Enhanced water control
- Aux. lighting packages
- In-cab side broom tilt
- Variable broom speed
- Wandering hose 8 in (203 mm) diameter
- Auto lubrication system
- LifeLiner® Hopper System
- Stainless steel hopper
- Hopper inspection door(s)
- Hopper deluge washout system
- Hopper drain
- Center broom in pick-up head
- High/low pressure washdown
- Auxiliary water tank capacities
- Water system air purge
- PM-10 water system
- Caster pick-up head wheels
- Full-width magnet
- Cast aluminum side air blast nozzle
- Aluminum refillable side broom segments
- Extended warranty

Paint

Powder Coated,
Standard Elgin white and gray

Chassis

Available on commercial cabover and conventional
Consult factory

Warranty

Sweeper
1 year parts and labor
VSD
3 year parts and labor

Your Elgin Dealer is:

Elgin Sweeper Company
1300 W. Bartlett Rd.
Elgin, Illinois, U.S.A. 60120-7529
847-741-5370 Phone
847-742-3035 Fax
www.elginsweeper.com

*Chassis dependent

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Effective 11/18
Specifications subject to change without notice.
P/N 0705414-C

ENVIRONMENTAL PRODUCTS GROUP

PURCHASE LETTER OF INTENT

Effective Date: October 14, 2025

RE: Purchase of : One (1) New Elgin Crosswind mounted on a Freightliner M2-106

This purchase letter of intent (the "Letter of Intent") represents the basic terms agreed upon by the Buyer and Seller. After this Letter of Intent has been made, a formal sales agreement or Purchase Order may be constructed to the benefit of the Parties involved.

I. The Buyer: City of Ormond Beach (the "Buyer").

II. The Seller: Environmental Products Group, Inc. (the "Seller").

III. The Product: The Buyer intends to purchase the following:

Product: One (1) New Elgin Crosswind mounted on a Freightliner M2-106 (the "Product").

The Buyer intends to purchase One (1) unit of the Product for $388,962.00 total.

Non-Binding – Therefore, the parties acknowledge that this Letter of Intent is not enforceable by any Party. The terms outlined herein are solely for the purposes of holding this specific piece of equipment and completing the transaction in the future, of which Buyer and Seller are not bound.

X. Acceptance: If you are agreeable to the aforementioned terms, please sign this Letter of Intent.

SELLER

Seller's Signature Nick Causey Date: 10/14/2025

Print Name: Nick Causey Sales Manager, EPG

BUYER

Buyer's Signature Kevin Gray Kevin Gray (Oct 15, 2025 09:17:07 EDT) Date: 10/15/25

Print Name: Kevn Gray

Vehicle and Equipment Repair/Replacement Evaluation		
Vehicle:490	**Evaluated by: Christine Jarrell, Fleet Ops Supervisor**	
Dept.: 3011 Stormwater	**Supervisor: Kevin M Gray, Deputy PW Director**	
	Points Assigned	**Comments**
Year of vehicle. One point assigned per year. Example: A 2000 vehicle would be assigned 24 points because it is 24 years old.	5	2020 Johnston Sweeper
Mileage or hours of use. One point is assigned for each 10,000 miles or 1,500 hours of operation. Example: A vehicle with 87,000 miles would receive 9 points as it is rounded up.	3	5,159
General overall condition. This category takes into consideration body condition, rust, interior condition, anticipated repairs, etc. A scale from 1-5 is used, with 5 being an extremely poor...possibly unsafe condition.	3	Sweeper body is good
Type of service. Points are assigned as either 1,3,or 5 depending on the type of use the vehicle had during most of its life. Example: A '5' would be assigned to vehicles that were utilized as patrol cars as that is considered severe service, while a staff car would be a '1'.	5	Used daily (when running)
Reliability of vehicle. Points are assigned as 1-5 depending on the frequency that the vehicle is in the shop for repairs. A '5' should be assigned to a vehicle that is in the shop 3 or more times a month on average. A '1' would be used for once every 3 months or less.	5	This sweeper had 15 work orders this past year. We have had several issues with the JCB pony motor. There have been several months of downtime on this machine and costly repairs.
Total operating cost. Points are assigned as 1,3,or 5 depending on the total cost per mile factor. This figure includes maintenance and operational costs in relation to other vehicles utilized for the same purpose.	5	Purchase Price $281,710 total $103,291.06 LTD M&R 37% of Purchase Price
Have warranties expired?	Y	☐ **Check if general overall condition can defer vehicle**
Total Points	**26**	**(Shop Supervisor approval required)**
28 + points		Needs immediate replacement
23-27 points	**X**	Condition is borderline
18-22 points		Condition is fair/good
Under 18 points		Condition is good/excellent

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.B.
Section	CONSENT AGENDA	**Category**	Consent - Resolution
Subject	BID Award - Emergency Lighting for Police Vehicles		
Recommended Action	Staff recommends approval of a 3-year contract with JCO to furnish and install lighting packages on emergency vehicles, and approval of an initial purchase of lighting packages for 12 Ford Intercetor police vehicles.		
Strategic Goal	Public Safety - Other		
Department Staff Contact	Public Works Shawn Finley, Assistant City Manager		

Summary

This is a request to purchase 12 emergency light bar packages for twelve 2025 Ford Police Interceptors Explorer vehicles.

On July 25, 2025, the City Commission approved the purchase of 12 Ford Police Interceptor Vehicles. The lighting for Police Vehicles are non-factory items and are installed at a local outfitter associated with the selected bidder. The packages include lights, siren, prisoner attachments, and other modifications.

The Emergency Lighting for Police Vehicles specifications, Bid No. 2026-03, was placed on Demand Star on October 12, 2025, and sealed bids were received on November 12, 2025. The bid pricing is for a 3 year term with the ability to renew for two 1-year extensions upon mutual agreement. Future purchases through this agreement will be through a work authorization and City Commission approval for every purchase over $75,000. Bid pricing is as follows:

- Dana Safety Supply — Per vehicle $17,609.50; Total bid for 12 packages $211,314.
- JCO - Per vehicle $21,995.34; Total bid for 12 packages — $263,464.08

It is preferred all Emergency Lighting packages are consistent among all vehicles to allow Police Officers familiarity with lighting operations during emergency response situations.

The Dana Safety Supply bid submittal does not meet all the required bid specifications. The bid specifications clearly stated Whelen products, consistent with current Police, Fire and Public

Works vehicles. The Dana Safety Supply bid did not include any Whelen products and the specifications of SCI (Soundoff) are a differing size to the bid specification requirements. Through experience with both equipment manufacturers, the Police Department and Fleet have made the decision to standardize Whelen products for police vehicles due to the durability, reliability, and quality of the Whelen product. The intent of this bid was to continue the established consistency in type and style of emergency lighting throughout the fleet. By creating consistency, it standardizes the wiring and placement among vehicles, minimizing the diagnostic time required by Fleet Operations in the event of a malfunction, ultimately returning the front line vehicle back into service quickly.

Although the bid from Dana Safety Supply was lower, staff recommends proceeding with JCO (facility located near Orlando, FL) as they are the only responsive bidders who can provide the services to fully meet the specifications of the City and this Request for Proposals.

Financial Impact

Funds for the purchase and installation of $263,464.08 were included in the FY 2025-2026 budget within Fund 305-Public Safety Vehicle and Equipment.

Citizen Impact

Providing the Police Department with up-to-date vehicles and equipment is in the best interest of the City's residents and visitors.

Attachments

1. 25-196 Emerg Light Pkg-JCO (P25-0086G)
2. JCO Agreement
3. JCO Bidder Acknowledgement Form
4. JCO Bid 2026-03 Amount Clarification
5. BID 2026-03 signed bid tab

RESOLUTION NO. 2025-196

A RESOLUTION ACCEPTING A BID FROM JCO CORPORATION FOR THE PROVISION OF EMERGENCY LIGHTING FOR POLICE VEHICLES ON AN AS-NEEDED BASIS, UNDER BID NO. 2026-03; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER FOR THE PURCHASE OF 12 LIGHTING PACKAGES; REJECTING ALL OTHER BIDS; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City advertised for bids (Bid No. 2026-03) for the provision of emergency lighting packages for police vehicles on an as-needed basis ("the Project") pursuant to section 2-300, *Code of Ordinances*, and

WHEREAS, the City's professional staff have reviewed the bids received and have determined that the bid submitted by Dana Safety Supply, the lowest bid submitted was unresponsive and should be rejected for not meeting the required specifications of the bid by not including Whelen products, and

WHEREAS, the bid submitted by JCO Corporation to provide emergency lighting packages at the price set forth in its bid is the lowest responsible and responsive bid (a copy of said bid is attached to the contract which is attached hereto and incorporated herein by reference), and

WHEREAS, at this time, the City desires to purchase twelve emergency lighting packages under this bid at a cost of $21,995.34 each for a total purchase of $263,464.08, and

WHEREAS, all purchases will require a Purchase Order and any future individual purchases over $75,000.00 will require City Commission approval; smaller purchases will require City Commission approval if the cumulative total reaches the $75,000.00 threshold, and

WHEREAS, the City Manager has certified that funds have been appropriated to the credit of the Public Safety Vehicle and Equipment Fund (305) for the Project and have not been appropriated for any other purpose, and

WHEREAS, the City Commission concurs with the foregoing recommendations, now therefore,

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

SECTION ONE. The bid submitted by JCO Corporation to provide emergency lighting packages on an as-needed basis at the prices set forth in their bid is hereby accepted.

SECTION TWO. All other bids relative to the aforedescribed Project shall be deemed rejected upon the execution of a contract with JCO Corporation.

SECTION THREE. The Mayor and City Manager are hereby authorized and directed to execute a contract with JCO Corporation for the provision of emergency lighting packages for police vehicles.

SECTION FOUR. The City Commission hereby authorizes the issuance of a Purchase Order to JCO Corporation for the purchase of twelve lighting packages at a total cost of $263,464.08 and to pay the cost thereof from the Public Safety Vehicle and Equipment Fund.

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

APPROVED AND AUTHENTICATED this 16th day of December, 2025.

_____

JASON LESLIE
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **JCO Corporation** ("Contractor"), 851 Maguire Road, Ocoee, FL 34761, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Invitation to Bid (Bid No. 2026-03 "Emergency Lighting for Police Vehicles") attached hereto as Exhibit "A", is incorporated herein by reference and is a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibit.

   A. **Authorization for Purchases.**
   Prior to any purchases made under this Agreement, a Purchase Order shall be issued which shall contain:
   (1) an itemized quote that lists the number of lighting packages being purchased and the total price per the pricing set forth on the attached exhibit.
   (2) the order and delivery dates.

   The Purchase Orders will be issued under and shall incorporate the terms of this Agreement. City makes no covenant or promise as to the number of lighting packages that the City will purchase during the life of this Agreement. Any individual purchases over $75,000.00 will require City Commission approval. Smaller purchases will require City Commission approval if the cumulative total reaches the $75,000.00 threshold. City reserves the right to make purchases from other parties for the products contemplated by this Agreement when it is determined by City to be in the best interest of City to do so.

2. **Term.** This Agreement shall be effective on the date it is fully executed by the parties and shall have an initial term of three (3) years and will be automatically renewed for two (2) additional one-year periods unless either party provides at least ninety (90) days prior written notice of their intent not to renew.

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

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

5. **Termination of Agreement.**
   (a) The City Manager shall have the right to terminate the Agreement for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.
   (b) The City Manager shall have the right to terminate this Agreement for the City's convenience if she determines in her sole discretion that it is in the best interests of the City. In that event, the City shall only be obligated to Contractor to pay for any unpaid work already satisfactorily performed prior to the notice of termination.
   (c) This Agreement may not be terminated by the Contractor.

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

7. **Complete Agreement**. This Agreement, including the provisions set forth in the exhibit attached hereto and incorporated by reference herein, constitutes the entire and complete agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

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

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

City of Ormond Beach	**JCO Corporation**
Joyce Shanahan, City Manager	Michael Caines, Vice President
(copy to City Attorney)	851 Maguire Road
22 South Beach Street	Ocoee, FL 34761
Ormond Beach, FL 32174	

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

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

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

City of the same condition or breach of performance, or of any other condition or other breach of performance.

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

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

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

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

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

18. **Types of Insurance and Limits of Liability**

The insurance required herein shall be written for not less than 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 $25,000 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.

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

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

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

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

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

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

(f) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring

company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

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

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

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

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

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

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

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

City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

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

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)677-0311
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

23. **Limitation of Remedy and Liability.** Contractor and Owner expressly waive any claim for consequential damages against the other including but not limited to, a waiver of claims for diminished bonding capacity, loss of financing, loss of business reputation, lost profits on other projects or other lost opportunity damage claims.

Contractor expressly agrees that any claim (tort, contract, claim in equity, or otherwise) by Contractor for damages against Owner shall not exceed the total amount of the contract price, less any amounts actually paid to the Contractor by the Owner.

24. **Waiver of Right to Jury Trial.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT WHICH ANY PARTY MAY HAVE TO TRIAL BY JURY IN RESPECT OF ANY PROCEEDING, LITIGATION OR COUNTERCLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. IF THE SUBJECT MATTER OF ANY LAWSUIT IS ONE IN WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NO PARTY TO THIS AGREEMENT SHALL PRESENT AS A NON-COMPULSORY COUNTERCLAIM IN ANY SUCH LAWSUIT ANY CLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. FURTHERMORE, NO PARTY TO

THIS AGREEMENT SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

25. **Verification of Employment Status Using E-Verify System**

(a) Section 448.09, *Florida Statutes*, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, either for herself or himself, or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work in the United States. Contractor warrants that it is 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*.

(b) Contractor agrees that if the contractor enters into an agreement with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and contractor warrants it shall maintain any such affidavits for the duration of the contract. If the City has a good faith belief that a subcontractor knowingly violated Section 448.09 (1), the City shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

(c) 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 as provided by statute, the contractor may not be awarded a public contract for at least one (1) year after the date of termination. The contractor may also be held liable for any additional costs incurred by the City as a result of the termination of the contract.

26. **No Conflict of Interest.** The Contractor warrants and agrees that neither it, nor any of its employees, agents, officers, directors, shareholders and independent contractors are, or will become, under contract with or accept compensation from any individual, business, corporation or governmental entity that has the possibility of an adverse interest to those of the City of Ormond Beach. The Contractor and its officers, directors, shareholders, employers, agents and subcontractors, agree not to provide any services or assistance to any entity directly or indirectly relating to the services provided to the City and to immediately notify the City Manager and City Attorney of any contact with any entity that has, or potentially has, a conflict of interest with the City of Ormond Beach. This provision shall be interpreted as broadly as possible to prevent any potential or actual conflict of interest presently or in the future by the Contractor.

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

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

DATED this _____ day of _____, 2025.

Witnesses:

CITY OF ORMOND BEACH

_____

By: _____
JASON LESLIE
Mayor

Print Name: _____

_____

By: _____
JOYCE SHANAHAN
City Manager

Print Name: _____

DATED this _____ day of _____, 2025.

Witnesses:

JCO CORPORATION

_____

By: _____

Print Name: _____

Print Name: _____

Title: _____

_____

Attest: _____

Print Name: _____

Print Name: _____

Title: _____

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 610-0470

INVITATION TO BID

BIDDER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR BID

Bid Title: Emergency Lighting for Police Vehicles

Bid Number: 2026-03

Bid Opening Date & Time: November 12, 2025 at 2:00 PM

Bid Opening Location: City Hall Training Rm, Ormond Beach City Hall 22 S. Beach Street

Pre-Bid Meeting Date & Time: NA

Pre-Bid Meeting location: NA

Bids received after the above date and time will not be accepted.

Bidder's Name: JCO Corporation

Bidder's Mailing Address: 851 Maguire Rd

City, State, Zip Code: Ocoee, FL 34761

F.E.I.N: 83-1632539

Phone Number: 407-395-9066

Email: mike@jcocorp.com

If returning as "No Bid", please state the reason(s):

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

At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Bidder.

AUTHORIZED SIGNATURE

Michael Caines

NAME

Vice President

TITLE

11/6/2025

DATE

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 on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

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

PUBLIC RECORDS/NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS. The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 30 days after bid opening, whichever occurs first. Section 119.071, F.S.

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

SUBMISSION OF BIDS: All Bids shall be submitted in a sealed envelope. The Invitation to Bid (ITB) number, title, and opening date shall be clearly displayed on the outside of the sealed envelope. The delivery of said Bid to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Bidder. Any Bid received by the Purchasing Office after the specified date and time will not be accepted. Bids must be submitted on forms provided by the City. No other forms will be accepted. Telephone, telefax and telegraph Bids will not be considered. No Bid may be modified after opening. **No Bid may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.**

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

BID OPENING: Bids shall be opened and the name of the Bidders and the bid amounts shall be read publicly. Bid amounts announced at the bid opening are subject to change due to math errors made by Bidders

BID TABULATION: Any Bidder wishing to receive a copy of the Bid tabulation is required to enclose a stamped, self-addressed envelope with their Bid response. Bid opening tabulations will be posted on DemandStar.com.

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

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

PROCUREMENT COMMUNICATION PROTOCOL: To protect the integrity of the procurement process, respondents, suppliers, contractors, sub-contractors or person acting on behalf of any of the above are prohibited from all communications regarding the solicitation with City staff, City consultants, City legal counsel, City agents, or elected officials unless such communication is specifically authorized in the City's solicitation or addenda. Violation of this provision may be grounds for rejecting a response.

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.

RESPONSIBILITY DETERMINATION: Pursuant to the provisions of Florida Statutes Chapter 287.05701, the City does not request or consider a vendor's social, political, or ideological interests in making a responsibility determination.

REGISTRATION AND RISK MANAGEMENT REQUIREMENTS: Any Vendor delivering a product or Contractor doing work for the City of Ormond Beach, on City property shall be **registered** to do business in the City of Ormond Beach and shall provide **proof of**, abide by and maintain, for the entire life of the Contractual Agreement, including any and all approved time extensions, such **insurance** as is required by City ordinance, which shall be incorporated in and made part of the contract documents. A vendor using a common carrier is exempt from this requirement. This proof of insurance will be required prior to commencement of any **on-site** work. Refer to **Exhibit A** for the City's registration and risk management requirements.

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

LOCAL VENDOR PREFERENCE: The City *may* give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded. A Local Vendor Affidavit of Eligibility shall accompany the bid submittal to be considered valid.

PRICING: Firm prices shall be proposed and include FOB DESTINATION, all packing, handling, shipping charges and delivery to any point within the City of Ormond Beach to a secure area or inside delivery. Prices shall be valid for ninety (90) days from date of Bid opening. In the event there is a discrepancy between the unit price and the extended amount, the unit price will prevail.

COST OF BID PREPARATION: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the Bid, proposal or presentation.

EQUIPMENT: Contractor shall own and have in good repair all equipment necessary to perform the described services in particular and the equipment necessary to complete related tasks. The City will not provide any equipment to do this work.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Bids 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. The Contractor is responsible for paying any and all taxes associated with this agreement.

DISCOUNTS: All discounts EXCEPT THOSE FOR PROMPT PAYMENT shall be considered in determining the lowest net cost for Bid evaluation purposes. If a Bidder offers a discount, it is understood that the discount time will be computed from the date of satisfactory delivery, at the place of acceptance, and receipt of correct invoice, at the office specified, whichever occurs last.

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

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

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.

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

exception that the Bid prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

SAFETY WARRANTY: The selling dealer, distributor, supplier, and manufacturer shall be responsible for compliance with all Federal, State and local laws, rules and regulations concerning the equipment and/or service specified and the use thereof, applicable and effective on the date of manufacture including safety and environmental standards as apply to both private industry and governmental agencies.

WARRANTY: The Bidder agrees that, unless otherwise specified, the services furnished under the Bid shall be covered by the most favorable commercial warranty for comparable services, and that the rights and remedies provided herein are in addition to and do not limit any rights afforded to the City of Ormond Beach by other provision of the Bid.

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 Bids or waive any minor irregularity or technicality in the Bids received. The City is not bound to award any contract(s) based solely on lowest quoted price. The City also reserves the right to negotiate separately with competing bidders as deemed to be in the City's best interest.

REJECTIONS RIGHTS: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this Bid 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 Bid at any time and to negotiate with any party prior to or after submittal of Bid.

TERMINATION: The City of Ormond Beach reserves the right to terminate any contract or agreement resulting from this BID at any time.

PURCHASE ORDERS: Purchase Orders will be issued for all purchases exceeding $2,500.00.

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

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)610-0400

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 BIDS, AND TO WAIVE INFORMALITIES, AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

DEFINITIONS:

BIDDER - The term used herein refers to any individual, company or other entity submitting a Bid to the CITY in response to an Invitation to Bid (ITB).

CITY/OWNER - The terms CITY or OWNER herein refers to the City of Ormond Beach, Florida, and its duly authorized representatives.

CONTRACT MANAGER - The term refers to the CITY representative(s) who will be acting on the CITY's part to manage all the Contract actions.

FURNISH - The terms "furnish", "furnish and install", "install", and "provide" or words with similar meaning shall be interpreted, unless otherwise specifically stated, to mean "furnish and install, complete in place and ready for service".

PROJECT - The total construction of which the Work to be provided under the Contract Documents may be the whole, or a part as indicated elsewhere in the Contract Documents.

PROJECT MANUAL - The term "Project Manual" includes Bid Requirements, General Conditions, Scope of Work, Specifications, Risk Management requirements and any associated attachments.

SPECIFICATIONS - The term refers to those portions of the Project Manual consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain administrative details applicable thereto.

SUPPLIER - The term used herein refers to any individual, company or other entity supplying services pursuant to the terms, conditions, and quotations of a Bid or Proposal.

VENDOR, CONTRACTOR, or VENDOR/CONTRACTOR - The term(s) used herein refers to any individual, company, or other entity that is awarded a contract by the CITY, pursuant to the terms, conditions, and quotations of a bid/proposal.

WORK - The entire, completed job or the various separately identifiable parts thereof, required to be furnished under the Contract Documents. Work is the result of providing goods and/or services, furnishing labor and/or furnishing and incorporating materials and equipment into the construction, as required by the Contract Documents.

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

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.

JCO Corporation
COMPANY NAME

AUTHORIZED SIGNATURE

Michael Caines
NAME

Vice President
TITLE

11/6/2025
DATE

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[X] 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.

[X] 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.

JCO Corporation

COMPANY NAME

AUTHORIZED SIGNATURE

Michael Caines

NAME (PRINT OR TYPE)

Vice President

TITLE

11/6/2025

DATE

CITY OF ORMOND BEACH

DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" BID: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more Bids 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 Bid 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 Bids 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.

JCO Corporation

COMPANY NAME

AUTHORIZED SIGNATURE

Michael Caines, Vice President

NAME (PRINT OR TYPE)

11/6/2025

DATE

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES CONTRACTING WITH FOREIGN ENTITIES OF CONCERN

The undersigned ("Affiant"), on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Affiant is the Vice President (Title) of JCO Corporation (Business Name) which does business in the State of Florida, hereinafter called the "Entity".
2. Entity is not owned by the government of a foreign country of concern, as defined in Section 287.138 (1) (c), Florida Statutes.
3. The government of a foreign country of concern does not have a controlling interest in Entity, as defined in Section 287.138 (1)(a), Florida Statutes.
4. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern.
5. Entity is not owned or controlled by the government of a foreign country of concern.
6. For purposes of this affidavit, a foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.

The undersigned is authorized to execute this affidavit on behalf of the Entity.

Date: November 6, 2025 Signed: [signature]

Entity: JCO Corporation Name: Michael Caines

Title: Vice President

STATE OF: Florida COUNTY OF: Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7th day of November, 2025, by Michael Caines and who: ☐ Is personally known to me; or ☑ has produced Driver license as identification.

[signature]

Notary Public, State of Florida at Large:

Printed Name/Seal of Notary, Commission and Expiration Date:

(seal)

GARY CARABALLO
Notary Public - State of Florida
Commission # HH 367329
My Comm. Expires Feb 27, 2027
Bonded through National Notary Assn.

My commission expires: Feb. 27, 2027

This document must be completed and returned with your Submittal

HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

STATE OF Florida §
§
COUNTY OF Orange §

The undersigned ("Affiant"), on behalf of the entity listed below ("Entity"), after being duly sworn, hereby attests as follows:

1. My name is Michael Caines. I am over the age of Twenty-one years old. I am the Vice President (Title) of JCO Corporation (Business Name), a non- governmental entity which does business in the State of Florida, hereinafter called the "Entity."
2. I have personal knowledge of each and every statement of fact contained herein, and each and every statement of fact is true and correct.
3. Entity does not use coercion, as defined in Section 787.06, Florida Statutes, for labor or services.
4. The undersigned is an officer or representative of the entity and is authorized to execute this affidavit on behalf of the Entity.
5. Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated herein are true.

Further Affiant sayeth not.

Date: November 6, 2025

Signed: _____
Print Name: Michael Caines
Title: Vice President

SUBSCRIBED AND SWORN before me by means of [X] physical presence or [_] online notarization on the 7th day of November, 2025 by Michael Caines as Vice president on behalf of JCO Corporation who is personally known to me or who has produced Driver license as identification.

(Notary Seal)

_____
Notary Public, State of Florida
Printed name, commission and expiration of commission term

This document must be completed and returned with your Submittal

GARY CARABALLO
Notary Public - State of Florida
Commission # HH 367329
My Comm. Expires Feb 27, 2027
Bonded through National Notary Assn.

LOCAL VENDOR PREFERENCE

The following is taken from the Code of Ordinances, City of Ormond Beach, Chapter 2, Financial Matters, Division 3, Purchasing, Article IX, Section 2-304:

Except where otherwise provided by federal or state law or other funding source restrictions, purchases of goods and services under the Purchasing Code shall give preference to local businesses as follows:

(a) Under a competitive bid solicitation, the City *may* give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded.

(b) A *local business* shall mean a vendor that has a valid occupational license issued by the City of Ormond Beach at least one year prior to bid opening, with a physical business address located within the municipal boundaries of the City of Ormond Beach from which the vendor operates or performs business on a day-to-day basis that is a substantial component of the goods or services being offered and has provided a Local Vendor Affidavit of Eligibility at the time the bid is submitted.

(c) A *Local Vendor Affidavit of Eligibility* shall accompany the bid submittal to be considered valid and shall include, but not be limited to, the following information:

(1) A physical business and location address;
(2) A copy of current City of Ormond Beach Local Business Tax Receipt (occupational license) to verify the business location;
(3) Proof of payment of business tax and real property tax due to the City of Ormond Beach;
(4) A copy of the firm's most recent annual corporation report to the Florida Division of Corporations;
(5) Any additional information necessary to verify local status.

(d) *Exemptions:* Goods or services provided under a cooperative purchasing agreement, contracts for professional services subject to Consultants' Competitive Negotiation Act, purchases or contracts funded in whole or part by a governmental entity that does not allow local preferences, purchases made under another agency's agreements or contracts (piggybacking), purchases under emergency or sole source situations and procurements subject to formal proposals including but not limited to request for proposals (RFP) or continuing contract, and request for quotes (RFQ) versus straight competitive bids.

(e) This section shall not be deemed to require the granting of a local preference, and nothing herein prohibits the award of a contract to a non-local vendor where such award is in the public interest.

Local Vendor Affidavit of Eligibility

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

a. My company has a physical business address located within the municipal boundaries of the City of Ormond Beach which is used to perform business on a day-to-day basis.
b. My company holds any business (occupational) or contractor license required by the City of Ormond Beach at least one year prior to bid opening.
c. Payment of business tax and real property tax due to the City of Ormond Beach is current
d. My company is in compliance with annual reporting to the Florida Division of Corporations

Company Name:_____

Address: _____

Business or Contractor License Number: _____

Phone Number: _____Fax Number: _____

Owner's Name: _____Signature: _____

Sworn to before me this _____day of _____

Notary Public for the State of _____My Commission Expires _____

Notary Public Signature: _____ Printed Name: _____

To be approved as a local bidder and receive bid preference on an eligible local project, this affidavit of eligibility, a copy of your local business or contractor license, copy of business tax/real property tax and a copy of the firm's most recent annual corporation report must be submitted with your bonafide BID package. Bid preference is provided at the City's sole discretion.

VENDOR DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative of the City of Ormond Beach's Purchasing Department:

Vendor Certified by:_____**Date:** _____

EXHIBIT "A"

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. (a) Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

   (b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

      i. Unless the City Manager, or designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

      ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the

Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include at a minimum, the following, or substantially similar, provisions:

1. Hold Harmless and Indemnity

The Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor, its agents, officers, contractors, subcontractors, employees, or anyone else employed or utilized by the Contractor in the performance of this Contract. The Contractor's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this provision.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

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

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include 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.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

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

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

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

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

E. Policies of Insurance

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

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A-rated reinsurance 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.

REGISTRATION REQUIREMENTS FOR VENDOR/CONTRACTOR WORKING ON CITY PROJECTS

Registration Requirements

VENDORS doing business within the City Limits must be registered with the City.

Requirements for registering a business are as follows:

Copy of City Business Tax Receipt (where your business is located).

Certificate of Insurance showing General Liability and Workers' Comp (or State Workers' Comp Exemption form).

Application Fee: $25.00 For more information, contact the City's Business Tax Receipt official at 386-610-0540 or btonline@ormondbeach.org You can apply online here: https://ormondbeachfl-energovweb.tylerhost.net/apps/selfservice#/home

State Certified/Registered Contractors

All registered State contractors must be registered with Volusia County. Volusia County Contractor Licensing, 123 W. Indiana Ave., Rm 203, Deland, Fl. 32720 (386) 736-5957 contractorlicensing@volusia.org https://connectlivepermits.org/citizenportal/app/landing

State certified contractors have the option of registering with Volusia County, or providing information directly to the business tax receipt official, to include copy of State license, certificate of insurance and copy of local business tax receipt. This information is provided with the permit application.

If you have any questions regarding the above requirements, please contact the business tax receipt official at (386) 610-0540 or btonline@ormondbeach.org

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

BID RESPONSE FORM

THIS BID IS SUBMITTED TO:

(Name and Address of Owner)

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Room 102
Ormond Beach, Florida
32174
Phone: (386) 610-0470

The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the CITY in the form included in the Bid Documents to complete all Work as specified or indicated in the Bid Documents for the Contract Price and within the Contract Time indicated in this Bid and in full accordance with the Bid Documents.

BIDDER certifies that he has investigated the requirements to do business in the jurisdiction where the project is located, and that he is either qualified to do business or will obtain such prequalification prior to award of the contract.

BIDDER accepts all of the terms and conditions of the General Conditions. BIDDER will sign the Agreement (Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

BIDDER has examined copies of all the Bid Documents and of the following Addenda:

Addendum Date	Addendum Number
October 27, 2025	Addendum 1

Receipt of all of which is hereby acknowledged.

BIDDER has examined the site and locality where the Work is to be performed, when applicable, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

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

THIS BID IS SUBMITTED BY:

COMPANY NAME: JCO Corporation

VENDOR/CONTRACTOR LICENSE NUMBER: _____

ADDRESS: 851 Maguire Rd

Ocoee, FL 34761

PHONE NO.: 407-395-9066 EMAIL: mike@jcocorp.com

SUBMITTER'S NAME: Michael Caines

(Typed or Printed in Ink)

TITLE: Vice President

AUTHORIZED SIGNATURE: I, _____ hereby

(Original Signature)

declare that I have read and fully understand the Invitation to Bid, including the General Conditions, Specifications and Drawings (when applicable) and that I am duly authorized to sign and submit this bid.

The CITY reserves the right to reject any and all bids, to waive informalities, and to accept any bid or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

GENERAL INSTRUCTIONS:

Bid Delivery: Submit one (1) signed and unbound original of the complete Bid packet and one (1) electronic file in pdf format, with all required attachments, by the closing date and time. Deliver Bids to:

Rob Hart
Purchasing Coordinator
Ormond Beach City Hall
Room 102
22 South Beach Street
Ormond Beach, Florida 32174

Make sure the bid number is clearly visible on the outside of the delivery package. Bids delivered after the time and date specified will not be accepted. For any question regarding bid delivery contact the purchasing office at 386-610-0470 or email procurement@ormondbeach.org

Technical Questions: Submit all technical questions regarding this Bid to the City's Purchasing Coordinator, Rob Hart, by e-mailing procurement@ormondbeach.org. The deadline for questions is October 27, 2025 at 4:00 PM.

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 Bid 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 Bid at any time and to negotiate with any party prior to or after submittal of Bid.

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

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

Equipment: Contractor shall own and have in good repair all equipment necessary to perform the described services in particular and the equipment necessary to complete related tasks. The City will not provide any equipment to do this work.

Registration And Risk Management Requirements: Any Vendor delivering a product or Contractor doing work for the City of Ormond Beach, on City property shall be **registered** to do business in the City of Ormond Beach and shall provide **proof of**, abide by and maintain, for the entire life of the Contractual Agreement, including any and all approved time extensions, such **insurance** as is required by City ordinance, which shall be incorporated in and made part of the contract documents. A vendor using a common carrier

is exempt from this requirement. This proof of insurance will be required prior to commencement of any **on-site** work. Refer to **Exhibit A** for the City's registration and risk management requirements.

TERM OF AGREEMENT:

The initial term of this Agreement shall be for a period of **three (3) years** and will be automatically renewed for two additional **one (1) year** periods unless either party provides at least ninety (90) days prior written notice to the other party of their intent not to renew the Agreement.

SCOPE OF WORK:

GENERAL

The City of Ormond Beach invites qualified Vendors to submit Bid for an annual contract for Emergency Lighting for Ford Police Interceptor (Explorer). The successful contractor will be required to provide the selected Emergency Lighting within ninety (90) days of award.

AWARD:

The City reserves the right to award any contract(s) to the bidder(s) which it deems to offer the best overall service; therefore, the City is not bound to award any contract(s) based solely on lowest quoted price. The City also reserves the right to negotiate separately with competing bidders as deemed to be in the City's best interest.

COST ADJUSTMENTS:

No later than October 1, of each contract year, the Vendor may provide the City through the Purchasing Coordinator and/or Project Manager a cost adjustment to reflect any change in doing business (Labor), increase due to vehicle model year changes, discontinued items or item availability (a percent off list-price plus an hourly rate to accommodate model number changes from year to year). Any and all increases will be subject to approval prior to a Purchase Authorization being issued.

TAXES:

The Contractor is responsible for paying any and all taxes associated with this agreement.

OTHER AGENCIES:

Any bidder(s) awarded a contract resulting from this bid is/are given the privilege and is/are required to permit all public and governmental entities in the State of Florida to participate in the contract under the same terms and conditions.

It is understood that at no time will any agency be obligated for placing an order for any other agency. Each agency will only have the authority to obligate itself and will not be held responsible for bills incurred by any

other agency. Further, it is understood that each agency will issue its own purchase order(s) or contract to successful bidder(s).

ITEM	Description	Quantity
EB2-WHELEN CORE PKG	54 " Duo Legacy WCX with Whelen Core Package	1
C399-PKG	CENCOM COR WCX CONTROL CENTER PACKAGE	1
CCTL7-PKG	3 Section Controller (Head Only) 21 Push-Buttons, 4-Position Slide Switch,	1
C399SP	SCAN PORT	
CV2V-PKG	VEHICLE TO VEHICLE MODULE, INCLUDES INTERNAL ANTENNA	1
SA315P-PKG	WHELEN 100 WATT SPEAKER	1
SAK75D	2025+ PIU speaker bracket drivers side	1
TMTOJC	MINI T-SERIES STUD MT TRIO RBW GRILL KNOCK OUTS	2
MBFX25	mirror beam 25+ piu	
MBIONR	RED IONS FOR MIRROR BEAMS	
MBIONVB	Mirror-Beam MT Ion-V Lt Blue When Ordered with MirrorBeam™, Add Each	1
MBIONVR	Mirror-Beam Mt Ion-V Lt Red When Ordered with MirrorBeam™, add each	1
U18050	I 2020-2025 Ford Police Interceptor Utility, Under-the-Side View Mirror Mount for Two U-Series Lightheads, Pair, Sold Separately (For Use with Ford's Factory Side Marker LED Side View Mirror Option)	1
U180JC	U-SERIES TRIO RED/BLU/WHT UNDER DRIVER AND PASSENGER MIRROR	2
I3JC	Red/Blue/White, Individual Control of Each Color, Black Housing IN GRILL LOW	2
TLI2J	Ion T Duo Surface Mount Super-LED Lighthead - Red/Blue Split FOG LIGHT AREA AT45 NEXT TO TAG	4
TIONBKT1	OPTIONAL UNIVERSAL "L" MOUNTING BRACKET FOR ONE TLI™ LIGHTHEAD	2
RPW50	Rear Pillar Outer Edge Six Lamp, Two Piece, For Ford Police Interceptor Utility 2020, Requires Six SOLO™ OEION* Lightheads	1
TCRWX6*TRIO	WeCanx Tracer 6-Lamp Housing	2
TCRB50	New 2020 Ford Police Interceptor Utility Running Board Mounting Kit, for 5 or 6 Lamp Tracer™, Each	2
ARGES1	Arges Super LED 360 Remote Control Spot Light	
ARG50D	Ford Police Interceptor Utility 2020 Driver Side Fender Mounting	1
ARGCH2	Control Head for Arges, Swivel Mount	1
C-VS-1012-INUT-2	Vehicle-Specific 22" Angled Console for 2020-2025 Ford Interceptor Utility.0" front angled, 12" rear horizontal & 27° degree of angle	1
C-PM-124-PC	Brother PocketJet 6 & 7 Printer Mount for 2020-2025 Ford Interceptor Utility Consoles	1
CUP2-1004	Self-Adjusting Double Cup Holder (Fixed Mount)	1
c-lp2-usb-bl2	FACEPLATGE WITH 2 12V AND 1 USB OUTLET	1
C-SW-1	Black Paddle Type Rocker Switch, LED Pilot Light, 20 Amps, 12 Volt, On/Off 3 Prong	2
c-arm-106	Side Mounted Swing-Away Flip-Up Armrest	1
C-MAP-SL	Map Light, Side Mount, 18" Long	1
HAV-C-MCB	Console, Accessory, Mic Clip, Option, Bracket	2
C-HDM-204	8.5" Heavy-Duty Telescoping Pole, Side Mount, Short Handle	1
HAV-C-HDM-204	Computer Mount Pole	1
PRPSP4714UINT20A	2020-Current Ford Interceptor Utility Partition PRPSP47xxUINT20 PFW47XXUINT20	1
S4702UINT20OSB-R	2020-Current Ford Interceptor Utility Transport Seat with Cargo Barrier and OSB Retractable System S4702UINT20OSB-R, S4705UINT20OSB-R	1
WBP47NPUINT20	2020-Current Ford Interceptor Utility Poly Window Armor ABS Door Panels WBP47NPUINT20	1
DPCP47UINT20	Door cover panel plates for switches	1
CSDLG003	2020-Current Ford Interceptor Utility Cargo Storage Drawers	1

CSDET23	Cargo Storage Drawer – Electronics Tray	1
4CSD47UINT20	2020-Current Ford Interceptor Utility Cargo Storage Drawer Mount 4CSD47UINT20 Free Standing 4CSD47UINT20FS	1
SHOP SUPPLIES	MISC SUPPLIES	1
LABOR-ORL-LIGHT	LABOR PER HOUR, LIGHT DUTY EMERGENCY VEHICLES	1
FREIGHT	FREIGHT CHARGES	1

The BIDDER will complete the Work, as described herein, for the following price(s):

BID SCHEDULE

Item No:	Description:	Quantity:	Unit:	Unit Price:	Total Price:
1.	**Complete** Emergency Lighting Package Ford Police Interceptor (Explorer)	12	EA	$ 21,995.34	$ 263,464.08

TOTAL BID FOR CONTRACT $ 263,464.08

(Figures)

Two Hundred Sixty-three Thousand, Four Hundred Sixty-four Dollars and Eight Cents

(Words)

Please include a separate spread sheet itemizing line item unit pricing to be used with potential future purchases of individual items.

Item Number / Description:

The use of any manufacturer's name, trade name, brand name, or catalog number in this specification is for the sole purpose of describing and establishing the minimum requirements for levels of quality, standards of performance and design required, and is in no way intended to prohibit the bidding of any other manufacturer's items of equal quality and interoperability. The City's Public Work's Operations Manager or his designee shall be the sole judge of the quality and interoperability of alternate products proposed and his decision will be final.

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 610-0470

INVITATION TO BID

BIDDER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR BID

Bid Title: Emergency Lighting for Police Vehicles

Bid Number: 2026-03

Bid Opening Date & Time: November 12, 2025 at 2:00 PM

Bid Opening Location: City Hall Training Rm, Ormond Beach City Hall 22 S. Beach Street

Pre-Bid Meeting Date & Time: NA

Pre-Bid Meeting location: NA

Bids received after the above date and time will not be accepted.

Bidder's Name: JCO Corporation

Bidder's Mailing Address: 851 Maguire Rd

City, State, Zip Code: Ocoee, FL 34761

F.E.I.N: 83-1632539

Phone Number: 407-395-9066

Email: mike@jcocorp.com

If returning as "No Bid", please state the reason(s):

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

At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Bidder.

AUTHORIZED SIGNATURE

Michael Caines

NAME

Vice President

TITLE

11/6/2025

DATE

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 on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

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

PUBLIC RECORDS/NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS. The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 30 days after bid opening, whichever occurs first. Section 119.071, F.S.

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

SUBMISSION OF BIDS: All Bids shall be submitted in a sealed envelope. The Invitation to Bid (ITB) number, title, and opening date shall be clearly displayed on the outside of the sealed envelope. The delivery of said Bid to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Bidder. Any Bid received by the Purchasing Office after the specified date and time will not be accepted. Bids must be submitted on forms provided by the City. No other forms will be accepted. Telephone, telefax and telegraph Bids will not be considered. No Bid may be modified after opening. **No Bid may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.**

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

BID OPENING: Bids shall be opened and the name of the Bidders and the bid amounts shall be read publicly. Bid amounts announced at the bid opening are subject to change due to math errors made by Bidders

BID TABULATION: Any Bidder wishing to receive a copy of the Bid tabulation is required to enclose a stamped, self-addressed envelope with their Bid response. Bid opening tabulations will be posted on DemandStar.com.

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

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

PROCUREMENT COMMUNICATION PROTOCOL: To protect the integrity of the procurement process, respondents, suppliers, contractors, sub-contractors or person acting on behalf of any of the above are prohibited from all communications regarding the solicitation with City staff, City consultants, City legal counsel, City agents, or elected officials unless such communication is specifically authorized in the City's solicitation or addenda. Violation of this provision may be grounds for rejecting a response.

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.

RESPONSIBILITY DETERMINATION: Pursuant to the provisions of Florida Statutes Chapter 287.05701, the City does not request or consider a vendor's social, political, or ideological interests in making a responsibility determination.

REGISTRATION AND RISK MANAGEMENT REQUIREMENTS: Any Vendor delivering a product or Contractor doing work for the City of Ormond Beach, on City property shall be **registered** to do business in the City of Ormond Beach and shall provide **proof of**, abide by and maintain, for the entire life of the Contractual Agreement, including any and all approved time extensions, such **insurance** as is required by City ordinance, which shall be incorporated in and made part of the contract documents. A vendor using a common carrier is exempt from this requirement. This proof of insurance will be required prior to commencement of any **on-site** work. Refer to **Exhibit A** for the City's registration and risk management requirements.

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

LOCAL VENDOR PREFERENCE: The City *may* give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded. A Local Vendor Affidavit of Eligibility shall accompany the bid submittal to be considered valid.

PRICING: Firm prices shall be proposed and include FOB DESTINATION, all packing, handling, shipping charges and delivery to any point within the City of Ormond Beach to a secure area or inside delivery. Prices shall be valid for ninety (90) days from date of Bid opening. In the event there is a discrepancy between the unit price and the extended amount, the unit price will prevail.

COST OF BID PREPARATION: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the Bid, proposal or presentation.

EQUIPMENT: Contractor shall own and have in good repair all equipment necessary to perform the described services in particular and the equipment necessary to complete related tasks. The City will not provide any equipment to do this work.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Bids 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. The Contractor is responsible for paying any and all taxes associated with this agreement.

DISCOUNTS: All discounts EXCEPT THOSE FOR PROMPT PAYMENT shall be considered in determining the lowest net cost for Bid evaluation purposes. If a Bidder offers a discount, it is understood that the discount time will be computed from the date of satisfactory delivery, at the place of acceptance, and receipt of correct invoice, at the office specified, whichever occurs last.

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

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

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.

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

exception that the Bid prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

SAFETY WARRANTY: The selling dealer, distributor, supplier, and manufacturer shall be responsible for compliance with all Federal, State and local laws, rules and regulations concerning the equipment and/or service specified and the use thereof, applicable and effective on the date of manufacture including safety and environmental standards as apply to both private industry and governmental agencies.

WARRANTY: The Bidder agrees that, unless otherwise specified, the services furnished under the Bid shall be covered by the most favorable commercial warranty for comparable services, and that the rights and remedies provided herein are in addition to and do not limit any rights afforded to the City of Ormond Beach by other provision of the Bid.

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 Bids or waive any minor irregularity or technicality in the Bids received. The City is not bound to award any contract(s) based solely on lowest quoted price. The City also reserves the right to negotiate separately with competing bidders as deemed to be in the City's best interest.

REJECTIONS RIGHTS: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this Bid 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 Bid at any time and to negotiate with any party prior to or after submittal of Bid.

TERMINATION: The City of Ormond Beach reserves the right to terminate any contract or agreement resulting from this BID at any time.

PURCHASE ORDERS: Purchase Orders will be issued for all purchases exceeding $2,500.00.

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

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)610-0400

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 BIDS, AND TO WAIVE INFORMALITIES, AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

DEFINITIONS:

BIDDER - The term used herein refers to any individual, company or other entity submitting a Bid to the CITY in response to an Invitation to Bid (ITB).

CITY/OWNER - The terms CITY or OWNER herein refers to the City of Ormond Beach, Florida, and its duly authorized representatives.

CONTRACT MANAGER - The term refers to the CITY representative(s) who will be acting on the CITY's part to manage all the Contract actions.

FURNISH - The terms "furnish", "furnish and install", "install", and "provide" or words with similar meaning shall be interpreted, unless otherwise specifically stated, to mean "furnish and install, complete in place and ready for service".

PROJECT - The total construction of which the Work to be provided under the Contract Documents may be the whole, or a part as indicated elsewhere in the Contract Documents.

PROJECT MANUAL - The term "Project Manual" includes Bid Requirements, General Conditions, Scope of Work, Specifications, Risk Management requirements and any associated attachments.

SPECIFICATIONS - The term refers to those portions of the Project Manual consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain administrative details applicable thereto.

SUPPLIER - The term used herein refers to any individual, company or other entity supplying services pursuant to the terms, conditions, and quotations of a Bid or Proposal.

VENDOR, CONTRACTOR, or VENDOR/CONTRACTOR - The term(s) used herein refers to any individual, company, or other entity that is awarded a contract by the CITY, pursuant to the terms, conditions, and quotations of a bid/proposal.

WORK - The entire, completed job or the various separately identifiable parts thereof, required to be furnished under the Contract Documents. Work is the result of providing goods and/or services, furnishing labor and/or furnishing and incorporating materials and equipment into the construction, as required by the Contract Documents.

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

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.

JCO Corporation
COMPANY NAME

AUTHORIZED SIGNATURE

Michael Caines
NAME

Vice President
TITLE

11/6/2025
DATE

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

1.

[X] 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.

[X] 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.

JCO Corporation

COMPANY NAME

AUTHORIZED SIGNATURE

Michael Caines

NAME (PRINT OR TYPE)

Vice President

TITLE

11/6/2025

DATE

CITY OF ORMOND BEACH

DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" BID: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more Bids 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 Bid 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 Bids 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.

JCO Corporation

COMPANY NAME

AUTHORIZED SIGNATURE

Michael Caines, Vice President

NAME (PRINT OR TYPE)

11/6/2025

DATE

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES CONTRACTING WITH FOREIGN ENTITIES OF CONCERN

The undersigned ("Affiant"), on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Affiant is the Vice President (Title) of JCO Corporation (Business Name) which does business in the State of Florida, hereinafter called the "Entity".
2. Entity is not owned by the government of a foreign country of concern, as defined in Section 287.138 (1) (c), Florida Statutes.
3. The government of a foreign country of concern does not have a controlling interest in Entity, as defined in Section 287.138 (1)(a), Florida Statutes.
4. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern.
5. Entity is not owned or controlled by the government of a foreign country of concern.
6. For purposes of this affidavit, a foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.

The undersigned is authorized to execute this affidavit on behalf of the Entity.

Date: November 6, 2025 Signed: [signature]

Entity: JCO Corporation Name: Michael Caines

Title: Vice President

STATE OF: Florida COUNTY OF: Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of November, 2025, by Michael Caines and who: ☐ Is personally known to me; or ☑ has produced Driver license as identification.

[signature]

Notary Public, State of Florida at Large:

Printed Name/Seal of Notary, Commission and Expiration Date:

(seal)

GARY CARABALLO
Notary Public - State of Florida
Commission # HH 367329
My Comm. Expires Feb 27, 2027
Bonded through National Notary Assn.

My commission expires: Feb, 27, 2027

This document must be completed and returned with your Submittal

HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

STATE OF Florida §
§
COUNTY OF Orange §

The undersigned ("Affiant"), on behalf of the entity listed below ("Entity"), after being duly sworn, hereby attests as follows:

1. My name is Michael Caines. I am over the age of Twenty-one years old. I am the Vice President (Title) of JCO Corporation (Business Name), a non- governmental entity which does business in the State of Florida, hereinafter called the "Entity."
2. I have personal knowledge of each and every statement of fact contained herein, and each and every statement of fact is true and correct.
3. Entity does not use coercion, as defined in Section 787.06, Florida Statutes, for labor or services.
4. The undersigned is an officer or representative of the entity and is authorized to execute this affidavit on behalf of the Entity.
5. Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated herein are true.

Further Affiant sayeth not.

Date: November 6, 2025

Signed: [signature]
Print Name: Michael Caines
Title: Vice President

SUBSCRIBED AND SWORN before me by means of [X] physical presence or [_] online notarization on the 7th day of November, 2025 by Michael Caines as Vice president on behalf of JCO Corporation who is personally known to me or who has produced Driver License as identification.

(Notary Seal)

[signature]
Notary Public, State of Florida
Printed name, commission and expiration of commission term

This document must be completed and returned with your Submittal

GARY CARABALLO
Notary Public - State of Florida
Commission # HH 367329
My Comm. Expires Feb 27, 2027
Bonded through National Notary Assn.

LOCAL VENDOR PREFERENCE

The following is taken from the Code of Ordinances, City of Ormond Beach, Chapter 2, Financial Matters, Division 3, Purchasing, Article IX, Section 2-304:

Except where otherwise provided by federal or state law or other funding source restrictions, purchases of goods and services under the Purchasing Code shall give preference to local businesses as follows:

(a) Under a competitive bid solicitation, the City *may* give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded.

(b) A *local business* shall mean a vendor that has a valid occupational license issued by the City of Ormond Beach at least one year prior to bid opening, with a physical business address located within the municipal boundaries of the City of Ormond Beach from which the vendor operates or performs business on a day-to-day basis that is a substantial component of the goods or services being offered and has provided a Local Vendor Affidavit of Eligibility at the time the bid is submitted.

(c) A *Local Vendor Affidavit of Eligibility* shall accompany the bid submittal to be considered valid and shall include, but not be limited to, the following information:

(1) A physical business and location address;
(2) A copy of current City of Ormond Beach Local Business Tax Receipt (occupational license) to verify the business location;
(3) Proof of payment of business tax and real property tax due to the City of Ormond Beach;
(4) A copy of the firm's most recent annual corporation report to the Florida Division of Corporations;
(5) Any additional information necessary to verify local status.

(d) *Exemptions:* Goods or services provided under a cooperative purchasing agreement, contracts for professional services subject to Consultants' Competitive Negotiation Act, purchases or contracts funded in whole or part by a governmental entity that does not allow local preferences, purchases made under another agency's agreements or contracts (piggybacking), purchases under emergency or sole source situations and procurements subject to formal proposals including but not limited to request for proposals (RFP) or continuing contract, and request for quotes (RFQ) versus straight competitive bids.

(e) This section shall not be deemed to require the granting of a local preference, and nothing herein prohibits the award of a contract to a non-local vendor where such award is in the public interest.

Local Vendor Affidavit of Eligibility

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

a. My company has a physical business address located within the municipal boundaries of the City of Ormond Beach which is used to perform business on a day-to-day basis.
b. My company holds any business (occupational) or contractor license required by the City of Ormond Beach at least one year prior to bid opening.
c. Payment of business tax and real property tax due to the City of Ormond Beach is current
d. My company is in compliance with annual reporting to the Florida Division of Corporations

Company Name:_____

Address: _____

Business or Contractor License Number: _____

Phone Number: _____Fax Number: _____

Owner's Name: _____Signature: _____

Sworn to before me this _____day of _____

Notary Public for the State of _____My Commission Expires _____

Notary Public Signature: _____ Printed Name: _____

To be approved as a local bidder and receive bid preference on an <u>eligible</u> local project, this affidavit of eligibility, a copy of your local business or contractor license, copy of business tax/real property tax and a copy of the firm's most recent annual corporation report must be submitted with your bonafide BID package. Bid preference is provided at the City's sole discretion.

VENDOR DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative of the City of Ormond Beach's Purchasing Department:

Vendor Certified by:_____**Date:** _____

EXHIBIT "A"

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. **(a)** Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes,** as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

   (b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

      i. Unless the City Manager, or designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

      ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the

Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include at a minimum, the following, or substantially similar, provisions:

1. Hold Harmless and Indemnity

The Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor, its agents, officers, contractors, subcontractors, employees, or anyone else employed or utilized by the Contractor in the performance of this Contract. The Contractor's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this provision.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

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

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include 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.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

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

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

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

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

E. Policies of Insurance

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

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A-rated reinsurance 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.

REGISTRATION REQUIREMENTS FOR VENDOR/CONTRACTOR WORKING ON CITY PROJECTS

Registration Requirements

VENDORS doing business within the City Limits must be registered with the City.

Requirements for registering a business are as follows:

Copy of City Business Tax Receipt (where your business is located).

Certificate of Insurance showing General Liability and Workers' Comp (or State Workers' Comp Exemption form).

Application Fee: $25.00 For more information, contact the City's Business Tax Receipt official at 386-610-0540 or btonline@ormondbeach.org You can apply online here: https://ormondbeachfl-energovweb.tylerhost.net/apps/selfservice#/home

State Certified/Registered Contractors

All registered State contractors must be registered with Volusia County. Volusia County Contractor Licensing, 123 W. Indiana Ave., Rm 203, Deland, Fl. 32720 (386) 736-5957 contractorlicensing@volusia.org https://connectlivepermits.org/citizenportal/app/landing

State certified contractors have the option of registering with Volusia County, or providing information directly to the business tax receipt official, to include copy of State license, certificate of insurance and copy of local business tax receipt. This information is provided with the permit application.

If you have any questions regarding the above requirements, please contact the business tax receipt official at (386) 610-0540 or btonline@ormondbeach.org

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

BID RESPONSE FORM

THIS BID IS SUBMITTED TO:

(Name and Address of Owner)

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Room 102
Ormond Beach, Florida
32174
Phone: (386) 610-0470

The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the CITY in the form included in the Bid Documents to complete all Work as specified or indicated in the Bid Documents for the Contract Price and within the Contract Time indicated in this Bid and in full accordance with the Bid Documents.

BIDDER certifies that he has investigated the requirements to do business in the jurisdiction where the project is located, and that he is either qualified to do business or will obtain such prequalification prior to award of the contract.

BIDDER accepts all of the terms and conditions of the General Conditions. BIDDER will sign the Agreement (Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

BIDDER has examined copies of all the Bid Documents and of the following Addenda:

Addendum Date	Addendum Number
October 27, 2025	Addendum 1

Receipt of all of which is hereby acknowledged.

BIDDER has examined the site and locality where the Work is to be performed, when applicable, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

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

THIS BID IS SUBMITTED BY:

COMPANY NAME: JCO Corporation

VENDOR/CONTRACTOR LICENSE NUMBER: _____

ADDRESS: 851 Maguire Rd

Ocoee, FL 34761

PHONE NO.: 407-395-9066 EMAIL: mike@jcocorp.com

SUBMITTER'S NAME: Michael Caines

(Typed or Printed in Ink)

TITLE: Vice President

AUTHORIZED SIGNATURE: I, _____ hereby

(Original Signature)

declare that I have read and fully understand the Invitation to Bid, including the General Conditions, Specifications and Drawings (when applicable) and that I am duly authorized to sign and submit this bid.

The CITY reserves the right to reject any and all bids, to waive informalities, and to accept any bid or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

City of Ormond Beach

Emergency Lighting for Police Vehicles

BID 2026-03

GENERAL INSTRUCTIONS:

Bid Delivery: Submit one (1) signed and unbound original of the complete Bid packet and one (1) electronic file in pdf format, with all required attachments, by the closing date and time. Deliver Bids to:

Rob Hart
Purchasing Coordinator
Ormond Beach City Hall
Room 102
22 South Beach Street
Ormond Beach, Florida 32174

Make sure the bid number is clearly visible on the outside of the delivery package. Bids delivered after the time and date specified will not be accepted. For any question regarding bid delivery contact the purchasing office at 386-610-0470 or email procurement@ormondbeach.org

Technical Questions: Submit all technical questions regarding this Bid to the City's Purchasing Coordinator, Rob Hart, by e-mailing procurement@ormondbeach.org. The deadline for questions is October 27, 2025 at 4:00 PM.

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 Bid 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 Bid at any time and to negotiate with any party prior to or after submittal of Bid.

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

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

Equipment: Contractor shall own and have in good repair all equipment necessary to perform the described services in particular and the equipment necessary to complete related tasks. The City will not provide any equipment to do this work.

Registration And Risk Management Requirements: Any Vendor delivering a product or Contractor doing work for the City of Ormond Beach, on City property shall be **registered** to do business in the City of Ormond Beach and shall provide **proof of**, abide by and maintain, for the entire life of the Contractual Agreement, including any and all approved time extensions, such **insurance** as is required by City ordinance, which shall be incorporated in and made part of the contract documents. A vendor using a common carrier

is exempt from this requirement. This proof of insurance will be required prior to commencement of any **on-site** work. Refer to **Exhibit A** for the City's registration and risk management requirements.

TERM OF AGREEMENT:

The initial term of this Agreement shall be for a period of **three (3) years** and will be automatically renewed for two additional **one (1) year** periods unless either party provides at least ninety (90) days prior written notice to the other party of their intent not to renew the Agreement.

SCOPE OF WORK:

GENERAL

The City of Ormond Beach invites qualified Vendors to submit Bid for an annual contract for Emergency Lighting for Ford Police Interceptor (Explorer). The successful contractor will be required to provide the selected Emergency Lighting within ninety (90) days of award.

AWARD:

The City reserves the right to award any contract(s) to the bidder(s) which it deems to offer the best overall service; therefore, the City is not bound to award any contract(s) based solely on lowest quoted price. The City also reserves the right to negotiate separately with competing bidders as deemed to be in the City's best interest.

COST ADJUSTMENTS:

No later than October 1, of each contract year, the Vendor may provide the City through the Purchasing Coordinator and/or Project Manager a cost adjustment to reflect any change in doing business (Labor), increase due to vehicle model year changes, discontinued items or item availability (a percent off list-price plus an hourly rate to accommodate model number changes from year to year). Any and all increases will be subject to approval prior to a Purchase Authorization being issued.

TAXES:

The Contractor is responsible for paying any and all taxes associated with this agreement.

OTHER AGENCIES:

Any bidder(s) awarded a contract resulting from this bid is/are given the privilege and is/are required to permit all public and governmental entities in the State of Florida to participate in the contract under the same terms and conditions.

It is understood that at no time will any agency be obligated for placing an order for any other agency. Each agency will only have the authority to obligate itself and will not be held responsible for bills incurred by any

other agency. Further, it is understood that each agency will issue its own purchase order(s) or contract to successful bidder(s).

ITEM	Description	Quantity
EB2-WHELEN CORE PKG	54 " Duo Legacy WCX with Whelen Core Package	1
C399-PKG	CENCOM COR WCX CONTROL CENTER PACKAGE	1
CCTL7-PKG	3 Section Controller (Head Only) 21 Push-Buttons, 4-Position Slide Switch,	1
C399SP	SCAN PORT	
CV2V-PKG	VEHICLE TO VEHICLE MODULE, INCLUDES INTERNAL ANTENNA	1
SA315P-PKG	WHELEN 100 WATT SPEAKER	1
SAK75D	2025+ PIU speaker bracket drivers side	1
TMTOJC	MINI T-SERIES STUD MT TRIO RBW GRILL KNOCK OUTS	2
MBFX25	**mirror beam 25+ piu**	
MBIONR	**RED IONS FOR MIRROR BEAMS**	
MBIONVB	**Mrror-Beam MT Ion-V Lt Blue When Ordered with MirrorBeam™, Add Each**	**1**
MBIONVR	**Mirror-Beam Mt Ion-V Lt Red When Ordered with MirrorBeam™, add each**	**1**
U18050	**! 2020-2025 Ford Police Interceptor Utility, Under-the-Side View Mirror Mount for Two U-Series Lightheads, Pair, Sold Separately (For Use with Ford's Factory Side Marker LED Side View Mirror Option)**	**1**
U180JC	**U-SERIES TRIO RED/BLU/WHT UNDER DRIVER AND PASSENGER MIRROR**	**2**
I3JC	**Red/Blue/White, Individual Control of Each Color, Black Housing IN GRILL LOW**	**2**
TLI2J	**Ion T Duo Surface Mount Super-LED Lighthead - Red/Blue Split FOG LIGHT AREA AT45 NEXT TO TAG**	**4**
TIONBKT1	**OPTIONAL UNIVERSAL "L" MOUNTING BRACKET FOR ONE TLI™ LIGHTHEAD**	**2**
RPW50	**Rear Pillar Outer Edge Six Lamp, Two Piece, For Ford Police Interceptor Utility 2020, Requires Six SOLO™ OEION* Lightheads**	**1**
TCRWX5*TRIO	**WeCanx Tracer 5-Lamp Housing**	**2**
TCRB50	**New 2020 Ford Police Interceptor Utility Running Board Mounting Kit, for 5 or 6 Lamp Tracer™, Each**	**2**
ARGES1	**Arges Super LED 360 Remote Control Spot Light**	
ARG50D	**Ford Police Interceptor Utility 2020 Driver Side Fender Mounting**	**1**
ARGCH2	**Control Head for Arges, Swivel Mount**	**1**
C-VS-1012-INUT-2	**Vehicle-Specific 22" Angled Console for 2020-2025 Ford Interceptor Utility.0" front angled, 12" rear horizontal & 27° degree of angle**	**1**
C-PM-124-PC	**Brother PocketJet 6 & 7 Printer Mount for 2020-2025 Ford Interceptor Utility Consoles**	**1**
CUP2-1004	**Self-Adjusting Double Cup Holder (Fixed Mount)**	**1**
c-lp2-usb-bl2	**FACEPLATGE WITH 2 12V AND 1 USB OUTLET**	**1**
C-SW-1	**Black Paddle Type Rocker Switch, LED Pilot Light, 20 Amps, 12 Volt, On/Off 3 Prong**	**2**
c-arm-108	**Side Mounted Swing-Away Flip-Up Armrest**	**1**
C-MAP-SL	**Map Light, Side Mount, 18" Long**	**1**
HAV-C-MCB	**Console, Accessory, Mic Clip, Option, Bracket**	**2**
C-HDM-204	**8.5" Heavy-Duty Telescoping Pole, Side Mount, Short Handle**	**1**
HAV-C-HDM-204	**Computer Mount Pole**	**1**
PRPSP4714UINT20A	**2020-Current Ford Interceptor Utility Partition PRPSP47xxUINT20 PFW47XXUINT20**	**1**
S4702UINT20OSB-R	**2020-Current Ford Interceptor Utility Transport Seat with Cargo Barrier and OSB Retractable System S4702UINT20OSB-R, S4705UINT20OSB-R**	**1**
WBP47NPUINT20	**2020-Current Ford Interceptor Utility Poly Window Armor ABS Door Panels WBP47NPUINT20**	**1**
DPCP47UINT20	**Door cover panel plates for switches**	**1**
CSDLG003	**2020-Current Ford Interceptor Utility Cargo Storage Drawers**	**1**

CSDET23	Cargo Storage Drawer – Electronics Tray	1
4CSD47UINT20	2020-Current Ford Interceptor Utility Cargo Storage Drawer Mount 4CSD47UINT20 Free Standing 4CSD47UINT20FS	1
SHOP SUPPLIES	MISC SUPPLIES	1
LABOR-ORL-LIGHT	LABOR PER HOUR, LIGHT DUTY EMERGENCY VEHICLES	1
FREIGHT	FREIGHT CHARGES	1

The BIDDER will complete the Work, as described herein, for the following price(s):

BID SCHEDULE

Item No:	Description:	Quantity:	Unit:	Unit Price:	Total Price:
1. **Complete**	Emergency Lighting Package Ford Police Interceptor (Explorer)	12	EA	$ 21,995.34	$ 263,464.08

TOTAL BID FOR CONTRACT $ 263,464.08

(Figures)

Two Hundred Sixty-three Thousand, Four Hundred Sixty-four Dollars and Eight Cents

(Words)

Please include a separate spread sheet itemizing line item unit pricing to be used with potential future purchases of individual items.

Item Number / Description:

The use of any manufacturer's name, trade name, brand name, or catalog number in this specification is for the sole purpose of describing and establishing the minimum requirements for levels of quality, standards of performance and design required, and is in no way intended to prohibit the bidding of any other manufacturer's items of equal quality and interoperability. The City's Public Work's Operations Manager or his designee shall be the sole judge of the quality and interoperability of alternate products proposed and his decision will be final.

JCO Corporation
851 Maguire Rd
Ocoee, FL 34761
407-395-9066

Mr. Rob Hart
Purchasing Coordinator
City of Ormond Beach
22 S Beach Street
Ormond Beach, FL 32174

November 19, 2025

Re: Bid Number 2026-03

We would like to clarify that we made a clerical error when totaling our bid. We will honor the lower total price of 263,464.08 as shown on the bid with a unit price of $21,955.34.
Please Let me know if you have any questions.

Sincerely
Joshua Caines
Joshua Caines, President

BID OPENING TABULATION

Emergency Lighting for Police Vehicles

Bid Number: 2026-03

Date & Time: November 12, 2025 2:00 PM

Contractor	Addendum 1	Bid Bond	Bid
Dana Safety Supply	y	n	$211,314.00
JCO Corporation	y	n	$263,464.08

Please Note: The bid proposals are currently being reviewed. All submittals accepted by the City of Ormond Beach are subject to the City's terms and conditions and any and all additional terms and conditions submitted by the bidders are rejected and shall have no force and effect. Bid documents from the bidders listed herein are the only submittals received timely as of the above opening date and time. All other bid documents submitted in response to this solicitation, if any, are hereby rejected as late.

Tabulated by: Robert Hart
Purchasing Coordinator

Opened by: Kevin Gray
Deputy Public Works Director

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.C.
Section	CONSENT AGENDA	**Category**	Consent - Resolution
Subject	Change Order No. 1 – CDBG Military Boulevard Sidewalk Improvements		
Recommended Action	Staff recommends approval of the additional sidewalk work in the amount of $83,862.96 in the form of Change Order No. 1 to the CDBG Military Boulevard Sidewalk Improvements.		
Strategic Goal	Public Safety — Other		
Department Staff Contact	Public Works - Engineering Alex Schumann, City Engineer		

Summary

On July 22, 2025, the City Commission approved a contract with Drewry Site Development, LLC for the CDBG Military Boulevard Sidewalk Improvements project, Bid No. 2025-32, in the amount of $218,651.49. This is a request to increase the scope of work on the existing project.

The additional work includes the installation of ADA-compliant driveway aprons on Military Boulevard and sidewalk improvements on the south side of Vanderbilt Drive, to include: removing an existing 2.5-foot non-ADA deteriorated concrete sidewalk, installation of a 5-foot ADA-compliant concrete sidewalk, installation of ADA-compliant detectable mats, and curbing on the south side of the road.

On October 16, 2025, the Community Development Block Grant Advisory Board (CDBGAB) supported the use of additional available funding for Vanderbilt Drive sidewalk improvements. Drewry Site Development, LLC has submitted a proposal for the additional work in the amount of $83,862.96. This proposal honors the unit pricing established in the contractor's original bid for the CDBG Military Boulevard Sidewalk project.

Staff has reviewed the proposal and recommends approval and authorization to proceed with the work. The additional work in the amount of $83,862.96 will bring the total cost of the project to $302,514.45.

Financial Impact

Funding for the Vanderbilt Drive sidewalk project will be derived from CDBG FY 24-25 for a total project cost of $83,862.96, reimbursed by Volusia County. A budget amendment will be needed for this change order.

Citizen Impact

The construction of this new Vanderbilt Drive sidewalk will have short-term impacts on the residents and the public while the project is being completed; residents will be notified prior to the project starting. The construction of these new sidewalks will benefit this neighborhood providing sidewalks residents to walk throughout the community and connect to the Forest Hills Trail which provides a safe route from the neighborhood to Tomoka Elementary School.

Attachments

1. 25-197 Engineering- Military Boulevard Sidewalk Improvements - Drewry Site Development - Change Order No. 1 (P25-0162G)
2. Change Order 1 - Additional Work
3. VANDERBILT_SIDEWALK_PLANSET
4. Vanderbilt Drive Sidewalk Project Map

RESOLUTION NO. 2025-197

A RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER NUMBER ONE (1) TO THAT CONTRACT AWARDED TO DREWRY SITE DEVELOPMENT, LLC, REGARDING THE MILITARY BOULEVARD SIDEWALK IMPROVEMENTS PROJECT, BY INCREASING THE FUNDING BY $83,862.96; INCREASING THE CONTRACT TIME BY 30 DAYS; AND SETTING FORTH AN EFFECTIVE DATE.

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

SECTION ONE. The Mayor and the City Manager are hereby authorized and directed to execute Change Order Number One (1) to that Contract between the City and Drewry Site Development LLC as authorized by Resolution No. 2025-108 for the purpose of continuing sidewalks on the south side of Vanderbilt Drive, due to additional funding provided by Volusia County in a Community Development Block Grant. The said Change Order Number One (1), a copy of which is attached hereto and incorporated herein by reference, increases the Contract Price by $83,862.96 (from $218,651.49 to $302,514.45) and increasing the Contract Time by 30 days (from 120 to150).

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

APPROVED AND AUTHENTICATED this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN DAUDERIS
City Clerk

CHANGE ORDER
No. 1

PROJECT: **CDBG Military Blvd. Sidewalk Improvements** **Date Issued:** **12/02/2025**

BID NUMBER: **2025-32**

CITY OF ORMOND BEACH	**CONTRACTOR**	**ENGINEER**
22 South Beach St Ormond Beach, FL 32174	Drewry Site Development 400 Venture Drive, Suite F South Daytona, FL 32119	City of Ormond Beach

You are directed to make the following changes to the Contract Documents:

Increase the Contract Price from $218,651.49 to $302,514.45

Description: Increase in scope on the existing project, to include: additional work on Vanderbilt Drive South Side, including demolition of approximately 4,110 SF of existing sidewalk and driveway aprons, and approximately 20 LF of curbing; installation of approximately 3,899 SF for 5-foot ADA sidewalk at 4" depth, and approximately 20 LF for curbing modifications; installation of approximately 2,479 SF of driveway aprons at 6" depth; installation of approximately 45LF for header; installation of 2 ADA Detectable Warning Mats; and installation of approximately 1,500 SF of driveway aprons for ADA compliance on Military Boulevard.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME	
Original Contract Price: $218,651.49	Original Contract Time (**days**) Substantial Completion: Final Completion:	 90 (01/05/2026) 120 (02/03/2026)
Previous Changes: None	Previous Changes:	None
Contract Price prior to this Change: $218,651.49	Contract time prior to this Change: Substantial Completion: Final Completion:	 90 (01/05/2026) 120 (02/03/2026)
Net **increase** of this Change: $83,862.96	Increase (days) of this Change:	30
Contract Price with all approved Changes: $302,514.45	Contract time with all approved Changes: Substantial Completion: Final Completion:	 120 (02/03/2026) 150 (03/05/2026)

CITY OF ORMOND BEACH

RECOMMENDED:

by: _____
Alex Schumann, P.E.
City Engineer

APPROVED:

by: _____
Jason Leslie, Mayor

attest: _____
Joyce A. Shanahan, City Manager

APPROVED:

by: _____
Drewry Site Development

_____
Title

_____
Printed Name

Drewry Site Development LLC
400 Venture Drive, Suite F
South Daytona, FL 32119
(386) 313-3220

REQUEST FOR CHANGE ORDER

11/14/2025

TO:
City of Ormond Beach
22 S. Beach Street
Ormond Beach, FL

PROJECT: **CDBG Military Blvd Sidewalk Improvements**

CO #1-Rev1: Driveway Aprons & Vanderbilt Drive

	Quantity	Total Cost
Install Driveway Aprons for ADA Compliance Description: Driveways 242, 250, 252, 254, 256, 290, 302, 1302. Approximately 1500 SF.	**1 LS**	**$12,735.00**
Demolition of Vanderbilt Drive - South Side of Roadway Description: Existing 2'-6" Sidewalk, Driveway Aprons & Curbing. Approximately 4,110 SF & 20 LF Curbing. Includes Removal and Disposal	**1 LS**	**$20,139.00**
Install on Vanderbilt Drive - South Side of Roadway (Sidewalk & Curb) Description: 5' Sidewalk at 4" Depth. Approximately 3,899 SF for Sidewalk & 20 LF for curbing modifications. Includes Layout, Excavation, Compacted Base, 4" - 3,000 PSI Concrete	**1 LS**	**$25,928.35**
Install on Vanderbilt Drive - South Side of Roadway (Driveway Aprons) Description: Driveway Aprons at 6" Depth. Approximately 2,479 SF. Includes Layout, Excavation, Compacted Base, 6" - 3,000 PSI Concrete	**1 LS**	**$21,046.71**
Install on Vanderbilt Drive - South Side of Roadway (Header Curb) Description: Approximately 45 LF for Header. Includes Layout, Excavation, Compacted Base	**1 LS**	**$1,122.60**
Install (2) ADA Detectable Warning Mats (FDOT Approved) at Corner of Vanderbilt	**1 LS**	**$184.20**
Install Bahia Sod Description: Includes Complete Restoration on Vanderbilt Drive along South Side Sidewalk. Approximately 350 SF plus Including All Disturbed Areas	**1 LS**	**$2,707.10**
	--	**$83,862.96**

Summary

Subtotal	$83,862.96

Change Order Total:

$83,862.96

Upon approval, please sign and date this change order on the following page.

Drewry Site Development LLC
400 Venture Drive, Suite F
South Daytona, FL 32119
(386) 313-3220

C.O. SIGNATURE PAGE

CO #1-Rev1: Driveway Aprons & Vanderbilt Drive

11/14/2025

Acceptance of Change Order

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to work as specified. Payment will be made as outlined in contract or as listed above.

_____

Signature Date

_____

Print Name Title

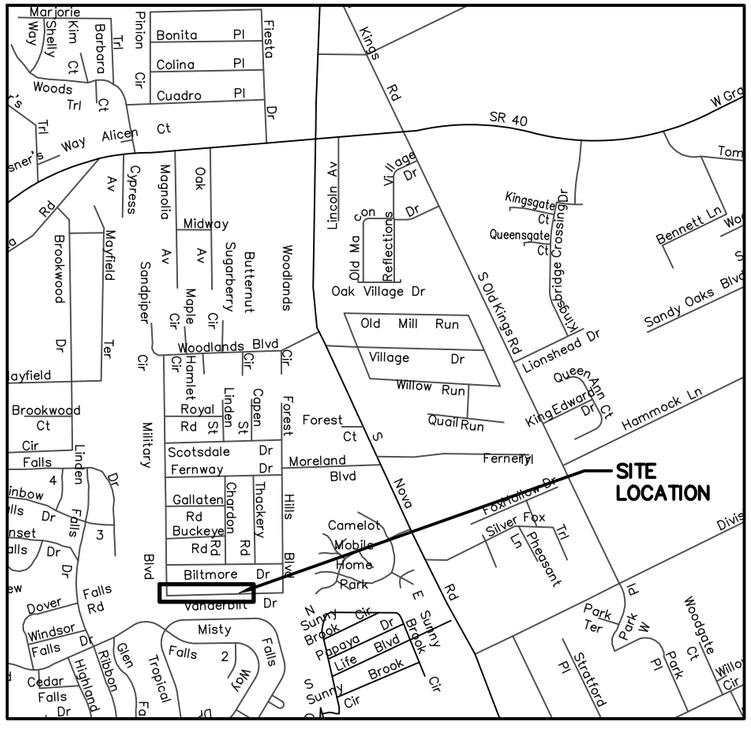
Proposal Prepared By:

Scott Drewry | **Drewry Site Development LLC** | (386) 313-3220 | Estimating@DrewrySite.com

CITY OF ORMOND BEACH

CDBG VANDERBILT DR
SIDEWALK IMPROVEMENTS
BID NO.: 2025-32

= SITE LOCATION



SITE LOCATION MAP

SHEET	DESCRIPTION
1	COVER SHEET & PROJECT LOCATION MAP
2	KEY SHEET
3	QUANTITIES
4	DEMOLITION PLAN 0+00 – 3+00
5	DEMOLITION PLAN 3+00 – 6+00
6	DEMOLITION PLAN 6+00 – 9+00
7	DEMOLITION PLAN 9+00 – 12+00
8	SIDEWALK PLAN 0+00 – 3+00
9	SIDEWALK PLAN 3+00 – 6+00
10	SIDEWALK PLAN 6+00 – 9+00
11	SIDEWALK PLAN 9+00 – 12+00
12	CONSTRUCTION DETAILS & NOTES
13	CONSTRUCTION DETAILS & NOTES
14	CONSTRUCTION DETAILS & NOTES
15	MOT: SIDEWALK CLOSURE FDOT 102–660
16	MOT: SIDEWALK CLOSURE FDOT 102–660

MAYOR

JASON LESLIE

COMMISSIONERS

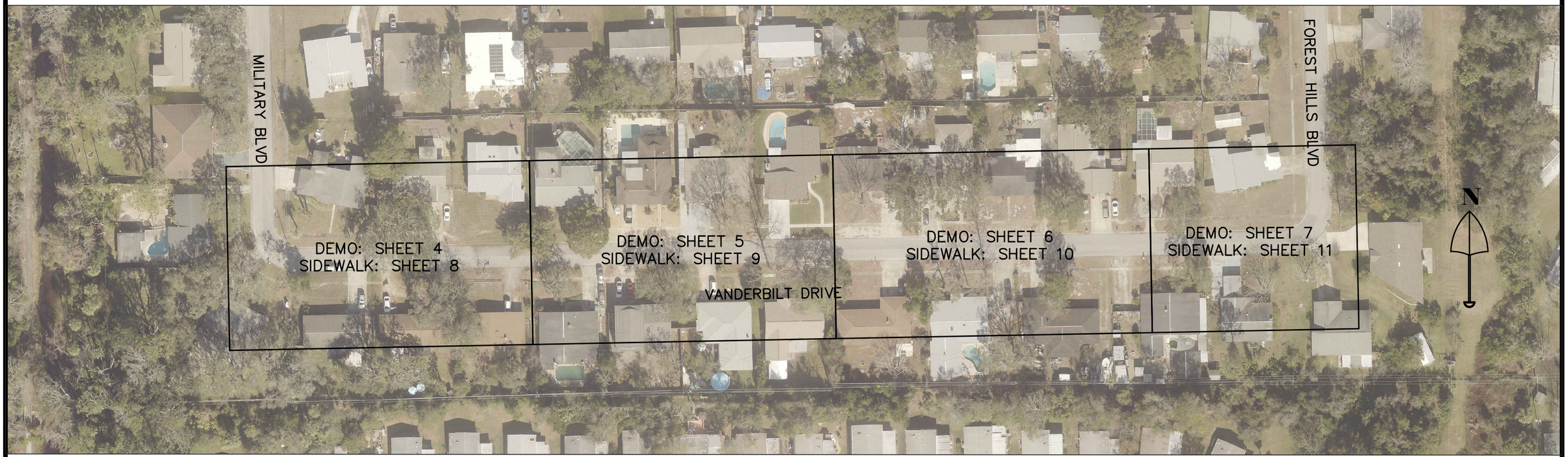
LORI TOLLAND, ZONE 1
TRAVIS SARGENT, ZONE 2
KRISTIN DEATON, ZONE 3
HAROLD BRILEY, ZONE 4

CITY MANAGER

JOYCE SHANAHAN

DRAWINGS ARE TO SCALE AT 11X17

PREPARED BY THE ENGINEERING DIVISION



DRAWING STATUS	
	DRAFT
	PERMIT
	BID
	ADDENDA
	CONSTRUCTION
	RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

KEY SHEET

DATE: 10/22/25	PROJECT NO.: 00–
SCALE: NTS	FILE NAME:
DRAWN BY: MC	SHEET: 2 of 16

QUANTITIES			
DEMOLITION	BASE BID	CONSTRUCTION	BASE BID
	QTY.	PAY ITEMS	QTY.
DEMO; 2'–6" CONC. SIDEWALK & DRIVEWAY APRONS (SQFT)	8856	ADA CONCRETE CURBING (LF)	35
DEMO; CURBING (LF)	35	CONCRETE SIDEWALK, 5' WIDE, 4" DEPTH (SQFT)	7813
DEMO; REMOVE LANDSCAPE BLOCK PLANTER & WALL (LS)	LUMP SUM – 1 LOCATIONS	DRIVEWAY APRONS, 6" DEPTH (SQFT)	4964
RELOCATE MAILBOXES (EA)	N/A	ADA DETECTABLE WARNING SURFACE (FDOT APPROVED) (EA)	3
ADJUST MANHOLE (EA)	AS SHOWN	COMPLETE SITE RESTORATION WITH BAHIA SOD (SQFT)	1140 + ALL DISTURBED AREAS
ADJUST SPRINKLER SYSTEMS (LS)	LUMP SUM	GRADING – FILL (CUYD)	11
EXISTING FIBER BOXES (CITY TO COORDINATE w/UTILITY)	AS SHOWN	GRADING – CUT (CUYD)	AS REQ. IF APPLICABLE
RELOCATE CABLE RISERS (COORDINATE w/UTILITY COMPANY)	N/A	HEADER CURB (LF)	45

NOTE: SEE VANDERBILT BID TAB FOR SOUTH SIDE SCOPE OF WORK & QUANTITIES

– BIDDER IS RESPONSIBLE TO VERIFY ALL TAKEOFFS AS THIS IS A LUMP SUM BID. BID IN ACCORDANCE WITH THE PLANS, SCOPE AND SPECIFICATIONS.

– THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.

DRAWING STATUS	
	DRAFT
	PERMIT
	BID
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	CONSTRUCTION
	RECORD

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City of Ormond Beach
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VANDERBILT DR
SIDEWALK IMPROVEMENTS

QUANTITIES

DATE: 10/22/25	PROJECT NO.: 00–
SCALE:	FILE NAME:
DRAWN BY: MC	SHEET: 3 of 16

VANDERBILT DRIVE PROJECT SCOPE:
SOUTH SIDE OF ROADWAY ONLY

N

0 10 20 40

SCALE: 1"=20'

MATCHLINE A

#400

MILITARY BLVD

20+00

21+00

22+00

23+00

VANDERBILT DR

#1302

#1299

#1298

#1291

#1290

#1285

#1284

DEMO CONCRETE SIDEWALK ~170 SQFT

DEMO CONCRETE DRIVEWAY APRON ~247 SQFT

DEMO CONCRETE SIDEWALK ~410 SQFT

DEMO CONCRETE SIDEWALK ~38 SQFT

DEMO CONCRETE DRIVEWAY APRON ~145 SQFT

DEMO CONCRETE DRIVEWAY APRON ~177 SQFT

DEMO CONCRETE SIDEWALK ~103 SQFT

DEMO CONCRETE DRIVEWAY APRON ~60 SQFT

DEMO CONCRETE SIDEWALK ~184 SQFT

DEMO CONCRETE SIDEWALK ~130 SQFT

DEMO CONCRETE DRIVEWAY APRON ~126 SQFT

DEMO CONCRETE DRIVEWAY APRON ~255 SQFT

TOTAL DEMO:
= 2045 SQFT CONCRETE

DRAWING STATUS	
	DRAFT
	PERMIT
	BID
	ADDENDA
	CONSTRUCTION
	RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

DEMO PLAN
20+75 – 23+25

DATE:	10/22/25	PROJECT NO.:	
SCALE:	1" = 20'	FILE NAME:	
DRAWN BY:	MC	SHEET:	4 of 16

N

0 10 20 40

SCALE: 1"=20'

MATCHLINE A

MATCHLINE B

DEMO CONCRETE SIDEWALK ~235 SQFT

DEMO CONCRETE SIDEWALK ~55 SQFT

DEMO CONCRETE DRIVEWAY APRON ~119 SQFT

#1275

DEMO CONCRETE DRIVEWAY APRON ~212 SQFT

DEMO CONCRETE SIDEWALK ~120 SQFT

#1267

DEMO CONCRETE DRIVEWAY APRON ~380 SQFT

#1259

DEMO CONCRETE SIDEWALK ~184 SQFT

DEMO CONCRETE SIDEWALK ~269 SQFT

#1251

DEMO CONCRETE DRIVEWAY APRON ~270 SQFT

24+00

25+00

26+00

VANDERBILT DR

DEMO CONCRETE SIDEWALK ~152 SQFT

DEMO CONCRETE DRIVEWAY APRON ~290 SQFT

DEMO CONCRETE SIDEWALK ~45 SQFT

#1274

DEMO CONCRETE DRIVEWAY APRON ~65 SQFT

DEMO CONCRETE SIDEWALK ~160 SQFT

#1268

DEMO CONCRETE DRIVEWAY APRON ~245 SQFT

#1260

DEMO CONCRETE SIDEWALK ~480 SQFT

#1252

TOTAL DEMO:
= 3281 SQFT CONCRETE

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
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ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

DEMO PLAN
23+25 – 26+25

DATE:	10/22/25	PROJECT NO.:	
SCALE:	1" = 20'	FILE NAME:	
DRAWN BY:	MC	SHEET:	5 of 16

N

0 10 20 40

SCALE: 1"=20'

MATCHLINE B

MATCHLINE C

DEMO CONCRETE DRIVEWAY APRON ~130 SQFT

DEMO CONCRETE SIDEWALK ~82 SQFT

DEMO CONCRETE DRIVEWAY APRON ~253 SQFT

DEMO CONCRETE SIDEWALK ~308 SQFT

DEMO CONCRETE DRIVEWAY APRON ~110 SQFT

DEMO CONCRETE SIDEWALK ~110 SQFT

DEMO CONCRETE DRIVEWAY APRON ~272 SQFT

DEMO CONCRETE SIDEWALK ~80 SQFT

DEMO CONCRETE DRIVEWAY APRON ~225 SQFT

#1243

#1235

#1227

#1219

#121

DEMO PLANTER; RETURN BLOCKS TO HOMEOWNER OR DISPOSE AT THEIR REQUEST

27+00

28+00

29+00

VANDERBILT DR

DEMO CONCRETE SIDEWALK ~250 SQFT

DEMO CONCRETE DRIVEWAY APRON ~292 SQFT

DEMO CONCRETE DRIVEWAY APRON ~266 SQFT

DEMO CONCRETE SIDEWALK ~40 SQFT

DEMO CONCRETE DRIVEWAY APRON ~70 SQFT

DEMO CONCRETE SIDEWALK ~415 SQFT

#1242

#1232

#1222

TOTAL DEMO:
= 2903 SQFT CONCRETE

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

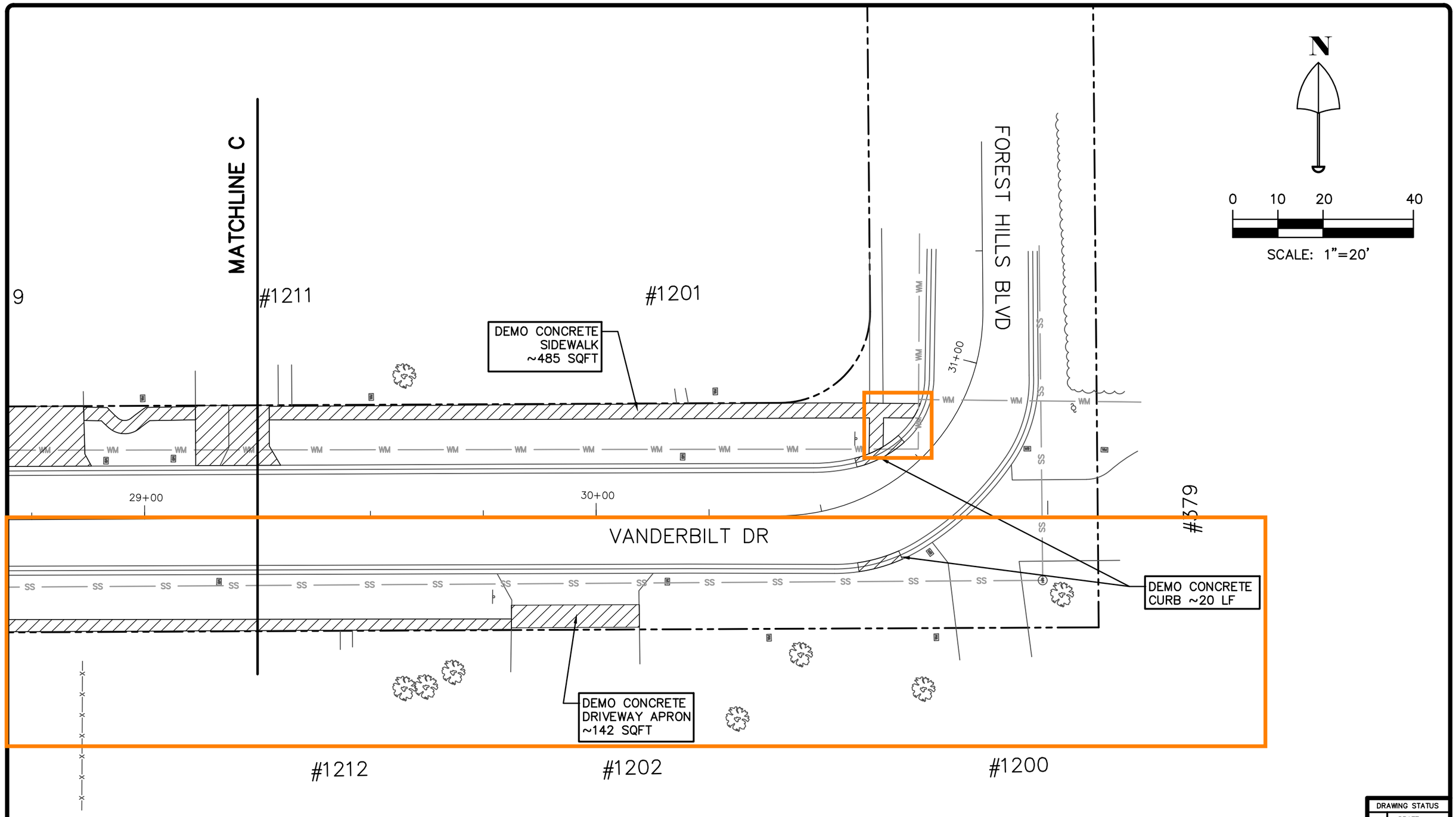
JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

DEMO PLAN
26+25 – 29+25

DATE: 10/22/25	PROJECT NO.:
SCALE: 1" = 20'	FILE NAME:
DRAWN BY: MC	SHEET: 6 of 16



TOTAL DEMO:= 627 SQFT CONCRETE
DEMO CURB:= 20 LF

DRAWING STATUS	
	DRAFT
	PERMIT
	BID
	ADDENDA
	CONSTRUCTION
	RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

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VANDERBILT DR
SIDEWALK IMPROVEMENTS

DEMO PLAN
29+25 – 31+00

DATE:	10/22/25	PROJECT NO.:	
SCALE:	1" = 20'	FILE NAME:	
DRAWN BY:	MC	SHEET:	7 of 16

TOTAL CONSTRUCTION:
= 1,815 SQFT 4" THICK CONC. SIDEWALK
= 1,122 SQFT 6" THICK CONC. DRIVEWAY
= 45 LF HEADER CURB

VANDERBILT DRIVE PROJECT SCOPE:
SOUTH SIDE OF ROADWAY ONLY

N

0 10 20 40

SCALE: 1"=20'

#400

MILITARY BLVD

20+00

21+00

22+00

23+00

VANDERBILT DR

MATCHLINE A

TIE INTO EXISTING SIDEWALK

#1299

TIE INTO EXISTING SIDEWALK

INSTALL 5' CONCRETE SIDEWALK ~ 664 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 14' WIDE ~ 196 SQFT

#1291

INSTALL DRIVEWAY APRON 6" THICK; 10' WIDE ~ 141 SQFT

#1285

INSTALL 5' CONCRETE SIDEWALK ~ 308 SQFT

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

#1302

TIE INTO EXISTING SIDEWALK

GRADE TO ACCOMMODATE SIDEWALK. APPROX. 6 CUYD FILL. 350 SQFT BAHIA SOD. SEE TYPICAL SECTION A

INSTALL HEADER CURB ~ 45 LF

INSTALL 5' CONCRETE SIDEWALK ~ 313 SQFT

#1298

INSTALL DRIVEWAY APRON 6" THICK; 18' WIDE ~ 274 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 75 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 205 SQFT

#1290

INSTALL DRIVEWAY APRON 6" THICK; 14' WIDE ~ 174 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 250 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 14' WIDE ~ 60 SQFT

#1284

INSTALL DRIVEWAY APRON 6" THICK; 18' WIDE ~ 277 SQFT

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

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VANDERBILT DR SIDEWALK IMPROVEMENTS

SIDEWALK PLAN 20+75 – 23+25

DATE: 10/22/25	PROJECT NO.:
SCALE: 1" = 20'	FILE NAME:
DRAWN BY: MC	SHEET: 8 of 16

N

0 10 20 40

SCALE: 1"=20'

MATCHLINE A

MATCHLINE B

INSTALL CONCRETE SIDEWALK 5' WIDE REDUCED TO 4' WIDE BETWEEN TREES ~ 308 SQFT

#1275

GRADE TO ACCOMMODATE SIDEWALK. APPROX. 1 CUYD FILL. 40 SQFT BAHIA SOD.

INSTALL DRIVEWAY APRON 6" THICK; 9' WIDE ~ 135 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 16' WIDE ~ 230 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 85 SQFT

#1267

INSTALL 5' CONCRETE SIDEWALK ~ 205 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 28' WIDE ~ 398 SQFT

#1259

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

INSTALL CONCRETE SIDEWALK 5' WIDE REDUCED TO 3.5' WIDE BEHIND POLE ~ 255 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 20' WIDE ~ 287 SQFT

#1251

INSTALL 5' CONCRETE SIDEWALK ~ 443 SQFT

TIE INTO EXISTING SIDEWALK

24+00

TIE INTO EXISTING SIDEWALK

25+00

RELOCATE MAILBOX

GRADE TO ACCOMMODATE SIDEWALK. APPROX. 2 CUYD FILL. 190 SQFT BAHIA SOD. SEE TYPICAL SECTION B

26+00

TIE INTO EXISTING SIDEWALK

VANDERBILT DR

INSTALL 5' CONCRETE SIDEWALK ~ 295 SQFT

#1274

INSTALL DRIVEWAY APRON 6" THICK; 20' WIDE ~ 307 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 82 SQFT

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

INSTALL DRIVEWAY APRON 6" THICK; 13' WIDE ~ 65 SQFT

#1268

INSTALL 5' CONCRETE SIDEWALK ~ 308 SQFT

#1260

INSTALL DRIVEWAY APRON 6" THICK; 16' WIDE ~ 246 SQFT

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

#1252

INSTALL 5' CONCRETE SIDEWALK ~ 794 SQFT

TOTAL CONSTRUCTION:
= 2,775 SQFT 4" THICK CONC. SIDEWALK
= 1,668 SQFT 6" THICK CONC. DRIVEWAY

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR SIDEWALK IMPROVEMENTS

SIDEWALK PLAN 23+25 – 26+25

DATE:	10/22/25	PROJECT NO.:	
SCALE:	1" = 20'	FILE NAME:	
DRAWN BY:	MC	SHEET:	9 of 16

N

0 10 20 40

SCALE: 1"=20'

TOTAL CONSTRUCTION:
= 1,782 SQFT 4" THICK CONC. SIDEWALK
= 2,032 SQFT 6" THICK CONC. DRIVEWAY

MATCHLINE B

MATCHLINE C

INSTALL DRIVEWAY APRON 6" THICK; 9' WIDE ~ 150 SQFT

#1243

INSTALL 5' CONCRETE SIDEWALK ~ 147 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 18' WIDE ~ 270 SQFT

#1235

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

INSTALL DRIVEWAY APRON 6" THICK; 9' WIDE ~ 133 SQFT

#1227

INSTALL 5' CONCRETE SIDEWALK ~ 500 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 20' WIDE ~ 295 SQFT

#1219

INSTALL 5' CONCRETE SIDEWALK ~ 125 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 16' WIDE ~ 250 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 184 SQFT

#121

GRADE TO ACCOMMODATE SIDEWALK. APPROX. 3 CUYD FILL. 600 SQFT BAHIA SOD. SEE TYPICAL SECTION B

TIE INTO EXISTING SIDEWALK

TIE INTO EXISTING SIDEWALK

27+00

28+00

29+00

VANDERBILT DR

ADJUST MANHOLE

TIE INTO EXISTING SIDEWALK

INSTALL 5' CONCRETE SIDEWALK ~ 425 SQFT

#1242

INSTALL DRIVEWAY APRON 6" THICK; 20' WIDE ~ 306 SQFT

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

#1232

INSTALL DRIVEWAY APRON 6" THICK; 20' WIDE ~ 290 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 78 SQFT

INSTALL 5' CONCRETE SIDEWALK ~ 323 SQFT

#1222

INSTALL DRIVEWAY APRON 6" THICK; 14' WIDE ~ 69 SQFT

INSTALL DRIVEWAY APRON 6" THICK; 20' WIDE ~ 269 SQFT

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

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City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
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VANDERBILT DR
SIDEWALK IMPROVEMENTS

SIDEWALK PLAN
26+25 – 29+25

DATE: 10/22/25	PROJECT NO.:
SCALE: 1" = 20'	FILE NAME:
DRAWN BY: MC	SHEET: 10 of 16

N

0 10 20 40

SCALE: 1"=20'

MATCHLINE C

9

#1211

#1201

FOREST HILLS BLVD

#379

INSTALL 5' CONCRETE SIDEWALK ~ 740 SQFT

TIE INTO EXISTING SIDEWALK

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

TIE INTO EXISTING SIDEWALK

INSTALL 20LF OF ADA COMPLIANT CURBING

31+00

29+00

30+00

TIE INTO EXISTING SIDEWALK

VANDERBILT DR

INSTALL ADA DETECTABLE WARNING SURFACES (2) AS SHOWN

INSTALL 5' CONCRETE SIDEWALK ~ 381 SQFT

TIE INTO EXISTING SIDEWALK

INSTALL 5' CONCRETE SIDEWALK ~ 320 SQFT

#1212

#1202

#1200

REPLACE FIBER BOX WITH TRAFFIC RATED BOX (COORDINATE w/UTILITY COMPANY

INSTALL DRIVEWAY APRON 6" THICK; 28' WIDE ~ 142 SQFT

TOTAL CONSTRUCTION:
= 1,441 SQFT 4" THICK CONC. SIDEWALK
= 35 LF ADA CONCRETE CURBING
= 142 SQFT 6" THICK CONC. DRIVEWAY

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
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VANDERBILT DR SIDEWALK IMPROVEMENTS

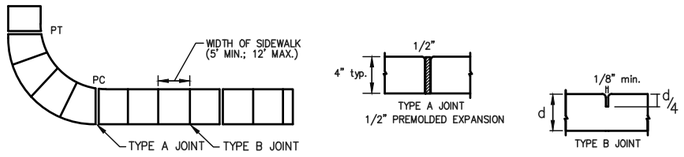
SIDEWALK PLAN 29+25 – 31+00

DATE: 10/22/25	PROJECT NO.:
SCALE: 1" = 20'	FILE NAME:
DRAWN BY: MC	SHEET: 11 of 16

GENERAL NOTES:

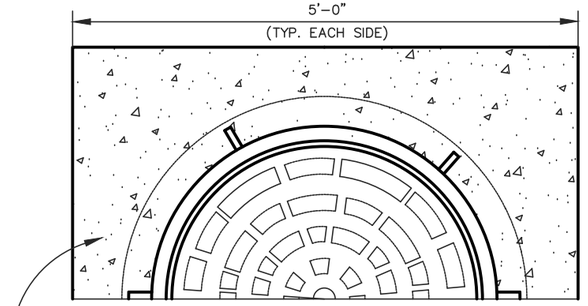
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
2. NO LAND SHALL BE CLEARED, 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.

STANDARD CONSTRUCTION DETAIL GENERAL CONSTRUCTION NOTES	INDEX M-2	MAY 2020

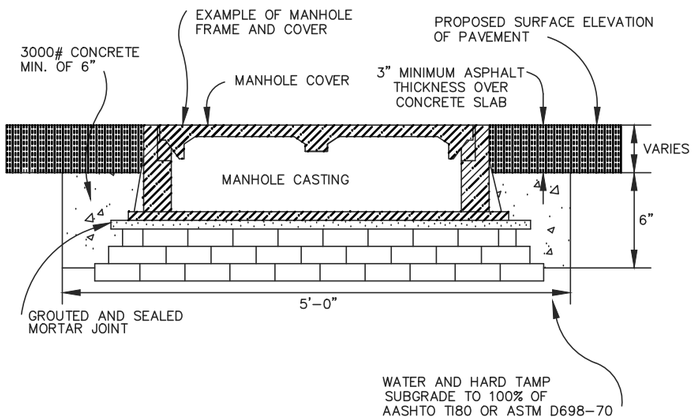


1. SIDEWALKS, BIKEPATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 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 DEVIATIONS TO SAVE SPECIMEN TREES 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 6 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 TACTIBLE 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.**

STANDARD CONSTRUCTION DETAIL SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS NTS	INDEX M-3	MAY 2020



HALF SECTION



MANHOLE ADJUSTMENT DETAILS

STANDARD CONSTRUCTION DETAIL MANHOLE ADJUSTMENT DETAILS NTS	INDEX S-9C	JUNE 2023

DRAWING STATUS	
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	CONSTRUCTION
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NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

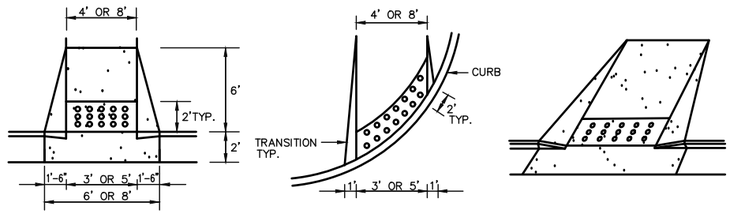
JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

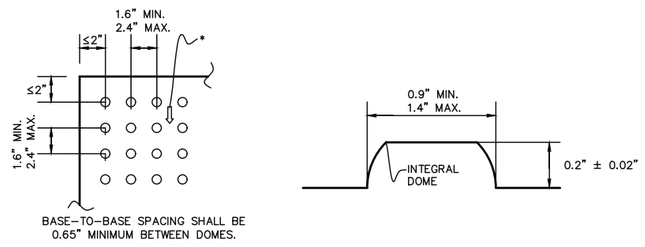
CONSTRUCTION DETAILS & NOTES

DATE: 10/22/25	PROJECT NO.: 00-
SCALE:	FILE NAME:
DRAWN BY: MC	SHEET: 12 of 16



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.

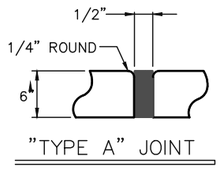


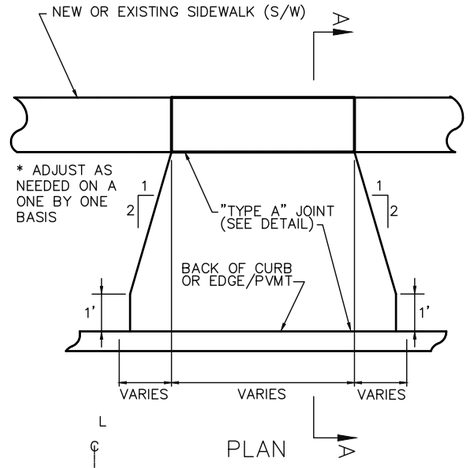
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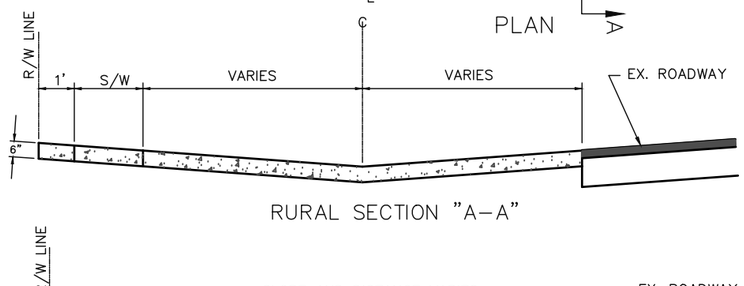
* ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

STANDARD CONSTRUCTION DETAIL **SIDEWALK AND BIKE PATH RAMP** NTS	INDEX M-4	MAY 2020

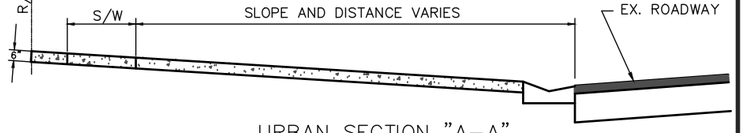
NOTE: EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH 6" THICK CONCRETE IN AREA OF DRIVEWAY







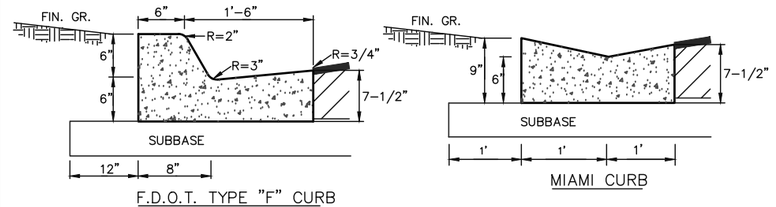
RURAL SECTION "A-A"

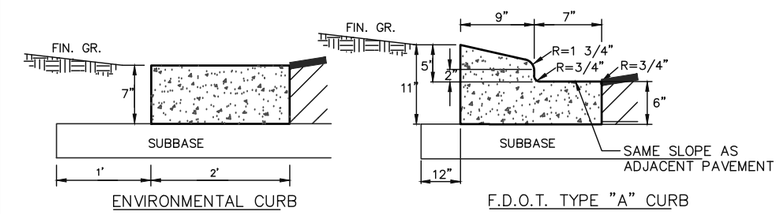


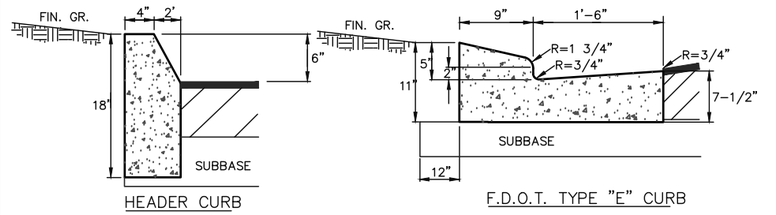
URBAN SECTION "A-A"

DRIVEWAY APRON BASE TO BE COMPACTED AND TESTED TO 95% DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO MODIFIED PROCTOR TEST F.B.V.-75
CONCRETE DRIVEWAY APRON TO BE 28 DAY, 3000 PSI.

STANDARD CONSTRUCTION DETAIL **RESIDENTIAL DRIVEWAY APRON DRAWINGS** NTS	INDEX M-7	MAY 2020







NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 2500 P.S.I. CONCRETE
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', 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 WITH MINIMUM L.B.R. 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.
6. ALL EXPOSED CORNERS TO BE ROUNDED AT 3/4" MIN. RADIUS.
7. ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES.

STANDARD CONSTRUCTION DETAIL **STANDARD CURB CONSTRUCTION** NTS	INDEX R-4	MAY 2020

DRAWING STATUS	
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	CONSTRUCTION
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NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

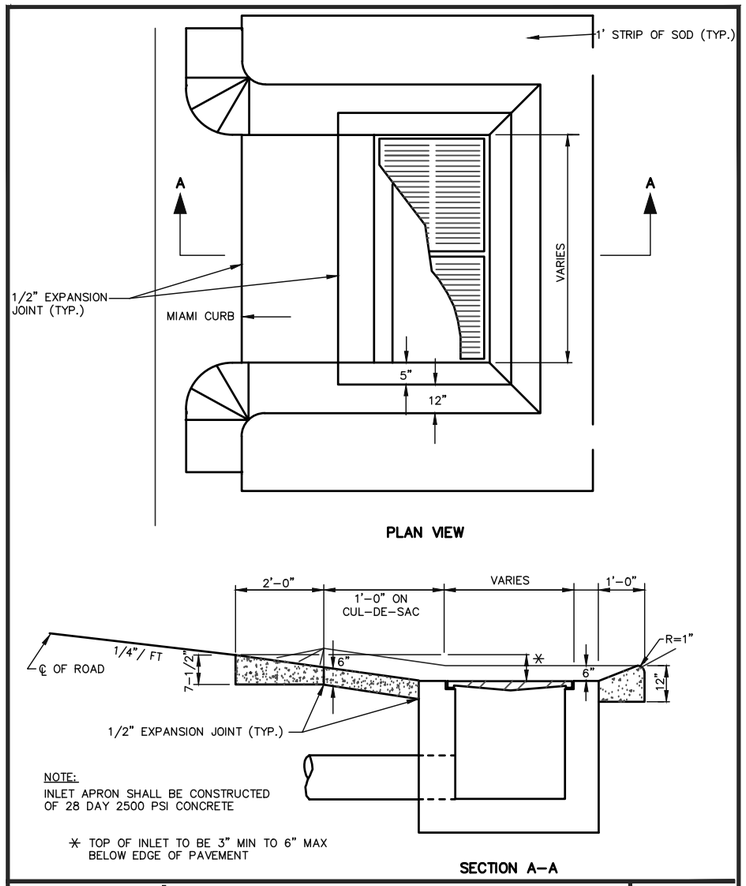
JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR SIDEWALK IMPROVEMENTS

CONSTRUCTION DETAILS & NOTES

DATE: 10/22/25	PROJECT NO.: 00-
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DRAWN BY: MC	SHEET: 13 of 16



PLAN VIEW

SECTION A–A

STANDARD CONSTRUCTION DETAIL

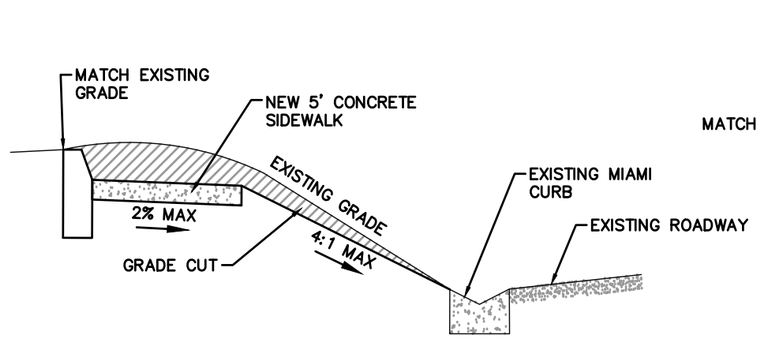
STORM INLET APRON

NTS

INDEX

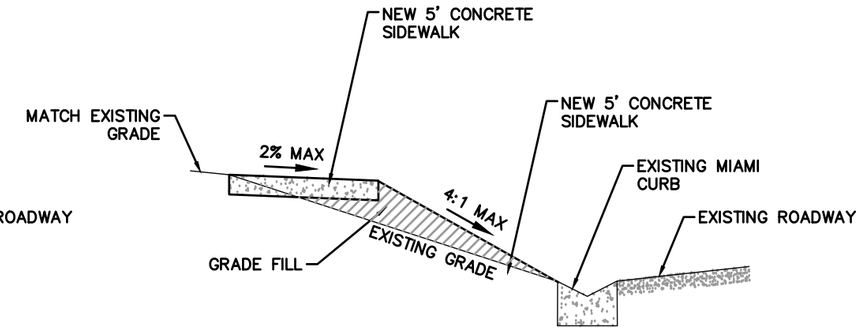
ST–3

MAY 2020



TYPICAL SECTION A

NOT TO SCALE



TYPICAL SECTION B

NOT TO SCALE

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City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR SIDEWALK IMPROVEMENTS

CONSTRUCTION DETAILS & NOTES

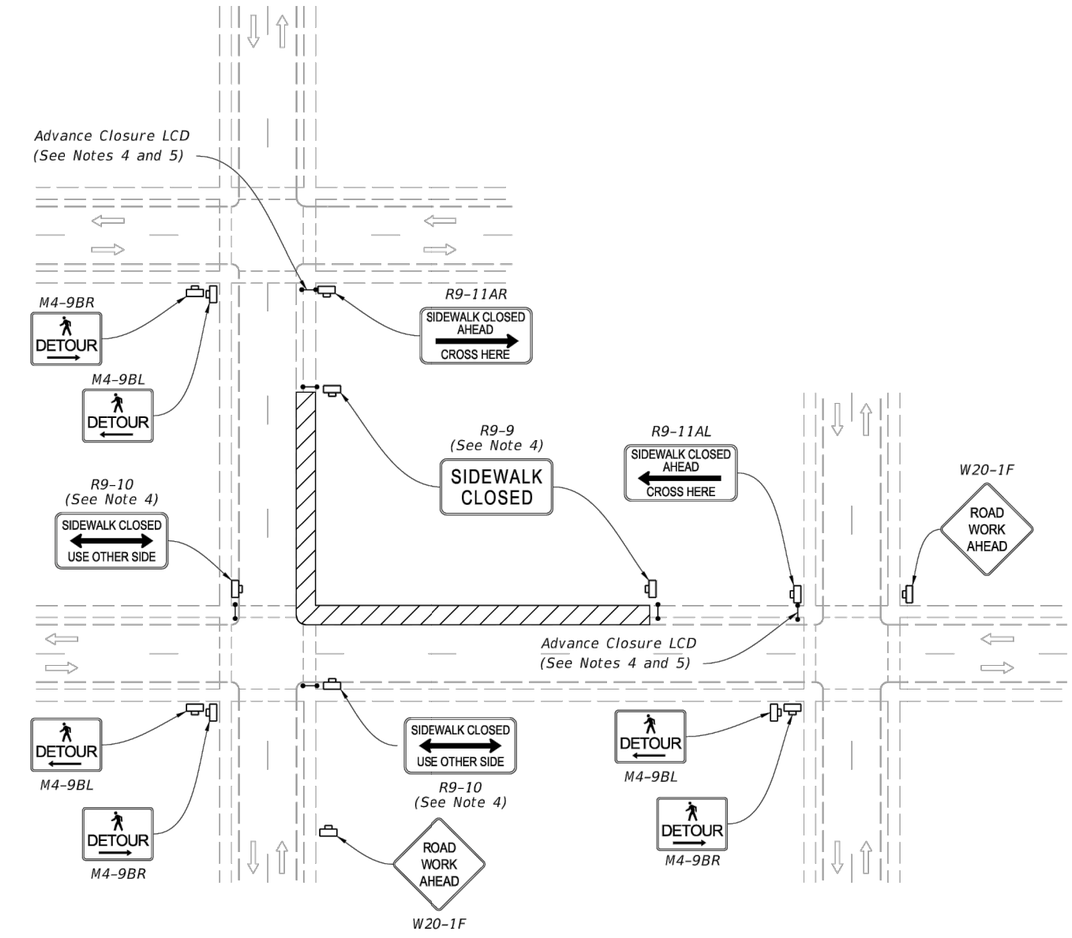
DATE: 10/22/25	PROJECT NO.: 00–
SCALE:	FILE NAME:
DRAWN BY: MC	SHEET: 14 of 16

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e,g,, transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

9/21/2021 12:26:54 PM

LAST REVISION	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20					102-660	1 of 2

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	ADDENDA
	CONSTRUCTION
	RECORD

NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER

ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

MOT

DATE: 10/22/25	PROJECT NO.: 00-
SCALE:	FILE NAME:
DRAWN BY: MC	SHEET: 15 of 16

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.

2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.

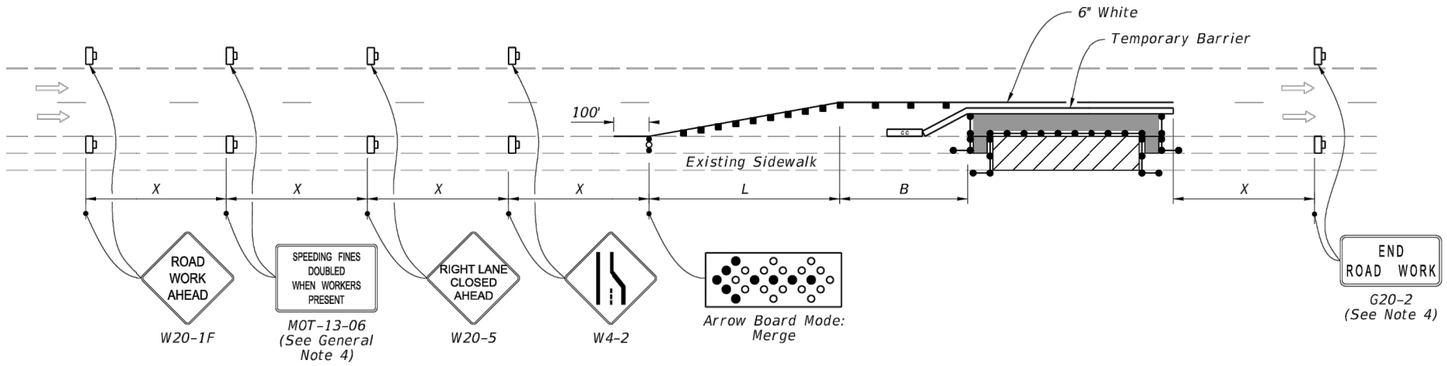
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.

4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.

5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

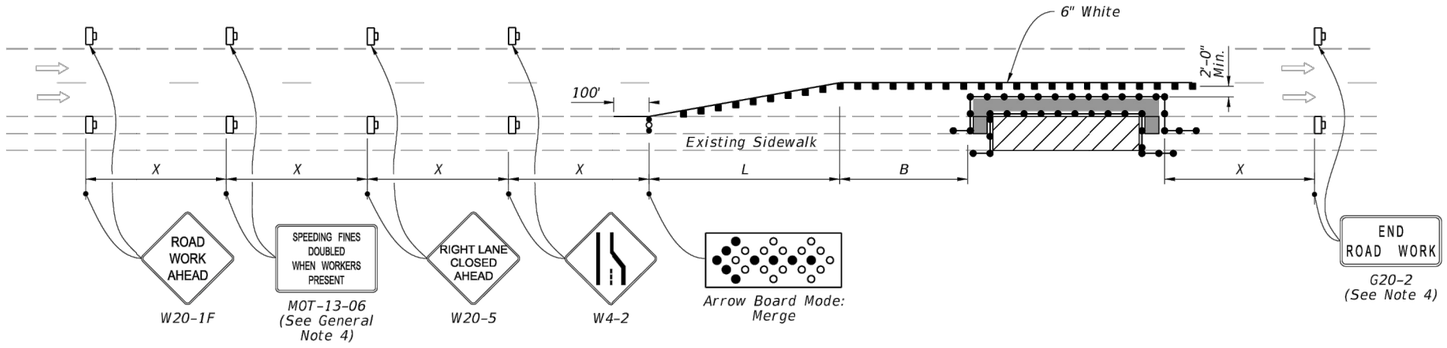
SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



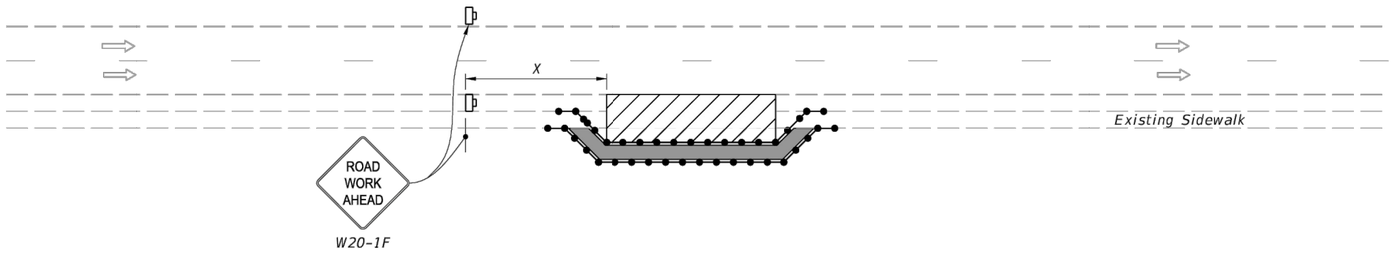
PEDESTRIAN DIVERSION - OPTION 1

(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2

(Work Zone Speed 35 mph or Less)



PEDESTRIAN SPECIAL DETOUR

9/21/2021 12:26:55 PM

LAST REVISION	REVISION	DESCRIPTION:
11/01/21		

FDOT FY 2022-23 STANDARD PLANS

SIDEWALK CLOSURE

INDEX 102-660

SHEET 2 of 2

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NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

JASON LESLIE, MAYOR
JOYCE SHANAHAN, CITY MANAGER
ALEX SCHUMANN, P.E. CITY ENGINEER

VANDERBILT DR
SIDEWALK IMPROVEMENTS

MOT

DATE: 10/22/25
SCALE:
DRAWN BY: MC

PROJECT NO.: 00-
FILE NAME:
SHEET: 16 of 16


VANDERBILT DRIVE SIDEWALK SOUTH SIDE
Write a description for your map.
Legend
Vanderbilt Dr
Project Location
Biltmore Dr
Vanderbilt Dr
Lifegrip Solutions
Misty Falls Dr
Misty Falls Dr
Falls Way Dr
Falls Way Dr
Sunnybrook Cir N
Jasmin Dr
Papaya Dr
Stratford on Aiken
Avalon Way
Camelot Blvd
Buckeye Rd
Callaten Rd
Clarendon Rd
Tralee Rd
Forest Hills Blvd
Fernway Dr
Horseshoe Falls Dr
Daytona College
Life Village Mobil
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.D.
Section	CONSENT AGENDA	**Category**	Consent - Resolution
Subject	FDOT Grant - Design and Bidding Services for Obstruction Mitigation, Ormond Beach Municipal Airport		
Recommended Action	Staff recommends approval of the Resolution authorizing execution of the grant agreement with FDOT to fund Design and Bidding Services for Obstruction Mitigation for the Airport.		
Strategic Goal	Economic Development - Airport		
Department Staff Contact	Economic Development - Airport Steven Lichliter, Airport Manager		

Summary

This is a Resolution to authorize execution of a Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) to fund Design and Bidding Services for Obstruction Mitigation at the Ormond Beach Municipal Airport.

The most recent FDOT airport licensing inspection report identifies obstructions in the approaches to both Runway 9/27 and Runway 17/35. Obstruction analysis and mitigation at the airport have been regularly accomplished in response to observations conducted annually during the FDOT airport licensing inspection, as a result of environmental and design studies for airport improvement projects, input from Air Traffic Control Tower staff and in response to Federal Aviation Administration (FAA) study information. The FAA considers obstruction analysis and obstacle mitigation to be top priorities. The City has completed an AGIS study and an Obstacle Action Plan (OAP) for the airport, which are the guiding documents for the obstruction mitigation work that will be the subject of the design and bidding services to be funded by this grant. The AGIS study and OAP were authorized by the City Commission via Resolution 2024-54.

The City, acting as the airport sponsor, is obligated to address obstruction mitigation at the airport in order to remain in compliance with federal grant assurances [*GA 20 – Hazard Removal and Mitigation (49 U.S.C. subtitle VII)*] and per other guidelines including a Policy Guidance Letter on Approach and Departure Surface Protection that was circulated in September 2022. Mitigation of overgrowth at the airport is vital to establish and verify clear approach and departure surfaces for the airport's runways and is also essential to minimize the presence of invasive wildlife species

that pose a hazard to airport operations. Mitigation of obstructions and other forms of natural overgrowth at the airport is also needed to facilitate the planned installation, monitoring and maintenance of a new perimeter wildlife/security fence. The new fence is one of the key recommendations presented in the airport's Wildlife Hazard Assessment Report completed and the subsequent Wildlife Hazard Management Plan.

Financial Impact

The PTGA presented will provide State funding of up to $88,792. Cost sharing is FDOT 80% and Airport 20%, of the total not to exceed cost of $110,990. Therefore, the maximum budgetary impact on the Airport Fund is $22,198. The project to be funded by this grant is included in the current CIP for Fund 108 – Airport.

Citizen Impact

The Design and Bidding Services for Obstruction Mitigation project pertains specifically to current and planned airport operations and will have no impact upon the City's general population. The improved operational environment supported by this project will ultimately serve as an important safety enhancement for the airport and the flying public.

Attachments

1. 25-198 FDOT Grant Obstr Mitig (P25-0177G)
2. PTGA to Sponsor 453387-2-94-01 Design and Bid-Award Services forObstruction Mitigation at OMN

RESOLUTION NO. 2025-198

A RESOLUTION AUTHORIZING THE EXECUTION OF A PUBLIC TRANSPORTATION GRANT AGREEMENT BETWEEN THE CITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGARDING FUNDING FOR DESIGN AND BIDDING SERVICES FOR AN OBSTRUCTION MITIGATION PROJECT AT THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY AND INCIDENTAL THERETO FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to enter into a Public Transportation Grant Agreement with the Florida Department of Transportation ("FDOT") for design and bidding services for an obstruction mitigation Project at the Ormond Beach Municipal Airport (the "Project"), and

WHEREAS, the total cost of the Project is $110,990.00, and

WHEREAS, the Florida Department of Transportation ("FDOT") has issued a Public Transportation Grant Agreement ("PTGA") to provide grant funding in the amount of $88,792.00, representing eighty percent (80%) of the Project cost, and

WHEREAS, City Manager has certified that funds in the amount of $22,198.00 to fund the City's share of the Project cost is appropriated in the Airport Fund (108) and is not appropriated for any other purpose, now therefore,

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

SECTION ONE. The Mayor and the City Manager are hereby authorized and directed to execute a Public Transportation Grant Agreement between the City and the Florida Department of Transportation regarding funding for design and bidding services for an obstruction and mitigation project at the Ormond Beach Municipal Airport. A copy of said Public Transportation Grant Agreement is attached hereto and incorporated herein by reference.

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

APPROVED AND AUTHENTICATED, this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION GRANT AGREEMENT

Form 725-000-01
STRATEGIC DEVELOPMENT
OGC 10/25

Financial Project Number(s): (item-segment-phase-sequence)		Fund(s):	DPTO	FLAIR Category:	088719
453387-2-94-01		Work Activity Code/Function:	215	Object Code:	751000
		Federal Award Identification Number (FAIN) – Transit only:	N/A	Org. Code:	55052000531
				Vendor Number:	VF596000398020
Contract Number:		Federal Award Date:	N/A		
CFDA Number:	N/A	Agency UEI Number:			
CFDA Title:	N/A				
CSFA Number:	55.004				
CSFA Title:	Aviation Grant Program				

THIS PUBLIC TRANSPORTATION GRANT AGREEMENT ("Agreement") is entered into _____, by and between the State of Florida, Department of Transportation, ("Department"), and City of Ormond Beach, ("Agency"). The Department and the Agency are sometimes referred to in this Agreement as a "Party" and collectively as the "Parties."

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the Parties agree to the following:

1. **Authority.** The Agency, by Resolution or other form of official authorization, a copy of which is attached as **Exhibit "D", Agency Resolution** and made a part of this Agreement, has authorized its officers to execute this Agreement on its behalf. The Department has the authority pursuant to Section(s) 332.007, Florida Statutes, to enter into this Agreement.

2. **Purpose of Agreement.** The purpose of this Agreement is to provide for the Department's participation in Design and Bidding Services for Obstruction Mitigation at Ormond Beach Municipal Airport. , as further described in **Exhibit "A", Project Description and Responsibilities**, attached and incorporated into this Agreement ("Project"), to provide Department financial assistance to the Agency, state the terms and conditions upon which Department funds will be provided, and to set forth the manner in which the Project will be undertaken and completed.

3. **Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

   X **Aviation**
   __ **Seaports**
   __ **Transit**
   __ **Intermodal**
   __ **Rail Crossing Closure**
   __ **Match to Direct Federal Funding** (Aviation or Transit)
   (Note: Section 15 and Exhibit G do not apply to federally matched funding)
   __ **Other**

4. **Exhibits.** The following Exhibits are attached and incorporated into this Agreement:

   X Exhibit A: Project Description and Responsibilities
   X Exhibit B: Schedule of Financial Assistance
   __ *Exhibit B1: Deferred Reimbursement Financial Provisions
   __ *Exhibit B2: Advance Payment Financial Provisions
   __ *Exhibit B3: Alternative Advanced Pay (Transit Bus Program)
   __ *Exhibit C: Terms and Conditions of Construction
   X Exhibit D: Agency Resolution
   X Exhibit E: Program Specific Terms and Conditions
   X Exhibit E1: Prohibition Based on Health Care Choices
   __ Exhibit E2: Exterior Vehicle Wrap, Tinting, Paint, Marketing and Advertising (Transit)

X Exhibit E3: Geoengineering and Weather Modification Reporting (Aviation)
X Exhibit E4: Energy Policy Goals Reporting
X Exhibit F: Contract Payment Requirements
X *Exhibit G: Audit Requirements for Awards of State Financial Assistance
__ *Exhibit H: Audit Requirements for Awards of Federal Financial Assistance
__ *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
__ *Additional Exhibit(s):

*Indicates that the Exhibit is only attached and incorporated if applicable box is selected.

5. **Time.** Unless specified otherwise, all references to "days" within this Agreement refer to calendar days.

6. **Term of Agreement.** This Agreement shall commence upon full execution by both Parties ("Effective Date") and continue through June 1, 2027. If the Agency does not complete the Project within this time period, this Agreement will expire unless an extension of the time period is requested by the Agency and granted in writing by the Department prior to the expiration of this Agreement. Expiration of this Agreement will be considered termination of the Project. The cost of any work performed prior to the Effective Date or after the expiration date of this Agreement will not be reimbursed by the Department.

   a. __ If this box is checked the following provision applies:

   Unless terminated earlier, work on the Project shall commence no later than the __ day of __, or within __ days of the issuance of the Notice to Proceed for the construction phase of the Project (if the Project involves construction), whichever date is earlier. The Department shall have the option to immediately terminate this Agreement should the Agency fail to meet the above-required dates.

7. **Amendments, Extensions, and Assignment.** This Agreement may be amended or extended upon mutual written agreement of the Parties. This Agreement shall not be renewed. This Agreement shall not be assigned, transferred, or otherwise encumbered by the Agency under any circumstances without the prior written consent of the Department.

8. **Termination or Suspension of Project.** The Department may, by written notice to the Agency, suspend any or all of the Department's obligations under this Agreement for the Agency's failure to comply with applicable law or the terms of this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected.

   a. Notwithstanding any other provision of this Agreement, if the Department intends to terminate the Agreement, the Department shall notify the Agency of such termination in writing at least thirty (30) days prior to the termination of the Agreement, with instructions to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

   b. The Parties to this Agreement may terminate this Agreement when its continuation would not produce beneficial results commensurate with the further expenditure of funds. In this event, the Parties shall agree upon the termination conditions.

   c. If the Agreement is terminated before performance is completed, the Agency shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed the equivalent percentage of the Department's maximum financial assistance. If any portion of the Project is located on the Department's right-of-way, then all work in progress on the Department right-of-way will become the property of the Department and will be turned over promptly by the Agency.

   d. In the event the Agency fails to perform or honor the requirements and provisions of this Agreement, the Agency shall promptly refund in full to the Department within thirty (30) days

of the termination of the Agreement any funds that were determined by the Department to have been expended in violation of the Agreement.

e. The Department reserves the right to unilaterally cancel this Agreement for failure by the Agency to comply with the Public Records provisions of Chapter 119, Florida Statutes.

9. Project Cost:

a. The estimated total cost of the Project is $110,990. This amount is based upon **Exhibit "B", Schedule of Financial Assistance**. The timeline for deliverables and distribution of estimated amounts between deliverables within a grant phase, as outlined in **Exhibit "B", Schedule of Financial Assistance**, may be modified by mutual written agreement of the Parties and does not require execution of an **Amendment to the Public Transportation Grant Agreement**. The timeline for deliverables and distribution of estimated amounts between grant phases requires an amendment executed by both Parties in the same form as this Agreement.

b. The Department agrees to participate in the Project cost up to the maximum amount of $88,792 and, the Department's participation in the Project shall not exceed 80.00% of the total eligible cost of the Project, and as more fully described in **Exhibit "B'', Schedule of Financial Assistance**. The Agency agrees to bear all expenses in excess of the amount of the Department's participation and any cost overruns or deficits involved.

10. Compensation and Payment:

a. Eligible Cost. The Department shall reimburse the Agency for allowable costs incurred as described in **Exhibit "A"**, **Project Description and Responsibilities**, and as set forth in **Exhibit "B", Schedule of Financial Assistance**.

b. Deliverables. The Agency shall provide quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of service to be performed and the criteria for evaluating successful completion. The Project and the quantifiable, measurable, and verifiable units of deliverables are described more fully in **Exhibit "A", Project Description and Responsibilities**. Modifications to the deliverables in **Exhibit "A", Project Description and Responsibilities** requires a formal written amendment.

c. Invoicing. Invoices shall be submitted no more often than monthly by the Agency in detail sufficient for a proper pre-audit and post-audit, based on the quantifiable, measurable, and verifiable deliverables as established in **Exhibit "A", Project Description and Responsibilities**. Deliverables and costs incurred must be received and approved by the Department prior to reimbursement. Requests for reimbursement by the Agency shall include an invoice, progress report, and supporting documentation for the deliverables being billed that are acceptable to the Department. The Agency shall use the format for the invoice and progress report that is approved by the Department.

d. Supporting Documentation. Supporting documentation must establish that the deliverables were received and accepted in writing by the Agency and must also establish that the required minimum standards or level of service to be performed based on the criteria for evaluating successful completion as specified in **Exhibit "A", Project Description and Responsibilities** has been met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in proper detail the nature and propriety of charges as described in **Exhibit "F", Contract Payment Requirements**.

e. Travel Expenses. The selected provision below is controlling regarding travel expenses:

X Travel expenses are NOT eligible for reimbursement under this Agreement.

__ Travel expenses ARE eligible for reimbursement under this Agreement. Bills for travel expenses specifically authorized in this Agreement shall be submitted on the Department's Contractor Travel Form No. 300-000-06 and will be paid in accordance with Section 112.061, Florida Statutes, and the most current version of the Department's Disbursement Handbook for Employees and Managers.

f. Financial Consequences. Payment shall be made only after receipt and approval of deliverables and costs incurred unless advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes, or the Department's Comptroller under Section 334.044(29), Florida Statutes. If the Department determines that the performance of the Agency is unsatisfactory, the Department shall notify the Agency of the deficiency to be corrected, which correction shall be made within a time-frame to be specified by the Department. The Agency shall, within thirty (30) days after notice from the Department, provide the Department with a corrective action plan describing how the Agency will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract non-compliance. If the corrective action plan is unacceptable to the Department, the Agency will not be reimbursed. If the deficiency is subsequently resolved, the Agency may bill the Department for the amount that was previously not reimbursed during the next billing period. If the Agency is unable to resolve the deficiency, the funds shall be forfeited at the end of the Agreement's term.

g. Invoice Processing. An Agency receiving financial assistance from the Department should be aware of the following time frames. Inspection or verification and approval of deliverables shall take no longer than 20 days from the Department's receipt of the invoice. The Department has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the deliverables are received, inspected or verified, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Agency. Interest penalties of less than one (1) dollar will not be enforced unless the Agency requests payment. Invoices that have to be returned to an Agency because of Agency preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Agency who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

h. Records Retention. The Agency shall maintain an accounting system or separate accounts to ensure funds and projects are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for five years after final payment is made. Copies of these records shall be furnished to the Department upon request. Records of costs incurred include the Agency's general accounting records and the Project records, together with supporting documents and records, of the Contractor and all subcontractors performing work on the Project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

i. Progress Reports. Upon request, the Agency agrees to provide progress reports to the Department in the standard format used by the Department and at intervals established by the

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Department. The Department will be entitled at all times to be advised, at its request, as to the status of the Project and of details thereof.

j. **Submission of Other Documents.** The Agency shall submit to the Department such data, reports, records, contracts, and other documents relating to the Project as the Department may require as listed in **Exhibit "E", Program Specific Terms and Conditions** attached to and incorporated into this Agreement.

k. **Offsets for Claims.** If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement that it has with the Agency owing such amount if, upon written demand, payment of the amount is not made within 60 days to the Department. Offsetting any amount pursuant to this paragraph shall not be considered a breach of contract by the Department.

l. **Final Invoice.** The Agency must submit the final invoice on the Project to the Department within 120 days after the completion of the Project. Invoices submitted after the 120-day time period may not be paid.

m. **Department's Performance and Payment Contingent Upon Annual Appropriation by the Legislature.** The Department's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. If the Department's funding for this Project is in multiple fiscal years, a notice of availability of funds from the Department's project manager must be received prior to costs being incurred by the Agency. See **Exhibit "B", Schedule of Financial Assistance** for funding levels by fiscal year. Project costs utilizing any fiscal year funds are not eligible for reimbursement if incurred prior to funds approval being received. The Department will notify the Agency, in writing, when funds are available.

n. **Limits on Contracts Exceeding $25,000 and Term more than 1 Year.** In the event this Agreement is in excess of $25,000 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

o. **Agency Obligation to Refund Department.** Any Project funds made available by the Department pursuant to this Agreement that are determined by the Department to have been expended by the Agency in violation of this Agreement or any other applicable law or regulation shall be promptly refunded in full to the Department. Acceptance by the Department of any documentation or certifications, mandatory or otherwise permitted, that the Agency files shall not constitute a waiver of the Department's rights as the funding agency to verify all information at a later date by audit or investigation.

p. Non-Eligible Costs. In determining the amount of the payment, the Department will exclude all Project costs incurred by the Agency prior to the execution of this Agreement, costs incurred after the expiration of the Agreement, costs that are not provided for in **Exhibit "A"**, **Project Description and Responsibilities**, and as set forth in **Exhibit "B", Schedule of Financial Assistance**, costs agreed to be borne by the Agency or its contractors and subcontractors for not meeting the Project commencement and final invoice time lines, and costs attributable to goods or services received under a contract or other arrangement that has not been approved in writing by the Department. Specific unallowable costs may be listed in **Exhibit "A"**, **Project Description and Responsibilities.**

11. General Requirements. The Agency shall complete the Project with all practical dispatch in a sound, economical, and efficient manner, and in accordance with the provisions in this Agreement and all applicable laws.

a. Necessary Permits Certification. The Agency shall certify to the Department that the Agency's design consultant and/or construction contractor has secured the necessary permits.

b. Right-of-Way Certification. If the Project involves construction, then the Agency shall provide to the Department certification and a copy of appropriate documentation substantiating that all required right-of-way necessary for the Project has been obtained. Certification is required prior to authorization for advertisement for or solicitation of bids for construction of the Project, even if no right-of-way is required.

c. Notification Requirements When Performing Construction on Department's Right-of-Way. In the event the cost of the Project is greater than $250,000.00, and the Project involves construction on the Department's right-of-way, the Agency shall provide the Department with written notification of either its intent to:

i. Require the construction work of the Project that is on the Department's right-of-way to be performed by a Department prequalified contractor, or

ii. Construct the Project utilizing existing Agency employees, if the Agency can complete said Project within the time frame set forth in this Agreement.

d. __ If this box is checked, then the Agency is permitted to utilize its own forces and the following provision applies: **Use of Agency Workforce.** In the event the Agency proceeds with any phase of the Project utilizing its own forces, the Agency will only be reimbursed for direct costs (this excludes general overhead).

e. __ If this box is checked, then the Agency is permitted to utilize **Indirect Costs: Reimbursement for Indirect Program Expenses** (select one):

i. __ Agency has selected to seek reimbursement from the Department for actual indirect expenses (no rate).

ii. __ Agency has selected to apply a de minimus rate of 15% to modified total direct costs. Note: The de minimus rate is available only to entities that have never had a negotiated indirect cost rate. When selected, the de minimus rate must be used consistently for all federal awards until such time the agency chooses to negotiate a rate. A cost policy statement and de minimis certification form must be submitted to the Department for review and approval.

iii. __ Agency has selected to apply a state or federally approved indirect cost rate. A federally approved rate agreement or indirect cost allocation plan (ICAP) must be submitted annually.

f. **Agency Compliance with Laws, Rules, and Regulations, Guidelines, and Standards.** The Agency shall comply and require its contractors and subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project.

g. **Claims and Requests for Additional Work.** The Agency shall have the sole responsibility for resolving claims and requests for additional work for the Project. The Agency will make best efforts to obtain the Department's input in its decisions. The Department is not obligated to reimburse for claims or requests for additional work.

12. Contracts of the Agency:

a. **Approval of Third Party Contracts.** The Department specifically reserves the right to review and approve any and all third party contracts with respect to the Project before the Agency executes or obligates itself in any manner requiring the disbursement of Department funds, including consultant and purchase of commodities contracts, or amendments thereto. If the Department chooses to review and approve third party contracts for this Project and the Agency fails to obtain such approval, that shall be sufficient cause for nonpayment by the Department. The Department specifically reserves unto itself the right to review the qualifications of any consultant or contractor and to approve or disapprove the employment of the same. If Federal Transit Administration (FTA) funds are used in the Project, the Department must exercise the right to third party contract review.

b. **Procurement of Commodities or Contractual Services.** It is understood and agreed by the Parties hereto that participation by the Department in a project with the Agency, where said project involves the purchase of commodities or contractual services where purchases or costs exceed the Threshold Amount for CATEGORY TWO per Section 287.017, Florida Statutes, is contingent on the Agency complying in full with the provisions of Section 287.057, Florida Statutes. The Agency's Authorized Official shall certify to the Department that the Agency's purchase of commodities or contractual services has been accomplished in compliance with Section 287.057, Florida Statutes. It shall be the sole responsibility of the Agency to ensure that any obligations made in accordance with this Section comply with the current threshold limits. Contracts, purchase orders, task orders, construction change orders, or any other agreement that would result in exceeding the current budget contained in **Exhibit "B", Schedule of Financial Assistance**, or that is not consistent with the Project description and scope of services contained in **Exhibit "A", Project Description and Responsibilities** must be approved by the Department prior to Agency execution. Failure to obtain such approval, and subsequent execution of an amendment to the Agreement if required, shall be sufficient cause for nonpayment by the Department, in accordance with this Agreement.

c. **Consultants' Competitive Negotiation Act.** It is understood and agreed by the Parties to this Agreement that participation by the Department in a project with the Agency, where said project involves a consultant contract for professional services, is contingent on the Agency's full compliance with provisions of Section 287.055, Florida Statutes, Consultants' Competitive Negotiation Act. In all cases, the Agency's Authorized Official shall certify to the Department that selection has been accomplished in compliance with the Consultants' Competitive Negotiation Act.

d. **Disadvantaged Business Enterprise (DBE) Policy and Obligation.** It is the policy of the Department that DBEs, as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with Department funds under this Agreement. The DBE requirements of applicable federal and state laws and regulations apply to this Agreement. The Agency and its contractors agree to ensure that DBEs have the opportunity to participate in the performance of this Agreement. In this regard, all recipients and contractors shall take all necessary and reasonable steps in accordance with applicable federal and state laws and regulations to ensure that the DBEs

have the opportunity to compete for and perform contracts. The Agency and its contractors and subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of contracts, entered pursuant to this Agreement.

13. **Maintenance Obligations**. In the event the Project includes construction or the acquisition of commodities then the following provisions are incorporated into this Agreement:

    a. The Agency agrees to accept all future maintenance and other attendant costs occurring after completion of the Project for all improvements constructed or commodities acquired as part of the Project. The terms of this provision shall survive the termination of this Agreement.

14. **Sale, Transfer, or Disposal of Department-funded Property:**

    a. The Agency will not sell or otherwise transfer or dispose of any part of its title or other interests in real property, facilities, or equipment funded in any part by the Department under this Agreement without prior written approval by the Department.

    b. If a sale, transfer, or disposal by the Agency of all or a portion of Department-funded real property, facilities, or equipment is approved by the Department, the following provisions will apply:

        i. The Agency shall reimburse the Department a proportional amount of the proceeds of the sale of any Department-funded property.

        ii. The proportional amount shall be determined on the basis of the ratio of the Department funding of the development or acquisition of the property multiplied against the sale amount, and shall be remitted to the Department within ninety (90) days of closing of sale.

        iii. Sale of property developed or acquired with Department funds shall be at market value as determined by appraisal or public bidding process, and the contract and process for sale must be approved in advance by the Department.

        iv. If any portion of the proceeds from the sale to the Agency are non-cash considerations, reimbursement to the Department shall include a proportional amount based on the value of the non-cash considerations.

    c. The terms of provisions “a” and “b” above shall survive the termination of this Agreement.

        i. The terms shall remain in full force and effect throughout the useful life of facilities developed, equipment acquired, or Project items installed within a facility, but shall not exceed twenty (20) years from the effective date of this Agreement.

        ii. There shall be no limit on the duration of the terms with respect to real property acquired with Department funds.

15. **Single Audit.** The administration of Federal or State resources awarded through the Department to the Agency by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of Federal awards or State financial assistance or limit the authority of any state agency inspector general, the State of Florida Auditor General, or any other state official. The Agency shall comply with all audit and audit reporting requirements as specified below.

    Federal Funded:

a. In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, monitoring procedures may include but not be limited to on-site visits by Department staff and/or other procedures, including reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to Federal awards provided through the Department by this Agreement. By entering into this Agreement, the Agency agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Agency further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, State of Florida Chief Financial Officer (CFO), or State of Florida Auditor General.

b. The Agency, a non-Federal entity as defined by 2 CFR Part 200, Subpart F – Audit Requirements, as a subrecipient of a Federal award awarded by the Department through this Agreement, is subject to the following requirements:

i. In the event the Agency expends a total amount of Federal awards equal to or in excess of the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, the Agency must have a Federal single or program-specific audit conducted for such fiscal year in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements. **Exhibit "H", Audit Requirements for Awards of Federal Financial Assistance**, to this Agreement provides the required Federal award identification information needed by the Agency to further comply with the requirements of 2 CFR Part 200, Subpart F – Audit Requirements. In determining Federal awards expended in a fiscal year, the Agency must consider all sources of Federal awards based on when the activity related to the Federal award occurs, including the Federal award provided through the Department by this Agreement. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by 2 CFR Part 200, Subpart F – Audit Requirements. An audit conducted by the State of Florida Auditor General in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, will meet the requirements of this part.

ii. In connection with the audit requirements, the Agency shall fulfill the requirements relative to the auditee responsibilities as provided in 2 CFR Part 200, Subpart F – Audit Requirements.

iii. In the event the Agency expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in Federal awards, the Agency is exempt from Federal audit requirements for that fiscal year. However, the Agency must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Agency's audit period for each applicable audit year. In the event the Agency expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in Federal awards in a fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, the cost of the audit must be paid from non-Federal resources (*i.e.*, the cost of such an audit must be paid from the Agency's resources obtained from other than Federal entities).

iv. The Agency must electronically submit to the Federal Audit Clearinghouse (FAC) at https://harvester.census.gov/facweb/ the audit reporting package as required by 2 CFR Part 200, Subpart F – Audit Requirements, within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. The FAC is the repository of record for audits required by 2 CFR Part 200, Subpart F – Audit Requirements. However, the Department requires a copy of the audit reporting package also be submitted to FDOTSingleAudit@dot.state.fl.us within the earlier of

30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period as required by 2 CFR Part 200, Subpart F – Audit Requirements.

v. Within six months of acceptance of the audit report by the FAC, the Department will review the Agency's audit reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate action on all deficiencies has been taken pertaining to the Federal award provided through the Department by this Agreement. If the Agency fails to have an audit conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, the Department may impose additional conditions to remedy noncompliance. If the Department determines that noncompliance cannot be remedied by imposing additional conditions, the Department may take appropriate actions to enforce compliance, which actions may include but not be limited to the following:

1. Temporarily withhold cash payments pending correction of the deficiency by the Agency or more severe enforcement action by the Department;
2. Disallow (deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance;
3. Wholly or partly suspend or terminate the Federal award;
4. Initiate suspension or debarment proceedings as authorized under 2 C.F.R. Part 180 and Federal awarding agency regulations (or in the case of the Department, recommend such a proceeding be initiated by the Federal awarding agency);
5. Withhold further Federal awards for the Project or program;
6. Take other remedies that may be legally available.

vi. As a condition of receiving this Federal award, the Agency shall permit the Department or its designee, the CFO, or State of Florida Auditor General access to the Agency's records, including financial statements, the independent auditor's working papers, and project records as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

vii. The Department's contact information for requirements under this part is as follows:

Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0450
FDOTSingleAudit@dot.state.fl.us

State Funded:

a. In addition to reviews of audits conducted in accordance with Section 215.97, Florida Statutes, monitoring procedures to monitor the Agency's use of state financial assistance may include but not be limited to on-site visits by Department staff and/or other procedures, including reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to state financial assistance awarded through the Department by this Agreement. By entering into this Agreement, the Agency agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Agency further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, the Department of Financial Services (DFS), or State of Florida Auditor General.

b. The Agency, a "nonstate entity" as defined by Section 215.97, Florida Statutes, as a recipient of state financial assistance awarded by the Department through this Agreement, is subject to the following requirements:

i. In the event the Agency meets the audit threshold requirements established by Section 215.97, Florida Statutes, the Agency must have a State single or project-specific audit conducted for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. **Exhibit "G", Audit Requirements for Awards of State Financial Assistance,** to this Agreement indicates state financial assistance awarded through the Department by this Agreement needed by the Agency to further comply with the requirements of Section 215.97, Florida Statutes. In determining the state financial assistance expended in a fiscal year, the Agency shall consider all sources of state financial assistance, including state financial assistance received from the Department by this Agreement, other state agencies, and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

ii. In connection with the audit requirements, the Agency shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2)(e), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

iii. In the event the Agency does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, the Agency is exempt for such fiscal year from the state single audit requirements of Section 215.97, Florida Statutes. However, the Agency must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Agency's audit period for each applicable audit year. In the event the Agency does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, in a fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the Agency's resources (*i.e.*, the cost of such an audit must be paid from the Agency's resources obtained from other than State entities).

iv. In accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, copies of financial reporting packages required by this Agreement shall be submitted to:

Florida Department of Transportation
Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0405
FDOTSingleAudit@dot.state.fl.us

And

State of Florida Auditor General
Local Government Audits/342
111 West Madison Street, Room 401
Tallahassee, FL 32399-1450
Email: flaudgen_localgovt@aud.state.fl.us

v. Any copies of financial reporting packages, reports, or other information required to be submitted to the Department shall be submitted timely in accordance with Section 215.97, Florida Statutes, and Chapters 10.550 (local governmental entities) or

10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

vi. The Agency, when submitting financial reporting packages to the Department for audits done in accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date the reporting package was delivered to the Agency in correspondence accompanying the reporting package.

vii. Upon receipt, and within six months, the Department will review the Agency's financial reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate corrective action on all deficiencies has been taken pertaining to the state financial assistance provided through the Department by this Agreement. If the Agency fails to have an audit conducted consistent with Section 215.97, Florida Statutes, the Department may take appropriate corrective action to enforce compliance.

viii. As a condition of receiving state financial assistance, the Agency shall permit the Department or its designee, DFS, or the Auditor General access to the Agency's records, including financial statements, the independent auditor's working papers, and project records as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

c. The Agency shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Department or its designee, DFS, or State of Florida Auditor General access to such records upon request. The Agency shall ensure that the audit working papers are made available to the Department or its designee, DFS, or State of Florida Auditor General upon request for a period of five years from the date the audit report is issued, unless extended in writing by the Department.

16. Notices and Approvals. Notices and approvals referenced in this Agreement must be obtained in writing from the Parties' respective Administrators or their designees.

17. Restrictions, Prohibitions, Controls and Labor Provisions:

a. Convicted Vendor List. 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 on a contract to provide any goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids 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 in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

b. Discriminatory Vendor List. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List, kept by the Florida Department of Management Services, may not submit a bid on a contract to provide goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids 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.

c. Non-Responsible Contractors. An entity or affiliate who has had its Certificate of Qualification suspended, revoked, denied, or have further been determined by the Department to be a non-responsible contractor, may not submit a bid or perform work for the construction or repair of a public building or public work on a contract with the Agency.

d. Prohibition on Using Funds for Lobbying. No funds received pursuant to this Agreement may be expended for lobbying the Florida Legislature, judicial branch, or any state agency, in accordance with Section 216.347, Florida Statutes.

e. Unauthorized Aliens. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.

f. Procurement of Construction Services. If the Project is procured pursuant to Chapter 255, Florida Statutes, for construction services and at the time of the competitive solicitation for the Project, 50 percent or more of the cost of the Project is to be paid from state-appropriated funds, then the Agency must comply with the requirements of Section 255.0991, Florida Statutes.

g. E-Verify. The Agency shall:

i. Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Agency during the term of the contract; and

ii. Expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

h. Projects with Non-profit Organizations. Pursuant to Section 216.1366. Florida Statutes, if the Agency is a nonprofit organization as defined in Section 215.97(2)(m), Florida Statutes, the Agency shall provide documentation to indicate the amount of state funds:

i. Allocated to be used during the full term of this Agreement for remuneration to any member of the board of directors or an officer of the Agency

ii. Allocated under each payment by the Department to be used for remuneration of any member of the board of directors or an officer of the Agency. The documentation must indicate the amounts and recipients of the remuneration.

Such information will be posted by the Department to the Florida Accountability Contract Tracking System maintained pursuant to Section 215.985, F.S., and must additionally be posted to the Agency's website, if the Agency is a non-profit organization and maintains a website. The Agency shall utilize the Department's Form 350-090-19, Compensation to Non-Profits Using State Funds, for purposes of documenting the compensation. The subject Form is required for every contract for services executed, amended, or extended on or after July 1, 2023, with non-profit organizations.

Pursuant to Section 216.1366, F.S., the term:

i. "Officer" means a chief executive officer, chief financial officer, chief operating officer, or any other position performing and equivalent function.
ii. "Remuneration" means all compensation earned by or awarded to personnel, whether paid or accrued, regardless of contingency, including bonuses, accrued paid time off, severance payments, incentive payments, contributions to a retirement plan or in-kind payments, reimbursements, or allowances for moving expenses, vehicles and other transportation, telephone services, medical services, housing and meals.
iii. "State Funds" means funds paid from the General Revenue Fund or any state trust fund, funds allocated by the Federal Government and distributed by the state, or funds appropriated by the Federal Government and distributed by the state, or funds appropriated by the state for distribution through any grant program. The term does not include funds used for the Medicaid program.

i. Design Services and Construction Engineering and Inspection Services. If the Project is wholly or partially funded by the Department and administered by a local governmental entity, except for a seaport listed in Section 311.09, Florida Statutes, or an airport as defined in Section 332.004, Florida Statutes, the entity performing design and construction engineering and inspection services may not be the same entity.

18. Indemnification and Insurance:

a. It is specifically agreed between the Parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create in the public or any member thereof, a third party beneficiary under this Agreement, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The Agency guarantees the payment of all just claims for materials, supplies, tools, or labor and other just claims against the Agency or any subcontractor, in connection with this Agreement. Additionally, to the extent permitted by law and as limited by and pursuant to the provisions of Section 768.28, Florida Statutes, the Agency shall indemnify, defend, and hold harmless the State of Florida, Department of Transportation, including the Department's officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Agency and persons employed or utilized by the Agency in the performance of this Agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the Department's or the Agency's sovereign immunity. This indemnification shall survive the termination of this Agreement. Additionally, the Agency agrees to include the following indemnification in all contracts with contractors/subcontractors and consultants/subconsultants who perform work in connection with this Agreement:

"To the fullest extent permitted by law, the Agency's contractor/consultant shall indemnify, defend, and hold harmless the Agency and the State of Florida, Department of Transportation, including the Department's officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the contractor/consultant and persons employed or utilized by the contractor/consultant in the performance of this Agreement.

This indemnification shall survive the termination of this Agreement."

b. The Agency shall provide Workers' Compensation Insurance in accordance with Florida's Workers' Compensation law for all employees. If subletting any of the work, ensure that the subcontractor(s) and subconsultant(s) have Workers' Compensation Insurance for their employees in accordance with Florida's Workers' Compensation law. If using "leased employees" or employees obtained through professional employer organizations ("PEO's"),

ensure that such employees are covered by Workers' Compensation Insurance through the PEO's or other leasing entities. Ensure that any equipment rental agreements that include operators or other personnel who are employees of independent contractors, sole proprietorships, or partners are covered by insurance required under Florida's Workers' Compensation law.

c. If the Agency elects to self-perform the Project, then the Agency may self-insure. If the Agency elects to hire a contractor or consultant to perform the Project, then the Agency shall carry, or cause its contractor or consultant to carry, Commercial General Liability insurance providing continuous coverage for all work or operations performed under this Agreement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. The Agency shall cause, or cause its contractor or consultant to cause, the Department to be made an Additional Insured as to such insurance. Such coverage shall be on an "occurrence" basis and shall include Products/Completed Operations coverage. The coverage afforded to the Department as an Additional Insured shall be primary as to any other available insurance and shall not be more restrictive than the coverage afforded to the Named Insured. The limits of coverage shall not be less than $1,000,000 for each occurrence and not less than a $5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy. The limits of coverage described herein shall apply fully to the work or operations performed under the Agreement, and may not be shared with or diminished by claims unrelated to the Agreement. The policy/ies and coverage described herein may be subject to a deductible and such deductibles shall be paid by the Named Insured. No policy/ies or coverage described herein may contain or be subject to a Retention or a Self-Insured Retention unless the Agency is a state agency or subdivision of the State of Florida that elects to self-perform the Project. Prior to the execution of the Agreement, and at all renewal periods which occur prior to final acceptance of the work, the Department shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The Department shall be notified in writing within ten days of any cancellation, notice of cancellation, lapse, renewal, or proposed change to any policy or coverage described herein. The Department's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights or defenses the Department may have.

d. When the Agreement includes the construction of a railroad grade crossing, railroad overpass or underpass structure, or any other work or operations within the limits of the railroad right-of-way, including any encroachments thereon from work or operations in the vicinity of the railroad right-of-way, the Agency shall, or cause its contractor to, in addition to the insurance coverage required above, procure and maintain Railroad Protective Liability Coverage (ISO Form CG 00 35) where the railroad is the Named Insured and where the limits are not less than $2,000,000 combined single limit for bodily injury and/or property damage per occurrence, and with an annual aggregate limit of not less than $6,000,000. The railroad shall also be added along with the Department as an Additional Insured on the policy/ies procured pursuant to the paragraph above. Prior to the execution of the Agreement, and at all renewal periods which occur prior to final acceptance of the work, both the Department and the railroad shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The insurance described herein shall be maintained through final acceptance of the work. Both the Department and the railroad shall be notified in writing within ten days of any cancellation, notice of cancellation, renewal, or proposed change to any policy or coverage described herein. The Department's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights the Department may have.

e. When the Agreement involves work on or in the vicinity of utility-owned property or facilities, the utility shall be added along with the Department as an Additional Insured on the

Commercial General Liability policy/ies procured above.

19. Miscellaneous:

a. Environmental Regulations. The Agency will be solely responsible for compliance with all applicable environmental regulations and for any liability arising from non-compliance with these regulations, and will reimburse the Department for any loss incurred in connection therewith.

b. Non-Admission of Liability. In no event shall the making by the Department of any payment to the Agency constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Agency and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.

c. Severability. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance, the remainder would then continue to conform to the terms and requirements of applicable law.

d. Agency not an agent of Department. The Agency and the Department agree that the Agency, its employees, contractors, subcontractors, consultants, and subconsultants are not agents of the Department as a result of this Agreement.

e. Bonus or Commission. By execution of the Agreement, the Agency represents that it has not paid and, also agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its application for the financing hereunder.

f. Non-Contravention of State Law. Nothing in the Agreement shall require the Agency to observe or enforce compliance with any provision or perform any act or do any other thing in contravention of any applicable state law. If any of the provisions of the Agreement violate any applicable state law, the Agency will at once notify the Department in writing so that appropriate changes and modifications may be made by the Department and the Agency to the end that the Agency may proceed as soon as possible with the Project.

g. Execution of Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement. A facsimile or electronic transmission of this Agreement with a signature on behalf of a party will be legal and binding on such party.

h. Federal Award Identification Number (FAIN). If the FAIN is not available prior to execution of the Agreement, the Department may unilaterally add the FAIN to the Agreement without approval of the Agency and without an amendment to the Agreement. If this occurs, an updated Agreement that includes the FAIN will be provided to the Agency and uploaded to the Department of Financial Services' Florida Accountability Contract Tracking System (FACTS).

i. Inspector General Cooperation. The Agency agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

j. Law, Forum, and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the

contract and Florida law, the laws of Florida shall prevail. The Agency agrees to waive forum and venue and that the Department shall determine the forum and venue in which any dispute under this Agreement is decided.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year written above.

AGENCY City of Ormond Beach

By: _____

Name: _____

Title: _____

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____

Name: James S. Stroz, Jr., P.E.

Title: Director of Transportation Development

Attest: City of Ormond Beach

By: _____

Name: Joyce Shanahan

Title: City Manager

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
Legal Review:

_____

EXHIBIT A

Project Description and Responsibilities

A. Project Description (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): In response to obstructions to air navigation identified as a result of the recently completed Airports Geographic Information Systems (AGIS) study and Obstacle Action Plan for the airport. Design and bidding services are needed in order to facilitate mitigation of these obstructions.

B. Project Location (limits, city, county, map): Ormond Beach Municipal Airport/Ormond Beach, FL/Volusia

C. Project Scope (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): Design and Bid / Award of Obstruction Mitigation Services: As required by 215.971, F.S., this scope of work includes but is not limited to any fees associated with the Scope of Services and Bid / Award Services for obstruction mitigations identified in the Obstacle Action Plan provided by the AVCON Team dated June 2, 2025. This includes preparation of bid documents, advertisement/solicitation of Notice of Bid Opportunity, attendance and documentation of a pre-bid conference, preparing responses to bidder's questions and issuing addenda, conducting bid opening, bid reviews, and awarding of bid. Including all materials, equipment, labor, and incidentals required to complete the project. The Sponsor will comply with Aviation Program Assurances.

D. Deliverable(s): Final closeout documents to be uploaded into JACIP

The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

E. Unallowable Costs (including but not limited to): N/A

F. Transit Operating Grant Requirements (Transit Only):

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.


Legend
N
Priority
Number of Obstacles
1
3,048
2
293
3
53
4
780
5
3,792
Property Line
95
AIRPORT
RAILROAD
1

EXHIBIT B

Schedule of Financial Assistance

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/ CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
453387-2-94-01	DPTO	088719	2026	751000	55.004	Aviation Grant Program	$88,792.00
453387-2-94-01	LF	088719	2026	751000	55.004	Aviation Grant Program	$22,198.00
	Total Financial Assistance						$110,990.00

B. Estimate of Project Costs by Grant Phase:

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Planning	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Environmental/ Design/ Construction	$88,792.00	$22,198.00	$0.00	$110,990.00	80.00	20.00	0.00
Capital Equipment/ Preventative Maintenance	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Mobility Management (Transit Only)	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Totals	$88,792.00	$22,198.00	$0.00	$110,990.00			

*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
Common Name/UZA Name (Transit Only)	

BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

Joseph A. Jerkins
Department Grant Manager Name

Signature Date

EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

EXHIBIT E

PROGRAM SPECIFIC TERMS AND CONDITIONS - AVIATION
AVIATION PROGRAM ASSURANCES

A. General.

1. The assurances herein shall form an integral part of the Agreement between the Department and the Agency.

2. These assurances delineate the obligations of the Parties to this Agreement to ensure their commitment and compliance with specific provisions of **Exhibit "A", Project Description and Responsibilities**, and **Exhibit "B", Schedule of Financial Assistance**, as well as serving to protect public investment in public-use airports and the continued viability of the Florida Aviation System.

3. The Agency shall comply with the assurances as specified in this Agreement.

4. The terms and assurances of this Agreement shall remain in full force and effect throughout the useful life of a facility developed; equipment acquired; or Project items installed within a facility for an airport development or noise compatibility program project, but shall not exceed 20 years from the effective date of this Agreement.

5. There shall be no limit on the duration of the terms and assurances of this Agreement regarding Exclusive Rights and Airport Revenue so long as the property is used as a public airport.

6. There shall be no limit on the duration of the terms and assurances of this Agreement with respect to real property acquired with funds provided by this Agreement.

7. Subject to appropriations, the Department shall continue to comply with its financial commitment to this Project under the terms of this Agreement, until such time as the Department may determine that the Agency has failed to comply with the terms and assurances of this Agreement.

8. An Agency that has been determined by the Department to have failed to comply with either the terms of these Assurances, or the terms of the Agreement, or both, shall be notified, in writing, by the Department, identifying the specifics of the non-compliance and any corrective action by the Agency to remedy the failure.

9. Failure by the Agency to satisfactorily remedy the non-compliance shall absolve the Department's continued financial commitment to this Project and immediately require the Agency to repay the Department the full amount of funds expended by the Department on this Project.

10. Any history of failure to comply with the terms and assurances of an Agreement will jeopardize the Agency's eligibility for further state funding of airport projects by the Department.

B. Agency Compliance Certification.

1. **General Certification.** The Agency hereby certifies, with respect to this Project, it will comply, within its authority, with all applicable, current laws and rules of the State of Florida and applicable local governments, as well as Department policies, guidelines, and requirements, including but not limited to, the following (latest version of each document):

   a. Florida Statutes (F.S.)
   - Chapter 163, F.S., Intergovernmental Programs
   - Chapter 329, F.S., Aircraft: Title; Liens; Registration; Liens
   - Chapter 330, F.S., Regulation of Aircraft, Pilots, and Airports
   - Chapter 331, F.S., Aviation and Aerospace Facilities and Commerce
   - Chapter 332, F.S., Airports and Other Air Navigation Facilities
   - Chapter 333, F.S., Airport Zoning

b. Florida Administrative Code (FAC)

- Chapter 73C-41, FAC, Community Planning; Governing the Procedure for the Submittal and Review of Local Government Comprehensive Plans and Amendments
- Chapter 14-60, FAC, Airport Licensing, Registration, and Airspace Protection
- Section 62-256.300, FAC, Open Burning, Prohibitions
- Section 62-701.320(13), FAC, Solid Waste Management Facility Permit Requirements, General, Airport Safety

c. Local Government Requirements

- Airport Zoning Ordinance
- Local Comprehensive Plan

d. Department Requirements

- Eight Steps of Building a New Airport
- Florida Airport Revenue Use Guide
- Florida Aviation Project Handbook
- Guidebook for Airport Master Planning
- Airport Compatible Land Use Guidebook

2. **Construction Certification.** The Agency hereby certifies, with respect to a construction-related project, that all design plans and specifications will comply with applicable federal, state, local, and professional standards, as well as Federal Aviation Administration (FAA) Advisory Circulars (AC's) and FAA issued waivers thereto, including but not limited to, the following:

a. Federal Requirements

- FAA AC 70/7460-1, Obstruction Marking and Lighting
- FAA AC 150/5300-13, Airport Design
- FAA AC 150/5370-2, Operational Safety on Airports During Construction
- FAA AC 150/5370-10, Standards for Specifying Construction of Airports

b. Local Government Requirements

- Local Building Codes
- Local Zoning Codes

c. Department Requirements

- Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Commonly Referred to as the "Florida Green Book")
- Manual on Uniform Traffic Control Devices
- Section 14-60.007, FAC, Airfield Standards for Licensed Airports
- Standard Specifications for Construction of General Aviation Airports
- Design Guidelines & Minimum Standard Requirements for T-Hangar Projects

3. **Land Acquisition Certification.** The Agency hereby certifies, regarding land acquisition, that it will comply with applicable federal and/or state policies, regulations, and laws, including but not limited to the following:

a. Federal Requirements

- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
- National Environmental Policy of 1969
- FAA Order 5050.4, National Environmental Policy Act Implementing Instructions for Airport Projects
- FAA Order 5100.37B, Land Acquisition and Relocation Assistance for Airport Projects

b. Florida Requirements

- Chapter 73, F.S., Eminent Domain (re: Property Acquired Through Condemnation)
- Chapter 74, F.S., Proceedings Supplemental to Eminent Domain (re: Condemnation)
- Section 286.23, F.S., Public Business: Miscellaneous Provisions

C. Agency Authority.

1. **Legal Authority.** The Agency hereby certifies, with respect to this Agreement, that it has the legal authority to enter into this Agreement and commit to this Project; that a resolution, motion, or similar action has been duly adopted or passed as an official act of the airport sponsor's governing body authorizing this Agreement, including assurances contained therein, and directing and authorizing the person identified as the official representative of the governing body to act on its behalf with respect to this Agreement and to provide any additional information as may be required.

2. **Financial Authority.** The Agency hereby certifies, with respect to this Agreement, that it has sufficient funds available for that portion of the Project costs which are not paid by the U.S. Government or the State of Florida; that it has sufficient funds available to assure future operation and maintenance of items funded by this Project, which it will control; and that authority has been granted by the airport sponsor governing body to commit those funds to this Project.

D. Agency Responsibilities. The Agency hereby certifies it currently complies with or will comply with the following responsibilities:

1. **Accounting System.**

   a. The Agency shall create and maintain a separate account to document all of the financial transactions related to the airport as a distinct entity.

   b. The accounting records shall be kept by the Agency or its authorized representative in accordance with Generally Accepted Accounting Principles and in an accounting system that will facilitate an effective audit in accordance with the 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and Section 215.97, F.S., Florida Single Audit Act.

   c. The Department has the right to audit and inspect all financial records of the Agency upon reasonable notice.

2. **Good Title.**

   a. The Agency holds good title, satisfactory to the Department, to the airport or site thereof, or gives assurance, satisfactory to the Department, that good title will be obtained.

   b. For noise compatibility program projects undertaken on the airport sponsor's property, the Agency holds good title, satisfactory to the Department, to that portion of the property upon which state funds will be expended, or gives assurance, satisfactory to the Department, that good title will be obtained.

3. **Preserving Rights and Powers.**

   a. The Agency shall not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms and assurances of this Agreement without the written approval of the Department. Further, the Agency shall act promptly to acquire, extinguish, or modify, in a manner acceptable to the Department, any outstanding rights or claims of right of others which would interfere with such performance by the Agency.

   b. If an arrangement is made for management and operation of the airport by any entity or person other than the Agency or an employee of the Agency, the Agency shall reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with the terms and assurances of this Agreement.

4. **Hazard Removal and Mitigation.**

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a. For airport hazards located on airport controlled property, the Agency shall clear and protect terminal airspace required for instrument and visual operations at the airport (including established minimum flight altitudes) by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

b. For airport hazards not located on airport controlled property, the Agency shall work in conjunction with the governing public authority or private land owner of the property to clear and protect terminal airspace required for instrument and visual operations at the airport (including established minimum flight altitudes) by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards. The Agency may enter into an agreement with surrounding property owners or pursue available legal remedies to remove potential hazards to air navigation.

5. Airport Compatible Land Use.

a. The Agency assures that appropriate airport zoning ordinances are in place consistent with Section 333.03, F.S., or if not in place, that it will take appropriate action necessary to ensure local government adoption of an airport zoning ordinance or execution of an interlocal agreement with another local government body having an airport zoning ordinance, consistent with the provisions of Section 333.03, F.S.

b. The Agency assures that it will disapprove or oppose any attempted alteration or creation of objects, natural or man-made, dangerous to navigable airspace or that would adversely affect the current or future levels of airport operations.

c. The Agency assures that it will disapprove or oppose any attempted change in local land use development regulations that would adversely affect the current or future levels of airport operations by creation or expansion of airport incompatible land use areas.

6. Consistency with Local Government Plans.

a. The Agency assures the Project is consistent with the currently existing and planned future land use development plans approved by the local government having jurisdictional responsibility for the area surrounding the airport.

b. The Agency assures that it has given fair consideration to the interest of local communities and has had reasonable consultation with those parties affected by the Project.

c. The Agency shall consider and take appropriate actions, if deemed warranted by the Agency, to adopt the current, approved Airport Master Plan into the local government comprehensive plan.

7. Consistency with Airport Master Plan and Airport Layout Plan.

a. The Agency assures that the project, covered by the terms and assurances of this Agreement, is consistent with the most current Airport Master Plan.

b. The Agency assures that the Project, covered by the terms and assurances of this Agreement, is consistent with the most current, approved Airport Layout Plan (ALP), which shows:

1) The boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the Agency for airport purposes and proposed additions thereto;
2) The location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars, and roads), including all proposed extensions and reductions of existing airport facilities; and
3) The location of all existing and proposed non-aviation areas on airport property and of all existing improvements thereon.

c. The Agency assures that it will not make or permit any changes or alterations on the airport or any of its facilities that are not consistent with the Airport Master Plan and the Airport Layout Plan, as approved by the Department.

d. Original Airport Master Plans and Airport Layout Plans and each amendment, revision, or modification thereof, will be subject to the approval of the Department.

8. Airport Financial Plan.

a. The Agency assures that it will develop and maintain a cost-feasible Airport financial plan to accomplish the projects necessary to achieve the proposed airport improvements identified in the Airport Master Plan and depicted in the Airport Layout Plan, and any updates thereto. The Agency's Airport financial plan must comply with the following conditions:

1) The Airport financial plan will be a part of the Airport Master Plan.
2) The Airport financial plan will realistically assess project phasing considering availability of state and local funding and likelihood of federal funding under the FAA's priority system.
3) The Airport financial plan will not include Department funding for projects that are inconsistent with the local government comprehensive plan.

b. All Project cost estimates contained in the Airport financial plan shall be entered into and kept current in the Florida Aviation Database (FAD) Joint Automated Capital Improvement Program (JACIP) website.

9. Airport Revenue. The Agency assures that all revenue generated by the airport will be expended for capital improvement or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the air transportation of passengers or property, or for environmental or noise mitigation purposes on or off the airport.

10. Fee and Rental Structure.

a. The Agency assures that it will maintain a fee and rental structure for facilities and services at the airport that it will make the airport as self-sustaining as possible under the circumstances existing at the particular airport.

b. If this Agreement results in a facility that will be leased or otherwise produce revenue, the Agency assures that the price charged for that facility will be based on the market value.

11. Public-Private Partnership for Aeronautical Uses.

a. If the airport owner or operator and a person or entity that owns an aircraft or an airport tenant or potential tenant agree that an aircraft hangar or tenant-specific facility, respectively, is to be constructed on airport property for aircraft storage or tenant use at the expense of the aircraft owner or tenant, the airport owner or operator may grant to the aircraft owner or tenant of the facility a lease that is subject to such terms and conditions on the facility as the airport owner or operator may impose, subject to approval by the Department.

b. The price charged for said lease will be based on market value, unless otherwise approved by the Department.

12. Economic Nondiscrimination.

a. The Agency assures that it will make the airport available as an airport for public use on reasonable terms without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public.

1) The Agency may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

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2) The Agency may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

b. The Agency assures that each airport Fixed-Based Operator (FBO) shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other FBOs making the same or similar uses of such airport and utilizing the same or similar facilities.

13. Air and Water Quality Standards. The Agency assures that all projects involving airport location, major runway extension, or runway location will be located, designed, constructed, and operated so as to comply with applicable air and water quality standards.

14. Operations and Maintenance.

a. The Agency assures that the airport and all facilities, which are necessary to serve the aeronautical users of the airport, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable federal and state agencies for maintenance and operation, as well as minimum standards established by the Department for State of Florida licensing as a public-use airport.

1) The Agency assures that it will not cause or permit any activity or action thereon which would interfere with its use for airport purposes.
2) Except in emergency situations, any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Department.
3) The Agency assures that it will have arrangements for promptly notifying airmen of any condition affecting aeronautical use of the airport.

b. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when adverse weather conditions interfere with safe airport operations.

15. Federal Funding Eligibility.

a. The Agency assures it will take appropriate actions to maintain federal funding eligibility for the airport and it will avoid any action that renders the airport ineligible for federal funding.

b. If the Agency becomes ineligible for federal funding of airport projects, such determination will render the Agency ineligible for state funding of airport projects.

16. Project Implementation.

a. The Agency assures that it will begin making expenditures or incurring obligations pertaining to this Project within one year after the effective date of this Agreement.

b. The Agency may request a one-year extension of this one-year time period, subject to approval by the Department District Secretary or designee.

c. Failure of the Agency to make expenditures, incur obligations or receive an approved extension may allow the Department to terminate this Agreement.

17. Exclusive Rights. The Agency assures that it will not permit any exclusive right for use of the airport by any person providing, or intending to provide, aeronautical services to the public.

18. Airfield Access.

a. The Agency assures that it will not grant or allow general easement or public access that opens onto or crosses the airport runways, taxiways, flight line, passenger facilities, or any area used for emergency

equipment, fuel, supplies, passengers, mail and freight, radar, communications, utilities, and landing systems, including but not limited to flight operations, ground services, emergency services, terminal facilities, maintenance, repair, or storage, except for those normal airport providers responsible for standard airport daily services or during special events at the airport open to the public with limited and controlled access.

b. The Agency assures that it will not grant or allow general easement or public access to any portion of the airfield from adjacent real property which is not owned, operated, or otherwise controlled by the Agency without prior Department approval.

19. Retention of Rights and Interests. The Agency will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the real property shown as airport owned or controlled on the current airport layout plan without prior written approval by the Department. It will not sell, lease, encumber, terminate, waive, or otherwise transfer or dispose of any part of its title, rights, or other interest in existing noise easements or avigation easements on any property, airport or non-airport, without prior written approval by the Department. These assurances shall not limit the Agency's right to lease airport property for airport-compatible purposes.

20. Consultant, Contractor, Scope, and Costs.

a. The Department has the right to disapprove the Agency's employment of consultants, contractors, and subcontractors for all or any part of this Project if the specific consultants, contractors, or subcontractors have a record of poor project performance with the Department.

b. Further, the Department maintains the right to disapprove the proposed Project scope and cost of professional services.

21. Planning Projects. For all planning projects or other aviation studies, the Agency assures that it will:

a. Execute the project per the approved project narrative or with approved modifications.

b. Furnish the Department with such periodic project and work activity reports as indicated in the approved scope of services.

c. Make such project materials available for public review, unless exempt from public disclosure.

1) Information related to airport security is considered restricted information and is exempt from public dissemination per Sections 119.071(3) and 331.22 F.S.
2) No materials prepared under this Agreement shall be subject to copyright in the United States or any other country.

d. Grant the Department unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this Agreement.

e. If the Project involves developing an Airport Master Plan or an Airport Layout Plan, and any updates thereto, it will be consistent with provisions of the Florida Aviation System Plan, will identify reasonable future growth of the airport and the Agency will comply with the Department airport master planning guidebook, including:

1) Provide copies, in electronic and editable format, of final Project materials to the Department, including computer-aided drafting (CAD) files of the Airport Layout Plan.
2) Develop a cost-feasible financial plan, approved by the Department, to accomplish the projects described in the Airport Master Plan or depicted in the Airport Layout Plan, and any updates thereto. The cost-feasible financial plan shall realistically assess Project phasing considering availability of state and local funding and federal funding under the FAA's priority system.
3) Enter all projects contained in the cost-feasible plan in the Joint Automated Capital Improvement Program (JACIP).

f. The Agency understands and agrees that Department approval of this Agreement or any planning material developed as part of this Agreement does not constitute or imply any assurance or commitment on the part of the Department to approve any pending or future application for state aviation funding.

g. The Agency will submit master planning draft and final deliverables for Department and, if required, FAA approval prior to submitting any invoices to the Department for payment.

22. Land Acquisition Projects. For the purchase of real property, the Agency assures that it will:

a. Laws. Acquire the land in accordance with federal and/or state laws governing such action.

b. Administration. Maintain direct control of Project administration, including:

1) Maintain responsibility for all related contract letting and administrative procedures related to the purchase of real property.
2) Secure written Department approval to execute each agreement for the purchase of real property with any third party.
3) Ensure a qualified, State-certified general appraiser provides all necessary services and documentation.
4) Furnish the Department with a projected schedule of events and a cash flow projection within 20 calendar days after completion of the review appraisal.
5) Establish a Project account for the purchase of the land.
6) Collect and disburse federal, state, and local project funds.

c. Reimbursable Funds. If funding conveyed by this Agreement is reimbursable for land purchase in accordance with Chapter 332, F.S., the Agency shall comply with the following requirements:

1) The Agency shall apply for a FAA Airport Improvement Program grant for the land purchase within 60 days of executing this Agreement.
2) If federal funds are received for the land purchase, the Agency shall notify the Department, in writing, within 14 calendar days of receiving the federal funds and is responsible for reimbursing the Department within 30 calendar days to achieve normal project federal, state, and local funding shares per Chapter 332, F.S.
3) If federal funds are not received for the land purchase, the Agency shall reimburse the Department within 30 calendar days after the reimbursable funds are due in order to achieve normal project state and local funding shares as described in Chapter 332, F.S.
4) If federal funds are not received for the land purchase and the state share of the purchase is less than or equal to normal state and local funding shares per Chapter 332, F.S., when reimbursable funds are due, no reimbursement to the Department shall be required.

d. New Airport. If this Project involves the purchase of real property for the development of a new airport, the Agency assures that it will:

1) Apply for federal and state funding to construct a paved runway, associated aircraft parking apron, and connecting taxiway within one year of the date of land purchase.
2) Complete an Airport Master Plan within two years of land purchase.
3) Complete airport construction for basic operation within 10 years of land purchase.

e. Use of Land. The Agency assures that it shall use the land for aviation purposes in accordance with the terms and assurances of this Agreement within 10 years of acquisition.

f. Disposal of Land. For the disposal of real property the Agency assures that it will comply with the following:
1) For land purchased for airport development or noise compatibility purposes, the Agency shall, when the land is no longer needed for such purposes, dispose of such land at fair market value and/or make available to the Department an amount equal to the state's proportionate share of its market value.

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2) Land will be considered to be needed for airport purposes under this assurance if:

a) It serves aeronautical purposes such as a runway protection zone or as a noise buffer.
b) Revenue from uses of such land contributes to airport financial self-sufficiency.

3) Disposition of land under Sections D.22.f.1. or D.22.f.2. of this Exhibit, above, shall be subject to retention or reservation of any interest or right therein needed to ensure such land will only be used for purposes compatible with noise levels related to airport operations.
4) Revenues from the sale of such land must be accounted for as outlined in Section D.1. of this Exhibit, and expended as outlined in Section D.9. of this Exhibit.

23. Construction Projects. The Agency assures that it will:

a. Project Certifications. Certify Project compliances, including:

1) Consultant and contractor selection comply with all applicable federal, state and local laws, rules, regulations, and policies.
2) All design plans and specifications comply with federal, state, and professional standards and applicable FAA advisory circulars, as well as the minimum standards established by the Department for State of Florida licensing as a public-use airport.
3) Completed construction complies with all applicable local building codes.
4) Completed construction complies with the Project plans and specifications with certification of that fact by the Project Engineer.

b. Design Development. For the plans, specifications, construction contract documents, and any and all other engineering, construction, and contractual documents produced by the Engineer, which are hereinafter collectively referred to as "plans", the Engineer will certify that:

1) The plans shall be developed in accordance with sound engineering and design principles, and with generally accepted professional standards.
2) The plans shall be consistent with the intent of the Project as defined in Exhibit A and Exhibit B of this Agreement.
3) The Project Engineer shall perform a review of the certification requirements listed in Section B.2. of this Exhibit, Construction Certification, and make a determination as to their applicability to this Project.
4) Development of the plans shall comply with all applicable laws, ordinances, zoning and permitting requirements, public notice requirements, and other similar regulations.

c. Inspection and Approval. The Agency assures that:

1) The Agency will provide and maintain competent technical supervision at the construction site throughout the Project to assure that the work conforms to the plans, specifications, and schedules approved by the Department, as applicable, for the Project.
2) The Agency assures that it will allow the Department to inspect the work and that it will provide any cost and progress reporting, as may be required by the Department.
3) The Agency assures that it will take the appropriate corrective action necessary, as required by the Department, for work which does not conform to the Department standards.

d. Pavement Preventive Maintenance. The Agency assures that for a project involving replacement or reconstruction of runway or taxiway pavement it has implemented an airport pavement maintenance management program and that it will use such program for the useful life of any pavement constructed, reconstructed, or repaired with state financial assistance at the airport.

24. Noise Mitigation Projects. The Agency assures that it will:

a. Government Agreements. For all noise compatibility projects that are carried out by another unit of local government or are on property owned by a unit of local government other than the Agency, the Agency shall enter into an agreement with that government body.

1) The local agreement, satisfactory to the Department, shall obligate the unit of local government to the same terms and assurances that apply to the Agency.
2) The Agency assures that it will take steps to enforce the local agreement if there is substantial non-compliance with the terms of the local agreement.

b. Private Agreements. For noise compatibility projects on privately owned property:

1) The Agency shall enter into an agreement with the owner of that property to exclude future actions against the airport.
2) The Agency assures that it will take steps to enforce such agreement if there is substantial non-compliance with the terms of the agreement.

- End of Exhibit E -

Exhibit E1

PROGRAM SPECIFIC TERMS AND CONDITIONS

(Prohibition on Discrimination Based on Health Care Choices)

This exhibit forms an integral part of the Agreement between the Department and the Agency.

1. **Statutory Reference.** Section 339.08, F.S. and Section 381.00316, F.S.

2. **Statutory Compliance.** Pursuant to Section 339.08, F.S., the Department may not expend state funds to support a project or program of certain entities if the entity is found to be in violation of Section 381.00316, F.S. The Department shall withhold state funds until the entity is found to be in compliance with Section 381.00316, F.S. This shall apply to any of the following entities:

    a. A public transit provider as defined in s. 341.031(1), F.S.;
    b. An authority created pursuant to chapter 343, F.S., chapter 348, F.S., or chapter 349, F.S.; c. A public-use airport as defined in s. 332.004, F.S.; or
    d. A port listed in s. 311.09(1), F.S.

- End of Exhibit E1 -

EXHIBIT E3

PROGRAM SPECIFIC TERMS AND CONDITIONS - AVIATION

(Geoengineering and Weather Modification Reporting)

This exhibit forms an integral part of the Agreement between the Department and the Agency.

1. Statutory Reference. Section 403.4115, F.S. and Section 332.004, F.S.

2. Statutory Compliance. Pursuant to Section 403.4115, F.S., as a condition of receiving funds from the Department, the Agency, a public-use airport as this term is defined in Section 332.004, F.S., shall submit a monthly report beginning November 1, 2025, identifying:

a. The physical presence of any aircraft on public property, including any public infrastructure, equipped with any part, component, device, or the like which may be used to support the intentional emission, injection, release, or dispersion of air contaminants into the atmosphere within the borders of this state when such emissions occur for the express purpose of affecting temperature, weather, climate, or the intensity of sunlight; and

b. The landing, takeoff, stopover, or refueling of an aircraft equipped with the components outlined above on the physical location of the public infrastructure.

– End of Exhibit E3 –

EXHIBIT E4

PROGRAM SPECIFIC TERMS AND CONDITIONS

(Energy Policy Goals Reporting)

This exhibit forms an integral part of the Agreement between the Department and the Agency.

1. **Statutory Reference.** Section 339.135(2)(c)4, F.S. and Section 377.601(3), F.S.

2. **Statutory Compliance.** Pursuant to Section 339.135(2)(c)4, F.S., the Department shall submit a report identifying any agencies listed below that have adopted or promoted energy policy goals inconsistent with the State of Florida energy policy set forth in Section 377.601(3), F.S. to the legislative appropriation committees:

    a. A public transit provider as defined in s. 341.031(1), F.S.;
    b. An authority created pursuant to chapter 343, F.S., chapter 348, F.S., or chapter 349, F.S.;
    c. A public-use airport as defined in s. 332.004, F.S.; or
    d. A port listed in s. 311.09(1), F.S.

3. **Agency Reporting Requirements.** As a condition of receiving state funds from the Department, the Agency shall attest in the section below whether the Agency has adopted or promoted energy policy goals inconsistent with the State of Florida energy policy set forth in Section 377.601(3), F.S.:

    The Agency HAS ☐ / HAS NOT ☐ adopted or promoted energy policy goals inconsistent with the energy policy of the State of Florida set forth in Section 377.601(3), F.S.

– End of Exhibit E4 –

EXHIBIT F

Contract Payment Requirements
Florida Department of Financial Services, Reference Guide for State Expenditures
Cost Reimbursement Contracts

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

(1) Salaries: A payroll register or similar documentation should be submitted. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

(2) Fringe Benefits: Fringe Benefits should be supported by invoices showing the amount paid on behalf of the employee (e.g., insurance premiums paid). If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown.

Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

(3) Travel: Reimbursement for travel must be in accordance with Section 112.061, Florida Statutes, which includes submission of the claim on the approved State travel voucher or electronic means.

(4) Other direct costs: Reimbursement will be made based on paid invoices/receipts. If nonexpendable property is purchased using State funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with Department of Management Services Rule 60A-1.017, Florida Administrative Code, regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in Section 273.02, Florida Statutes, for subsequent transfer to the State.

(5) In-house charges: Charges which may be of an internal nature (e.g., postage, copies, etc.) may be reimbursed on a usage log which shows the units times the rate being charged. The rates must be reasonable.

(6) Indirect costs: If the contract specifies that indirect costs will be paid based on a specified rate, then the calculation should be shown.

Contracts between state agencies, and/or contracts between universities may submit alternative documentation to substantiate the reimbursement request that may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address: https://myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/manuals/agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337_6

EXHIBIT G

AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:~

Awarding Agency: Florida Department of Transportation
State Project Title: Aviation Grant Program
CSFA Number: 55.004
***Award Amount:** $88,792

*The award amount may change with amendments

Specific project information for CSFA Number 55.004 is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.004 are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.E.
Section	CONSENT AGENDA	**Category**	Consent - Resolution
Subject	Work Authorization - Design and Bidding Services for Obstruction Mitigation, Ormond Beach Municipal Airport		
Recommended Action	Staff recommends approval of the Resolution authorizing execution of a Work Authorization for AVCON, Inc. to provide Design and Bidding Services for Obstruction Mitigation at the airport.		
Strategic Goal	Economic Development - Airport		
Department Staff Contact	Economic Development - Airport Steven Lichliter, Airport Manager		

Summary

This is a Resolution to authorize execution of a Work Authorization for AVCON, Inc. to provide Design and Bidding Services for Obstruction Mitigation at the Ormond Beach Municipal Airport.

The most recent FDOT airport licensing inspection report identifies obstructions in the approaches to both Runway 9/27 and Runway 17/35. Obstruction analysis and mitigation at the airport have been regularly accomplished in response to observations conducted annually during the FDOT airport licensing inspection, as a result of environmental and design studies for airport improvement projects, input from Air Traffic Control Tower staff and in response to Federal Aviation Administration (FAA) study information. The FAA considers obstruction analysis and obstacle mitigation to be top priorities. The City has completed an AGIS study and an Obstacle Action Plan (OAP) for the airport, which are the guiding documents for the obstruction mitigation design work that will be the subject of the proposed Work Authorization. The AGIS study and OAP were provided by AVCON, Inc. as authorized by the City Commission via Resolution 2024-54. The project is included in the current CIP for Fund 108 – Airport.

The City, acting as the airport sponsor, is obligated to address obstruction mitigation at the airport in order to remain in compliance with federal grant assurances [*GA 20 – Hazard Removal and Mitigation (49 U.S.C. subtitle VII)*] and per other guidelines including a Policy Guidance Letter on Approach and Departure Surface Protection that was circulated in September 2022. Mitigation of overgrowth at the airport is vital to establish and verify clear approach and departure surfaces for

the airport's runways, and is also essential to minimize the presence of invasive wildlife species that pose a hazard to airport operations. The Work Authorization presented herein for approval will provide the services detailed in the attached Exhibit A – Proposed Scope of Services.

Financial Impact

The City is in receipt of a grant agreement from FDOT that will provide funding of up to $88,792. Cost sharing is FDOT 80% and Airport 20% of the total project cost not to exceed $110,990. Therefore, the maximum budgetary impact on the Airport Fund is $22,198. The project is included in the current CIP for Fund 108 – Airport.

Citizen Impact

The Design and Bidding Services for Obstruction Mitigation project pertains specifically to current and planned airport operations and will have no impact upon the City's general population. The improved operational environment supported by this project will ultimately serve as an important safety enhancement for the airport and the flying public.

Attachments

1. 25-199 Obstr Mitig-Avcon (P25-0176G)
2. AVCON Work Authorization
3. Obstacle Action Plan_Executive Summary

RESOLUTION NO. 2025-199

A RESOLUTION ACCEPTING A PROPOSAL FROM AVCON, INC., TO PROVIDE DESIGN AND BIDDING SERVICES REGARDING OBSTRUCTION MITIGATION AT THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION AND PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, pursuant to the Continuing Contract between the City and AVCON, Inc., the appropriate City staff members have negotiated the terms upon which AVCON, Inc. will provide design and bidding services regarding obstruction mitigation at the Ormond Beach Municipal Airport (the "Project"), as described on the attached Work Authorization and Scope of Work, at a cost not to exceed $110,990.00, and

WHEREAS, the Florida Department of Transportation ("FDOT") has issued a Public Transportation Grant Agreement ("PTGA") to provide grant funding representing eighty percent (80%) of the Project cost (anticipated to be $88,792.00), and

WHEREAS, City Manager has certified that funds in the amount of $22,198.00 to fund the City's twenty percent (20%) contribution of the Project cost are available in the Airport Fund (108) and are not appropriated for any other purpose, now therefore,

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

SECTION ONE. The proposal submitted by AVCON, Inc., to perform the Project at a total cost not to exceed $110,990.00 is hereby accepted.

SECTION TWO. The Mayor and the City Manager are hereby authorized and directed to execute a Work Authorization with AVCON, Inc., for the performance of the Project

at the said price, and to pay the cost thereof using grant funds from the Florida Department of Transportation and the Airport Fund.

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

APPROVED AND AUTHENTICATED this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

WORK AUTHORIZATION

In accordance with and incorporating the terms of the Continuing Contract dated May 21, 2024 between the City of Ormond Beach, Florida, and AVCON, Inc., the following Scope of Work and Schedule of Payments are agreed to by the parties to the Agreement:

Project Title: Design and Bidding Services for Obstruction Mitigation

Project Description: To provide design and bidding services for obstruction mitigation at the Ormond Beach Municipal Airport, as detailed in the attached Scope of Services and Fee Schedule.

Estimated Project Construction Cost: $500,000

Schedule of Payments and Fee Basis

Required Work Task	Fee Basis	Fee
Schematic Design	Fixed Fee	$25,090.00
Preliminary Design	Fixed Fee	$53,010.00
Final Design	Fixed Fee	$23,010.00
Bidding	Fixed Fee	$9,880.00
Total Fee Authorized:	**Not to Exceed**	**$110,990.00**

Funding Source: Airport Fund (108), FDOT Grant

Estimated Time for Completion: 6 Months from Authorization to Proceed

Pursuant to the mandatory contract terms required by the Florida Department of Transportation Public Transportation Grant Agreement 452060-1-94-01, the City's Consultant agrees that the continuing contract shall be amended to include the following provision:
To the fullest extent permitted by law, AVCON, Inc. (AVCON) shall indemnify, defend, and hold harmless the City of Ormond Beach and the State of Florida, Department of Transportation, including the Department's officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of AVCON and persons employed or utilized by AVCON in the performance of this Agreement. This indemnification shall survive the termination of this Agreement.

AUTHORIZED:
CITY OF ORMOND BEACH

By: _____
Jason Leslie
Mayor

Date: _____

By: _____
Joyce A. Shanahan
City Manager

Date: _____

ACCEPTED:
AVCON, INC.

By: Sandeep Singh
Sandeep Singh
President

Date: 12/2/2025

I. 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) 676-3331
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

II. VERIFICATION OF EMPLOYMENT STATUS USING E-VERIFY SYSTEM

1. Section 448.09, *Florida Statutes*, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, either for herself or himself, or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work in the United States. Contractor warrants that it is 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. Contractor agrees that if the contractor enters into an agreement with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and contractor warrants it shall maintain any such affidavits for the duration of the contract. If the City has a good faith belief that a subcontractor knowingly violated Section 448.09 (1), the City shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.
3. 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 as provided by statute, the contractor may not be awarded a public contract for at least one (1) year after the date of termination. The contractor may also be held liable for any additional costs incurred by the City as a result of the termination of the contract.

AVCON

EXHIBIT A
PROPOSED SCOPE OF SERVICES

PROFESSIONAL ENGINEERING SERVICES
DESIGN AND BIDDING PHASE SERVICES

OBSTRUCTION REMOVAL

ORMOND BEACH MUNICIPAL AIRPORT
ORMOND BEACH, FLORIDA

This scope of services covers design phase services required for the on-airport obstruction removal project at Ormond Beach Municipal Airport.

PROJECT DESCRIPTION:

The CONSULTANT shall provide design and bidding phase services for the Obstruction Removal Project at Ormond Beach Municipal Airport. This scope of work is based upon discussion and correspondence with the Airport, FAA and FDOT staff as well as the results of the airspace determinations from the Obstacle Action Plan (OAP) dated June 2, 2025. In this implementation phase of the project CONSULTANT will provide design and bidding phase services for the mitigation of permanent and vegetative obstructions on airport property based on the survey results from the OAP. The design will address Project Priority A/1, A/3, B/4, and C/5 identified in Table 4 of the OAP below.

TABLE 4 POTENTIAL OBSTRUCTION MITIGATION PROJECTS

Project Recommendation	Priority	Description	# of Penetrations	Figure Reference	Target Mitigation
Project A	1	**On-Airport** Part 77 Primary & Approach Surfaces & ROFA Penetrations	3,048 (77 ROFA)	Figures 1 thru 4	ASAP. Within 6 months of receipt of funding.
	2	**Off-Airport** Part 77 Approach Surfaces	293	Figures 1 thru 4	
	3	All OCS Approach & PAPI OCS	53	Figure 5	
Project B	4	All OCS Departure	780	Figure 6	Within 1 year of receipt of funding.
Project C	5	All Part 77 Transitional, Horizontal, & Conical	3,792	Figure 7	Within 2 years of receipt of funding.
Monitor – As Needed	6	Potential Obstacles within 10 feet of a Surface	3,178	Figure 8	None. Monitor.
	Fence	Trees 10 feet (Left or Right) of Proposed Fence	Shown for Reference Only	Figure 9	

Notes: OCS – Obstruction clearance Surface, PAPI – Precision Approach Path Indicator.
Source: AVCON, Inc., September 2024.

The project will be bid with multiple bid schedules to allow flexibility based on available budget.

SERVICES:

Administration Phase

The CONSULTANT shall aid the SPONSOR by acting as its liaison and Project coordinator with permit and funding agencies during the Project's design. In addition, the CONSULTANT shall assist the SPONSOR in the preparation of paperwork required to secure funds for the Project. The specific services to be provided or furnished for this Phase of the Project are the following:

- Grant management.
- Preparation of reimbursement requests.
- Project coordination with the funding agencies.

Design Phase

The services to be performed during the Design Phase consist generally of services required to furnish the SPONSOR with a complete set of Contract Documents for the Project, including Plans, Specifications, and an Estimate of Construction Cost. The Design scope of services will include:

- Schematic Design.
  - Review prior studies and permits to identify wetlands.
  - Develop schematic plans.
  - Coordination meeting with St. Johns River Water Management District (SJRWMD).
  - Prepare construction cost estimate.

- Preliminary Design.
  - Identify and stake wetland limits.
  - Develop preliminary mitigation plans.
  - Develop general and technical specifications.
  - Update construction cost estimate.

- Final Design.
  - Finalize design plans.
  - Submit stormwater permit application if required (permit fees to be paid by SPONSOR).
  - Finalize general and technical specifications.
  - Prepare final construction cost estimate.

Bidding Phase

The bidding services consist of preparing the bidding documents and assisting SPONSOR with public advertising. In addition, The CONSULTANT will aid the SPONSOR by acting as its liaison with funding agencies during the bidding process.

- Bidding
  - Prepare bid documents for distribution.
  - Assist with advertisement.
  - Attend and prepare meeting minutes for pre-bid conference.
  - Respond to bidder questions, issue addenda.
  - Attend bid opening.
  - Prepare bid tabulation and recommendation of award.

Deliverables include electronic copies of Contract Documents at the completion of each Design Phase, and the SJRWMD Permit if required.

Construction Phase Services will be provided under a future proposal.

END OF EXHIBIT A

EXHIBIT B - HOUR AND FEE PROPOSAL
OBSTRUCTION REMOVAL - DESGIN AND BIDDING PHASE SERVICES
ORMOND BEACH MUNICIPAL AIRPORT

10/30/2025

TASK	DESCRIPTION	Sr. Project Manager		Project Engineer		Engineer		QC Reviewer		Admin		Labor		Subconsultant Cost
		Rate/Hour:	$ 240	Rate/Hour:	$ 160	Rate/Hour:	$ 130	Rate/Hour:	$ 290	Rate/Hour:	$ 85			
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	
1	**SCHEMATIC DESIGN**													
1.1	Grant Administration and Project Coordination	4	$ 960		$ -		$ -		$ -		$ -	4	$ 960	$ -
1.2	Review prior studies and permits to identify wetlands	2	$ 480		$ -		$ -		$ -		$ -	2	$ 480	$ -
1.3	Develop schematic plans	2	$ 480	40	$ 6,400	80	$ 10,400		$ -		$ -	122	$ 17,280	$ -
1.4	Coordination meeting with SJRWMD	4	$ 960	8	$ 1,280		$ -		$ -		$ -	12	$ 2,240	$ -
1.5	Prepare construction cost estimate		$ -	4	$ 640	8	$ 1,040		$ -	2	$ 170	14	$ 1,850	$ -
1.6	QC Review	2	$ 480	4	$ 640		$ -	4	$ 1,160		$ -	10	$ 2,280	$ -
	Subtotal	**14**	**$ 3,360**	**56**	**$ 8,960**	**88**	**$ 11,440**	**4**	**$ 1,160**	**2**	**$ 170**	**164**	**$ 25,090**	**$ -**
2	**PRELIMINARY DESIGN**													
2.1	Grant Administration and Project Coordination	4	$ 960		$ -		$ -		$ -		$ -	4	$ 960	$ -
2.2	Identify and stake wetland limits**		$ -	8	$ 1,280	16	$ 2,080		$ -		$ -	24	$ 3,360	$ 20,000
2.3	Develop preliminary mitigation plans	4	$ 960	40	$ 6,400	80	$ 10,400		$ -		$ -	124	$ 17,760	$ -
2.4	Develop general and technical specifications	4	$ 960	8	$ 1,280	16	$ 2,080		$ -	8	$ 680	36	$ 5,000	$ -
2.5	Update construction cost estimate		$ -	4	$ 640	8	$ 1,040		$ -	2	$ 170	14	$ 1,850	$ -
2.6	QC Review	2	$ 480	8	$ 1,280		$ -	8	$ 2,320		$ -	18	$ 4,080	$ -
	Subtotal	**14**	**$ 3,360**	**68**	**$ 10,880**	**120**	**$ 15,600**	**8**	**$ 2,320**	**10**	**$ 850**	**220**	**$ 33,010**	**$ 20,000**
3	**FINAL DESIGN**													
3.1	Grant Administration and Project Coordination	4	$ 960		$ -		$ -		$ -		$ -	4	$ 960	$ -
3.2	Finalize design plans	4	$ 960	32	$ 5,120	48	$ 6,240		$ -		$ -	84	$ 12,320	$ -
3.3	Submit stormwater permit application if required	2	$ 480	16	$ 2,560		$ -		$ -		$ -	18	$ 3,040	$ -
3.4	Finalize general and technical specifications	2	$ 480	8	$ 1,280		$ -		$ -	8	$ 680	18	$ 2,440	$ -
3.5	Prepare final construction cost estimate		$ -	8	$ 1,280	4	$ 520		$ -	2	$ 170	14	$ 1,970	$ -
3.6	QC Review	2	$ 480	4	$ 640		$ -	4	$ 1,160		$ -	10	$ 2,280	$ -
	Subtotal	**14**	**$ 3,360**	**68**	**$ 10,880**	**52**	**$ 6,760**	**4**	**$ 1,160**	**10**	**$ 850**	**148**	**$ 23,010**	**$ -**
4	**BIDDING**													
4.1	Grant Administration and Project Coordination	4	$ 960		$ -		$ -		$ -		$ -	4	$ 960	$ -
4.2	Prepare bid documents for distribution	2	$ 480	8	$ 1,280	8	$ 1,040		$ -		$ -	18	$ 2,800	$ -
4.3	Assist with advertisement		$ -	2	$ 320		$ -		$ -		$ -	2	$ 320	$ -
4.4	Attend and prepare meeting minutes for pre-bid conference		$ -	8	$ 1,280		$ -		$ -		$ -	8	$ 1,280	$ -
4.5	Respond to bidder questions, issue addenda	2	$ 480	8	$ 1,280		$ -		$ -	4	$ 340	14	$ 2,100	$ -
4.6	Attend bid opening	4	$ 960		$ -		$ -		$ -		$ -	4	$ 960	$ -
4.7	Prepare bid tabulation and recommendation of award	2	$ 480	4	$ 640		$ -		$ -	4	$ 340	10	$ 1,460	$ -
	Subtotal	**14**	**$ 3,360**	**30**	**$ 4,800**	**8**	**$ 1,040**	**0**	**$ -**	**8**	**$ 680**	**60**	**$ 9,880**	**$ -**
	Total	**56**	**$ 13,440**	**222**	**$ 35,520**	**268**	**$ 34,840**	**16**	**$ 4,640**	**30**	**$ 2,550**	**592**	**$ 90,990**	**$ 20,000**

** The estimate for surveying services is based on the attached hourly rates provided by subconsultant, Dewberry, and shall not exceed $20,000.

Total Project Fee	**$ 110,990**

Dewberry

Dewberry Engineers Inc.
800 North Magnolia Ave, Suite 1000
Orlando, FL 32803-3251

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: dnickols@avconinc.com

December 3, 2025

Mr. Dan Nickols, PE
Senior Project Manager, Airports
Avcon, Inc.
5555 E. Michigan Street
Suite 200
Orlando, Florida 32822

Subject: **Proposal to Provide Professional Surveying Services**
Ormond Beach Municipal Airport
Volusia County, Florida

Dear Mr. Nickols:

Dewberry Engineers Inc. is pleased to submit this proposal to provide professional surveying services for your Ormond Beach Municipal Airport (OMN) Project. The project is identified as a portion of Volusia County Property Identification Number 420700000010 (Alt Key 3033671). This parcel is located at 760 Airport Road, Ormond Beach, Florida, and consists of approximately 568.97 acres. This proposal is based on your email request dated November 21, 2025. At the time of this proposal, the final project limits cannot be determined and are hereby based on anticipated work areas and required deliverables. The limits of survey will be refined as the project develops and upon additional information provided by the client.

With this information in mind, we propose the following tasks and corresponding fees:

I. Miscellaneous Surveying Services

We will perform miscellaneous surveying services that may be required during the design process. These services may include Wetland Staking or Topographic Survey of the tree clearing areas as designated by you. Items will be requested by your project manager in writing and will be performed within five (5) business days of the request. All such survey tasks requested shall be billed hourly in accordance with the enclosed Schedule of Charges. Any additional surveying services needed will require an Authorization for Additional Services (AAS).

Our fee for these services will be based on time and materials in accordance with the enclosed Schedule of Charges. We estimate a budget for these services to be approximately $20,000. Should these miscellaneous services exceed the stated budget, additional services would be billed hourly per an AAS and the attached schedule of hourly rates.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We do not anticipate other direct costs to be associated with this work effort.

III. Additional Services

Any Additional Services requested that are not a part of this proposal will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposal, and the attached Standard Terms and Conditions, both of which have been reviewed and are fully understood, represent the entire understanding between Avcon, Inc. and Dewberry Engineers Inc. with regard to the referenced project. This proposal shall remain in effect for acceptance for a period of thirty (30) days from the date thereof, after which time Dewberry Engineers Inc. reserves the right to review and revise its proposal. Once accepted, this proposal may only be modified in writing with the consensus of both parties. If you wish to accept this proposal, please sign and date where indicated and return one complete copy to Toni Boone, Survey Project Administrator in our Orlando office at 800 North Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at tboone@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,

Garrett L. Mitchell
Project Manager
Geospatial, Mapping, and Survey Services
Dewberry Engineers Inc.

Jonathan Gibson, PSM, PLS
Associate, Business Unit Manager
Geospatial, Mapping, and Survey Services
Dewberry Engineers Inc.

GM:JG:tdb
Q:___MKTG\Proposals_Private_Surveying & Mapping\AVCON, Inc\Ormond Beach Municipal Airport
Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Avcon, Inc.

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$125.00, $140.00, $160.00
Engineer IV, V, VI	$185.00, $210.00, $240.00
Engineer VII, VIII, IX	$270.00, $300.00, $335.00
Environmental Specialist I, II, III	$110.00, $135.00, $160.00
Senior Environmental Scientist IV, V, VI	$175.00, $195.00, $220.00
Planner I, II, III	$110.00, $135.00, $160.00
Senior Planner IV, V, VI	$175.00, $195.00, $220.00
Landscape Designer I, II, III	$110.00, $135.00, $160.00
Senior Landscape Architect IV, V, VI	$175.00, $195.00, $220.00
Principal	$375.00
Technical	
CADD Technician I, II, III, IV, V	$90.00, $110.00, $130.00, $145.00, $190.00
Designer I, II, III	$110.00, $140.00, $170.00
Designer IV, V, VI	$190.00, $210.00, $245.00
Construction	
Construction Professional I, II, III	$125.00, $160.00, $190.00
Construction Professional IV, V, VI, VII	$225.00, $255.00, $305.00, $340.00
Survey	
Surveyor I, II, III	$70.00, $85.00, $110.00
Surveyor IV, V, VI	$130.00, $145.00, $160.00
Surveyor VII, VIII, IX	$180.00, $210.00, $255.00
Senior Surveyor IX	$310.00
Fully Equipped 1, 2, 3 Person Field Crew	$160.00, $200.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$72.00, $105.00, $125.00, $155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Company Confidential and Proprietary: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this report.

Dewberry

ATTACHMENT B
STANDARD TERMS AND CONDITIONS

These Standard Terms and Conditions ("STCs") are incorporated by reference into the foregoing agreement or proposal, along with any future modifications or amendments thereto made in accordance with Paragraph 23 below (the "Agreement") between Dewberry ("we" or "us" or "our") and its client ("you" or "your") for the performance of services as defined in our proposal ("Services"). These STCs are fully binding upon you, just as if they were fully set forth in the body of the Agreement, and shall supersede any term or provision elsewhere in the Agreement in conflict with these STCs.

1. **Period of Offer**. Unless we decide, in writing, to extend the period for acceptance by you of our proposal, you have 90 days from our proposal date to accept our proposal. We have the right to withdraw the proposal at any time before you accept. Delivery of a signed proposal—whether original or copy—to us constitutes your acceptance of the proposal, including attachments expressly incorporated into the proposal by reference. The proposal and incorporated attachments shall constitute the entire Agreement between you and us. If you request us to render Services before you deliver a signed proposal to us, and we render Services in accordance with the proposal, you agree that the proposal and these STCs constitute the Agreement between you and us even if you fail to return a signed proposal to us.
2. **Scope of Services**. For the fee set forth in the Agreement, you agree that we shall only be obligated to render the Services expressly described in the Agreement. Our Services shall not be construed as providing legal, accounting, or insurance services. Unless the Agreement expressly requires, in no event do we have any obligation or responsibility for:
   a. The correctness or completeness of any document which was prepared by another entity.
   b. The correctness or completeness of any drawing prepared by us, unless it was properly signed and sealed by a registered professional on our behalf.
   c. Favorable or timely comment or action by any governmental entity on the submission of any construction documents, land use or feasibility studies, appeals, petitions for exceptions or waivers, or other requests or documents of any nature whatsoever.
   d. Taking into account off-site circumstances other than those clearly visible and actually known to us from on-site work.
   e. The actual location (or characteristics) of any portion of a utility which is not entirely visible from the surface.
   f. Site safety or construction quality, means, methods, or sequences.
   g. The correctness of any geotechnical services performed by others, whether or not performed as our subcontractor.
   h. The accuracy of earth work estimates and quantity take-offs, or the balance of earthwork cut and fill.
   i. The accuracy of any opinions of construction cost, financial analyses, economic feasibility projections or schedules for the Project.

   Should shop drawing review be incorporated into the Services, we shall pass on the shop drawings with reasonable promptness. Our review of shop drawings will be general, for conformance with the design concept of the Project to which this Agreement relates ("Project") and compliance with the information given in the construction documents, and will not include quantities, detailed dimensions, nor adjustments of dimensions to actual field conditions. Our review shall not be construed as permitting any departure from contract requirements nor as relieving your contractor of the sole and final responsibility for any error in details, dimensions or otherwise that may exist.
3. **Your Oral Decisions**. You, or any of your directors, officers, partners, members, managers, employees or agents having apparent authority from you, may orally: (a) make decisions relating to Services or the Agreement; (b) request a change in the scope of Services under the Agreement; or (c) request us to render additional Services under the Agreement, subject to our right to require you to submit the request in writing before your decision or request shall be considered to have been effectively made. You may, at any time, limit the authority of any or all persons to act orally on your behalf under this Paragraph 3, by giving us seven 7 days advance written notice.
4. **Proprietary Rights**. The drawings, specifications and other documents prepared by us under this Agreement are instruments of our service for use solely for the Project and, unless otherwise provided, we shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright and rights to any Dewberry trademarks. Upon payment in full for our Services, you shall be permitted to retain copies, including reproducible copies of our instruments of service for information and reference for the Project. Our instruments of service shall not be used by you or others on other projects for any reason or for completion or modification of this Project by other professionals, unless you enter into a written agreement with us allowing for such use. Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication inconsistent with our reserved rights. You shall defend, indemnify and hold us harmless, and release us, from any and all liability, loss, damages, claims and demands for loss, damages, property damages or bodily injury, arising out of any use (including, without limitation, the means or media of transfer, possession, use, or alteration) of our instruments of service by (i) you, if such use is inconsistent with our reserved rights or this Paragraph 4, or (ii) any third party, regardless of the manner of use, if such third party received our instruments of service directly or indirectly from you (including if we or others have transmitted such instruments of service to the third party at your request or direction, for your benefit, or, and without limiting the foregoing, pursuant to a contractual obligation that is directly or indirectly derived (or flowed down) from a contract to which you have privity).
5. **Fees and Compensation**. If you request us to render services not specifically described in the Agreement, or, if we or anyone in our employ, is called upon to be deposed or to testify in a matter in which we are not a named party, that relates to the Project, you agree to compensate us for such services in accordance with the hourly rates as set forth on Attachment A of this Agreement or in any subsequently effective schedule, unless otherwise agreed in writing. If no compensation rate is set forth on Attachment A, or through written agreement between you and us, we shall be compensated for such services at our then current hourly rates. We may unilaterally increase our lump sum or unit billing rates on each anniversary of your acceptance of this Agreement by as much as five percent or the percentage increase in the CPI-W (U.S. Department of Labor Consumer Price Index-Washington), whichever is greater. Hourly rates are subject to periodic revision at our discretion.
6. **Period of Service**. The provisions of this Agreement and the compensation provided for under the Agreement have been established in anticipation of the orderly and continuous progress of the Project. Our obligation to render the Services will extend only for that period which may reasonably be required to complete the Services in an orderly and continuous manner, and we may then, at our sole option, terminate the Agreement.
7. **Reimbursable Expenses**. Unless the Agreement otherwise provides, you shall reimburse us, or our affiliates, for all expenses we incur to render the Services for you under this Agreement, plus fifteen percent. We may submit invoices for reimbursable expenses separately from invoices for Services.
8. **Payment Terms**. We may submit invoices at any time to you for Services and for reimbursable expenses incurred. Invoices are payable within 30 days of the invoice date, and you agree to pay a finance charge of 1½% per month on any unpaid balance not received by us within 30 days of the invoice date. If you require payment via credit card, Dewberry will assess a 3% processing fee on the total amount invoiced. Invoices may be based either upon our estimate of the proportion of the total Services actually completed at the time of billing for lump sum or fixed fee services, or in the case of hourly services, upon rendering of the Services. If any invoice is not paid within 30 days of the invoice date, we shall have the right either to suspend the performance of our Services until all invoices more than 30 days past due are fully paid or to terminate the agreement and to initiate proceedings to recover amounts owed by you. Additionally, we shall have the right to withhold from you the possession or use of any drawings or documents prepared by us for you under this or any other agreement with you until all delinquent invoices are paid in full. You shall not offset payments of our invoices by any amounts due or claimed to be due for any reason.
   If you do not give us written notice disputing an invoice within 20 days of the invoice date, the invoice shall conclusively be deemed correct. All payments made by you should specify the invoice numbers being paid. If we receive payments that do not specify the invoices being paid, you agree that we may apply payments in our sole discretion. Time is of the essence of your payment obligations; and your failure to make full and timely payment shall be deemed a material breach.
9. **Information from You and Public Sources**. You shall furnish us all plans, drawings, surveys, deeds and other documents in your possession, or that come into your possession, which may be related to the Services, and shall inform us in writing about all special criteria or requirements related to the Services (together, "Information"). We may obtain deeds, plats, maps and any other information filed with or published by any governmental or quasi-governmental entity (together, "Public Information"). Unless we are engaged in writing as an additional service to independently verify such, we may rely upon Information and Public Information in rendering Services. We shall not be responsible for errors or omissions or additional costs arising out of our reliance on Information or Public Information. You agree to give prompt notice to us of any development or occurrence that affects the scope or timing of Services, or any defect in the final work submitted by us, or errors or omissions of others as they are discovered. We shall not be responsible for any adverse consequence arising in whole or in part from your failure to provide accurate or timely information, approvals and decisions, as required for the orderly progress of the Services.
10. **Plan Processing**. We may submit plans and related, or other, documents to public agencies for approval. However, it may be necessary, in order to serve your interests and needs, for us to perform special processing, such as attending meetings and conferences with different agencies, hand carrying plans or other documents from agency to agency, and other special services. These special services are not included in the basic fee and shall be performed as additional services on an hourly fee basis in accordance Paragraph 5 above.

11. **Meetings and Conferences**. To the extent the Agreement provides, we will attend meetings and conferences that you, or your representatives, reasonably require. Furthermore, we will meet on an as-needed basis with public agencies that might be involved in the Project. Because we cannot forecast the scope and nature of these meetings and conferences, we will perform meeting and conference services on an hourly fee basis in accordance with our applicable hourly rate schedule.
12. **Your Claims**. You release us from, and waive, all claims of any nature for any and all errors or omissions by us related to our performance under this Agreement, or in the performance of any supplementary services related to this Agreement, unless you have strictly complied with all of the following procedures for asserting a claim, as to which procedures time is of the essence:
    a. You shall give us written notice within 10 days of the date that you discover, or should, in the exercise of ordinary care, have discovered that you have, or may have, a claim against us. If you fail to give us written notice within such 10 days, then such claim shall forever be barred and extinguished.
    b. If we accept the claim, we shall have a reasonable time to cure any error or omission and any damage. This shall be your sole remedy, and you must not have caused the error or omission, or any damage resulting from the error or omission, to be cured, if we are ready, willing and able to do so.
    c. If we reject the claim, we shall give you written notice of our rejection within 30 days of our receipt of your notice of claim. You shall then have 60 days to give us an opinion from a recognized expert in the appropriate discipline, corroborating your claim that we committed an error or omission, and establishing that the error or omission arose from our failure to use the degree of care ordinarily used by professionals in that discipline in the jurisdiction local to the Project. If you fail to give us such an opinion from a recognized expert within 60 days from the date we send you notice of our rejection of the claim, then such claim shall forever be barred and extinguished.
    d. We shall have 60 days from receipt of your expert's written opinion to reevaluate any claim asserted by you. If we again reject such claim, or if the 60-day period from receipt of the written opinion of your expert elapses without action by us, then you may have recourse to such other remedies as may be provided under this Agreement.

    ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
13. **Hazardous or Toxic Wastes or Substances, Pollution or Contamination**. You acknowledge that Services rendered under this Agreement may be affected by hazardous or toxic wastes or substances, or pollution or contamination due to the presence of hazardous or toxic wastes or substances. To induce us to enter into this Agreement, you agree to indemnify, defend and hold us harmless from and against any and all liability, loss, damages, claims and demands for loss, damages, property damages or bodily injury, that relate, in any way, to both (a) hazardous or toxic wastes or substances, or pollution or contamination due to the presence of hazardous or toxic wastes or substances, and (b) the performance by us of our obligations under the Agreement, whether or not such performance by us is claimed to have been, or was, or may have been, negligent. Unless otherwise expressly set forth in this Agreement, we shall have no responsibility for searching for, or identifying, any hazardous or toxic wastes or substances, or pollution or contamination due to the presence of hazardous or toxic wastes or substances; but if we discover or suspect the presence of any such wastes, substances, pollution or contamination due to the presence of hazardous or toxic wastes or substances, then we, in our sole discretion, and at any time, may stop work under, or terminate, this Agreement, in which event we will have no further liability to you for performance under this Agreement, and you shall make the payments to us required by Paragraph 14 of the STCs.
14. **Termination**. Either party may terminate the Agreement if the other party materially breaches the Agreement and does not cure the breach within 7 days after receiving notice of the breach from the non-breaching party. You shall immediately pay us for our Services rendered and expenses incurred through the termination date, including fees and expenses that we incur as a result of the termination.
15. **Payment of Other Professionals**. If this Agreement includes continuation of services begun by other architects, engineers, planners, surveyors, or other professionals, we may suspend our Services until you make arrangements satisfactory to such other professionals for payment. If satisfactory arrangements have not been made within a time determined by us to be reasonable, then we may in our sole discretion terminate this Agreement.
16. **Assignment and Third-Party Beneficiaries**. Neither party shall assign or transfer any rights, interests or claims arising under this Agreement without the written consent of the other, provided, however, that we are permitted to (i) employ independent consultants, associates, and subcontractors as we may deem necessary to render the Services, (ii) assign our right to receive compensation under this Agreement, and (iii) transfer the Agreement to an affiliate of ours, in our sole discretion, with written notice to you (an affiliate for purposes of this Paragraph 16 is defined as any other business entity that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, us). This Agreement does not confer any benefit or right upon any person or entity other than the parties, except that our partners, members, managers, directors, officers, employees, agents and subcontractors shall have and be entitled to the protection afforded us under Paragraphs 9, 12, 13, 16, 20 and 22 of this Agreement.
17. **Applicable Law and Forum Selection**. The Commonwealth of Virginia's laws shall govern this Agreement in all respects, including matters of construction, validity, and performance. Except as provided in Paragraph 18, the parties agree that the courts of Fairfax County, Virginia, and the Federal District Court, Eastern District of Virginia, Alexandria Division, (together, "Courts") shall have exclusive jurisdiction over any controversy, including matters of construction, validity, and performance, arising out of this Agreement. The parties consent to the jurisdiction of the Courts and waive any objection either party might otherwise be entitled to assert regarding jurisdiction. The parties irrevocably waive all right to trial by jury in any action, proceeding, or counterclaim arising out of or related to this Agreement.
18. **Arbitration of Our Claims for Compensation**. Instead of proceeding in court, we, in our sole and absolute discretion, may submit any claim for compensation due us under this Agreement to arbitration in Fairfax County, Virginia in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the arbitration award may be entered in any court having jurisdiction. You agree not to assert any counterclaim or any defense by way of set-off in such arbitration, and that the arbitrator or panel shall have no authority to consider, or to render, an award based upon any such counterclaim or defense by way of set-off. We shall have the right to withdraw our demand for arbitration at any time before the arbitration hearing starts by giving written notice to the arbitrator or panel and you; and upon the giving of such notice by us, the arbitration shall terminate, no award shall be rendered, and we may then pursue our remedies in accordance with Paragraph 17 above.
19. **Severability**. If any part, term, or provision of this Agreement is held to be illegal or unenforceable, the validity and enforceability of the remaining parts, terms, and provisions of this Agreement shall not be affected, and each party's rights shall be construed and enforced as if the Agreement did not contain the illegal or unenforceable part, term, or provision.
20. **Limitations on Liability**. In recognition of the relative risks and benefits of the Project to you and us, you agree, that our liability for any loss, damages, property damages or bodily injury of or to you caused in whole or in part by us in the performance of this Agreement or any supplementary services in any way related to this Agreement, shall be limited in the aggregate to the amount of fees that you have paid to us for the Services. The parties intend that the foregoing limitation on liability shall apply to all claims, whether sounding in tort, contract, warranty, or otherwise. You release, waive, and shall not seek contribution from, or indemnification by, us for any claims of any nature made against you by any other person who may suffer any loss, damages, property damages or bodily injury in any manner associated with our services, or any supplementary services in any way related to this Agreement. Notwithstanding anything to the contrary elsewhere in the Agreement, we shall not be liable to you, in any event or for any amount, for delays; or for consequential, special or incidental damages; or for punitive or exemplary damages; or for the cost to add an item or component that we omitted from the instruments of service due to our negligence, to the extent that item or component would have otherwise been necessary, or adds value or betterment, to the Project. Should you find the terms of this Paragraph 20 unacceptable, we are prepared to negotiate a modification in consideration of an equitable surcharge to pay our additional insurance premiums and risk.

PURSUANT TO FLORIDA STATUTE §558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

21. **Payment of Attorney's Fees**. The losing party shall pay the winning party's reasonable attorney's fees and expenses for the prosecution or defense of any cause of action, claim or demand arising under this Agreement in any court or in arbitration.
22. **Indemnification**. You agree to indemnify, defend and hold us harmless from and against any and all liability, loss, damages, claims and demands for loss, damages, property damages or bodily injury, arising out of acts or omissions by you, or your contractor, subcontractor or other independent company or consultant employed by you to work on the Project, or their respective partners, members, managers, directors, officers, employees, agents or assigns; or arising out of any other operation, no matter by whom committed or omitted, for and on behalf of you, or such contractor, subcontractor or other independent company or consultant, whether or not due in part to errors or omissions by us in the performance of this Agreement, or in the performance of any supplementary service in any way related to this Agreement, provided that you are not required to indemnify and hold us harmless under this Paragraph 22 in the event of our sole negligence.

23. **Integration Clause**. The Agreement represents the entire agreement of the parties. No prior representations, statements, or inducements made by either us, you, or the respective agents of either, that is not contained in the Agreement shall enlarge, modify, alter, or otherwise vary the written terms of the Agreement unless they are made in writing and made a part of the Agreement by attachment, incorporated by reference in the Agreement or signed or initialed on behalf of both parties.
24. **Notice**. Any notices issued to us shall be sent to our project manager with a copy sent via email to Notices@dewberry.com or mailed to 8401 Arlington Blvd, Fairfax VA 220131, Attn: Legal Department.

NEXT STEPS

The Federal Aviation Administration (FAA) requires Airport Sponsors with unmitigated obstacles to develop an Obstacle Action Plan (OAP) detailing how and when, to the extent reasonable, each of the surfaces surrounding an airport will be cleared and maintained. The information presented in the OAP for Ormond Beach Municipal Airport (OMN) is consistent with the recommendations in the FAA Policy Guidance for Approach and Departure Surface Protection, dated September 19, 2022. Therefore, the purpose of this Executive Summary is to provide a high-level overview of the OMN OAP so that the City of Ormond Beach can proceed with the following next steps:

1. Coordinate with the FAA regarding the recommended obstruction clearing priorities and potential projects.
2. Consider trimming or removing vegetation obstructions on airport property first, followed by coordinating with Volusia County for mitigation of off-airport vegetation obstructions.
3. Contract with a licensed field surveyor to confirm the location and type of vegetation to be mitigated, by priority.
4. Based on the survey, identify the applicable permitting, regulatory, and/or licensing requirements.
5. Contract with local tree removal and trimming services and begin obstruction mitigation.
6. Monitor the future growth of potential obstructions.

PREPARED BY: AVCON www.avconinc.com

IN ASSOCIATION WITH: MTZ MARTINEZ GEOSPATIAL www.mtzgeo.com

OBSTACLE ACTION PLAN

EXECUTIVE SUMMARY

For Ormond Beach Municipal Airport (OMN)



WHY PREPARE AN OBSTACLE ACTION PLAN:



Ormond Beach Municipal, as a recipient of federal grants for airport development is legally required (through grant assurances) to maintain the safety of the Airport and ensure that all approaches and departures to/from each runway are protected from obstacles.

GOALS OF THE OBSTACLE ACTION PLAN:

- Assist the Airport in developing a plan to maintain a safe operating environment.
- Develop a roadmap for the Airport to remove or mitigate any potential hazards to air navigation.
- Prioritize when obstacles should be mitigated starting with those that are most critical.

Summary of the OMN Obstacle Action Plan

- Performed an obstruction analysis for each of the existing runways at Ormond Beach Municipal Airport (OMN or the Airport).
- Prioritizes obstacles in the approaches to the runways first.
  - Priority 1 - On-Airport Part 77 Primary & Approach Surfaces
  - Priority 2 - Off-Airport Part 77 Primary & Approach Surfaces
  - Priority 3 - AC 5300-13B Approach Obstacle Clearance Surfaces
  - Priority 4 - AC 5300-13B Departure Obstacle Clearance Surfaces
  - Priority 5 - Part 77 Transitional, Horizontal, & Conical Surfaces

Note: The Priority 1, 2, and 3 obstructions are the highest priority obstructions for trimming or removing. They represent obstructions to the approach surfaces surrounding the runways and should be trimmed or removed to provide a safe and clear operating environment for aircraft.

Federal Statute Requiring the Development of an Obstacle Action Plan for OMN

Per 49 U.S. Code § 47105(b)(3), it is FAA policy that safe approaches are part of the FAA standard that must be met for runway projects and will not fund any section of a runway project (e.g., rehabilitation of an existing runway section) that has been determined to be unusable due to unsafe approaches. Therefore, the FAA requires airports with unmitigated obstructions to develop an Obstacle Action Plan (OAP) that establishes a priority for obstruction removal and/or mitigation and a pathway forward for safe approaches.

Runway 17

Runway 27

Runway 9

Runway 35

RAILROAD

AIRPORT RD

INTERSTATE 95

1

Legend

N

Priority	Number of Obstacles
1	3,048
2	293
3	53
4	780
5	3,792
Property Line	

Summary of the Various Airport Obstruction Clearance Surfaces

14 Code of Federal Regulations (CFR) Part 77 – Safe, Efficient Use, and Preservation of the Navigable Airspace

- Prescribes legal standards for protecting the airspace surrounding airports and height restrictions for obstructions to air navigation.
- Establishes “imaginary surfaces” in relation to airports and runways including the Primary Surface, Approach Surface, Transitional Surface, Horizontal Surface, and Conical Surface.

FAA Advisory Circular (AC) 150/5300-13B, Change 1, Airport Design, Runway Approach and Departure Surfaces

- These surfaces are distinct from those defined in 14 CFR Part 77 and are sometimes referred to as the Obstacle Clearance Surfaces (OCS) (e.g., Approach OCS and Departure OCS).

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.F.
Section	CONSENT AGENDA	**Category**	Consent - Resolution
Subject	Live Local Act, Opt Out Exemption		
Recommended Action	Staff recommends **APPROVAL** of the resolution as it provides provisions required by Florida Statutes to allow for the "opt out" of the tax exemption. A two-thirds vote of the City Commission is required to approve the resolution.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is an administrative request to approve a resolution to “opt-out” of the tax exemption associated with the Florida Live Local Act amendment in Florida Statue 196.1978 (3)(o)2 based upon the Shimberg Center for Housing Studies Annual Report. This section states: "A taxing authority must make a finding in the ordinance or resolution that the most recently published Shimberg Center for Housing Studies Annual Report, prepared pursuant to s. 420.6075, identifies that a county that is part of the jurisdiction of the taxing authority is within a metropolitan statistical area or region where the number of affordable and available units in the metropolitan statistical area or region is greater than the number of renter households in the metropolitan statistical area or region for the category entitled “0-120 percent AMI.”

This item was prepared with the anticipation that the 2025 Shimberg Center for Housing Studies Annual Report identifies that the number of affordable and available units in the Metropolitan Service Area, that includes Ormond Beach, is greater than the number of rental households in the Metropolitan Service Area persons or families who meet the income criteria for the 80% and 120% of the Area Median Income (earnings between $46,400 to $69,600) which allows Ormond Beach to “opt out” of this tax exemption (same as last year). As the date of the publication of the agenda packet, the 2025 Shimberg Center for Housing Studies Annual Report has not been released. If the report is not released or Volusia County does not qualify for the exemption, this agenda item will be withdrawn.

Local governments may “opt-out” of the 75% property tax exemption provision of the Live Local Act if there is a surplus of moderately affordable housing units identified in the Shimberg Center

for Housing Studies Annual Report for the county, as compared to the estimated number of renters that qualify based on earnings within a Metropolitan Service Area. A resolution must be passed prior to January 1st and provide to the Volusia County Property Appraiser's Office to effectively "opt-out" for the next tax year. Last year, the City Commission adopted Resolution 24-217, opting out of 2025.

The latest Shimberg Center for Housing Studies Annual Report, released in the middle of December, was prepared based on Section 420.6075, Florida Statutes ("Shimberg Annual Report") and identifies that the number of affordable and available units in the Metropolitan Service Area, that includes Ormond Beach, is greater than the number of rental households in the Metropolitan Service Area persons or families who meet the income criteria for the 80% and 120% of the Area Median Income (earnings between $46,400 to $69,600) which allows Ormond Beach to "opt out" of this tax exemption.

If approved and executed, staff will forward the resolution to the Volusia County Property Appraiser.

Financial Impact

Florida Statutes allow the "opt-out" exemption for tax authorities that meet certain thresholds as determined by the Shimberg Annual Report. Failure to "opt out" where eligible would lead to the loss of property tax revenue if a qualifying project is constructed.

Citizen Impact

The "opt-out" Florida Statutes regulations allow local governments to collect the same tax revenue as existed prior to the legislation. The land development exemptions regarding height and density would still be applicable for qualifying Live Local Act projects.

Attachments

1. 25-200 Live Local (P25-0178G)
2. 23332 - 2025 Update Live Local Analysis Ormond Beach FINAL

RESOLUTION NO. 2025-200

A RESOLUTION MAKING A FINDING PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, BASED UPON THE 2025 SHIMBERG CENTER FOR HOUSING STUDIES ANNUAL REPORT; ELECTING TO NOT EXEMPT CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF ORMOND BEACH FROM AD VALOREM TAXATION UNDER THE LIVE LOCAL ACT SUBJECT TO THAT FINDING; PROVIDING FOR THE PRESERVATION OF EXISTING EXEMPTIONS; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Section 196.1978(3)(o), Florida Statutes, authorizes a taxing authority, upon adoption of a resolution by a two-thirds vote of its governing body, to elect not to exempt property from ad valorem taxation under Section 196.1978(3)(d)1.a., Florida Statutes, provided specific findings are made by the taxing authority and certain conditions are met; and

WHEREAS, Section 196.1978(3)(o) requires a taxing authority to make a finding in the resolution that the most recently published Shimberg Center for Housing Studies Annual Report, prepared pursuant to Section 420.6075, Florida Statutes, identifies that a county within the taxing authority's jurisdiction is part of a metropolitan statistical area or region where the number of affordable and available units exceeds the number of renter households in the category entitled "0-120 percent AMI"; and

WHEREAS, the 2025 Shimberg Center for Housing Studies Annual Report ("Report") was published in December 2025 and provided the data necessary for the City Commission ("Commission") of the City of Ormond Beach ("City") to determine that the statutory conditions have been met for electing not to exempt property from ad valorem taxation under

Section 196.1978(3)(d)1.a., Florida Statutes; and

WHEREAS, the City intends to adopt this resolution to meet the statutory deadline, now therefore,

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

SECTION ONE. The above recitals are true and correct and are incorporated herein by reference.

SECTION TWO. The City Commission hereby makes a finding, pursuant to Section 196.1978(3)(o), Florida Statutes, that the Report confirms that Deltona-Daytona Beach-Ormond Beach, FL MSA, which includes Volusia County, has a surplus of affordable and available units for households in the "0-120 percent AMI" category relative to the number of renter households in the same category.

SECTION THREE. The City elects not to exempt properties eligible for the 80 to 120 Tax Exemption under Section 196.1978(3)(d)1.a., Florida Statutes, and directs the Volusia County Property Appraiser not to grant such exemptions for the 2026 tax roll or for any subsequent tax year during which this Resolution remains in effect, unless such exemption was granted prior to the adoption of this Resolution.

SECTION FOUR. This Resolution does not impact a property owner of a multifamily project which was granted an exemption pursuant to Section 196.1978(3)(d)1.a., Florida Statutes, prior to the adoption of this Resolution. Such property owner may continue to receive the exemption for each subsequent consecutive year that the property owner applies for

and is granted the exemption.

SECTION FIVE. This Resolution shall take effect on January 1, 2026.

SECTION SIX. This Resolution shall expire on January 1, 2027, unless renewed by the City Commission in accordance with Section 196.1978(3)(o), Florida Statutes.

SECTION SEVEN. This Resolution has been duly advertised in accordance with Section 50.011(1), Florida Statutes. A copy of this Resolution shall be provided to the Volusia County Property Appraiser prior to January 1, 2026.

SECTION EIGHT. If any provision of this Resolution or its application is held invalid, the invalidity does not affect other provisions or applications that can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are declared severable.

APPROVED AND AUTHENTICATED by a two-thirds vote on this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

ZEVCOHEN & ASSOCIATES INC
Civil Engineering · Landscape Architecture · Planning · Environmental Services
300 Interchange Blvd, Suite C, Ormond Beach, FL 32174
Phone: (386) 677-2482



LIVE LOCAL ACT ANALYSIS

ZC# 23332

Prepared for:

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

Prepared by:

Rebekah Cottle, Planner II
Mark Karet, AICP, Planning Director

City of Ormond Beach

Volusia County, FL

AUGUST 2025

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I. SCOPE OF ANALYSIS

The accuracy of this analysis is subject to available information known, discovered, or presented at the time of research.

A. ***OUR RESPONSIBILITY:***

1. Review the key provisions and regulations of the Live Local Act.
2. Develop a summary of the Live Local Act highlighting critical provisions of the law that preempt or modify local land use decision-making.
3. Review land use & zoning maps provided by City staff identifying vacant and developed commercial, industrial, and mixed-use properties.
4. Review acreage provided by the City staff of available vacant and developed land designated for commercial, industrial, and mixed-use purposes.
5. Evaluate the distribution of commercial, industrial, and mixed uses properties.
6. Identify the potential density impacts of development and redevelopment under the Live Local Act.
7. Identify potential impacts on the surrounding area for those properties potentially impacted by Live Local Act developments.
8. Consider if other development standards (not exempted in The Live Local Act) should be amended/modified to mitigate any substantial impacts identified in Task 7.
9. Prepare a brief report summarizing the findings of the review.

II. EXECUTIVE SUMMARY

The Live Local Act, initially passed during the 2023 legislative session, restricts the City of Ormond Beach's authority to control the location of residential housing within the City. Prior to the adoption of the Live Local Act, the City had complete discretion to direct new housing to areas planned for residential growth with compatible land uses and in accordance with long-held planning principles. The following is a list of the most impactful provisions of the law to the City of Ormond Beach:

1. A City must authorize Live Local Act developments of multi-family and mixed-use residential in any area zoned for commercial, industrial, or mixed uses.
2. Administrative (i.e. City staff) approval for Live Local Act development projects is required. These requests do not go before the City Commission or the City's Planning Board for consideration.
3. The highest density allowed in the City, 32-units per acre, is the density permitted for Live Local Act developments.
    a. The gross number of dwelling units possible across the City using the Live Local Act is 83,488 dwelling units for 2,609 acres of developed and vacant qualifying lands. If 5% of this land were developed using the Live Local Act, 4,160 dwellings units are possible on 130 acres.
    b. At an average of 2.25 people per household, this could increase the City's population by 187,848 residents (100%) or 9,360 residents (5%).
4. A City may not restrict the floor area ratio (FAR) of a development below 150% of the highest currently allowed FAR on any developable land. Ormond Beach's highest currently allowed FAR is 1.5, and at 150%, the allowable FAR for Live Local Act developments is 2.25.
5. A City may not restrict the height below the highest allowed for either commercial or residential development within the jurisdiction, within one mile of the proposed development, or three stories, whichever is higher. The maximum height allowed in Ormond Beach is 75 feet.
6. A City may restrict the height of a development if it is adjacent to, on two or more sides, a parcel zoned for single-family residential use, within a single-family residential development with at least 25 contiguous single-family homes to the following options, whichever is highest:
    a. 150% of the tallest building on any adjacent property; or,
    b. the highest currently allowed height of the property; or,
    c. three stories.

7. The Live Local Act states developers can qualify for a 75% property tax exemption if they rent 40% of units to people whose annual household income "is greater than 80% but not more than 120% of the median annual adjusted gross income for households within the metropolitan statistical area."
   a. To qualify for a 100% tax exemption, the units would need to be rented to people whose median income doesn't exceed the 80% median annual adjusted gross income.
   b. The median income for the Deltona-Daytona Beach-Ormond Beach metropolitan area is $82,800, according to the Florida Housing Finance Corporation as of April 1, 2024.
   c. The 80% to 120% income range for a one-person household is $46,400 to $69,600. Based on rent limits as outlined by the U.S. Department of Housing and Urban Development, a one-bedroom apartment could be rented for between $1,243 and $1,864 to qualify as an eligible affordable housing unit for a Live Local development.
   d. According to Rent.com as of May 5, 2024, the average rent in Ormond Beach for a one-bedroom apartment is $1,200.
   e. Based upon average rent rates in Ormond Beach, the City would lose at least 75% and up to 100% of expected property tax revenue from Live Local Act developments meant to provide affordable housing to an area in which the rent average falls within the affordable housing range.

HUD release: 4/2/2024
Effective: 4/1/2024
Implement on/before: 5/16/2024

2024 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Volusia County	**20%**	**11,600**	**13,260**	**14,920**	**16,560**	**17,900**	**19,220**	**20,540**	**21,860**	**23,184**	**24,509**	**290**	**310**	**373**	**430**	**480**	**530**
(Deltona-Daytona Beach-	25%	14,500	16,575	18,650	20,700	22,375	24,025	25,675	27,325	28,980	30,636	362	388	466	538	600	662
Ormond Beach HMFA)	**28%**	**16,240**	**18,564**	**20,888**	**23,184**	**25,060**	**26,908**	**28,756**	**30,604**	**32,458**	**34,312**	**406**	**435**	**522**	**603**	**672**	**742**
	30%	17,400	19,890	22,380	24,840	26,850	28,830	30,810	32,790	34,776	36,763	435	466	559	646	720	795
	33%	**19,140**	**21,879**	**24,618**	**27,324**	**29,535**	**31,713**	**33,891**	**36,069**	**38,254**	**40,440**	**478**	**512**	**615**	**710**	**792**	**874**
	35%	20,300	23,205	26,110	28,980	31,325	33,635	35,945	38,255	40,572	42,890	507	543	652	753	840	927
	40%	**23,200**	**26,520**	**29,840**	**33,120**	**35,800**	**38,440**	**41,080**	**43,720**	**46,368**	**49,018**	**580**	**621**	**746**	**861**	**961**	**1,060**
	45%	26,100	29,835	33,570	37,260	40,275	43,245	46,215	49,185	52,164	55,145	652	699	839	969	1,081	1,192
	50%	**29,000**	**33,150**	**37,300**	**41,400**	**44,750**	**48,050**	**51,350**	**54,650**	**57,960**	**61,272**	**725**	**776**	**932**	**1,076**	**1,201**	**1,325**
	60%	34,800	39,780	44,760	49,680	53,700	57,660	61,620	65,580	69,552	73,526	870	932	1,119	1,292	1,441	1,590
	70%	**40,600**	**46,410**	**52,220**	**57,960**	**62,650**	**67,270**	**71,890**	**76,510**	**81,144**	**85,781**	**1,015**	**1,087**	**1,305**	**1,507**	**1,681**	**1,855**
Median: 82,800	80%	46,400	53,040	59,680	66,240	71,600	76,880	82,160	87,440	92,736	98,035	1,160	1,243	1,492	1,723	1,922	2,120
	120%	**69,600**	**79,560**	**89,520**	**99,360**	**107,400**	**115,320**	**123,240**	**131,160**	**139,104**	**147,053**	**1,740**	**1,864**	**2,238**	**2,584**	**2,883**	**3,180**
	140%	81,200	92,820	104,440	115,920	125,300	134,540	143,780	153,020	162,288	171,562	2,030	2,175	2,611	3,015	3,363	3,710

8. The airport exception, which includes airport noise zones, runway extension areas, and airport overlay districts, has an impact on preventing the use of Live Local Act provisions around these areas in the City (see appendix for maps depicting these areas.

9. The parking exceptions created by the 2024 addition to the Live Local Act do not apply to Ormond Beach. The City has its own parking reductions built into their code in designated areas the City deemed appropriate.

III. 2023 LIVE LOCAL ACT SUMMARY; SB 102

A. ***DISCRETIONARY PROVISIONS (SECTION 166.04151(6), F.S.):***

The Live Local Act allows local governments to approve the development of housing on any parcel zoned for commercial and industrial use. To qualify the development must have at least 10 percent of the units must be affordable to households with incomes up to 120% of the area median income. Affordable means monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of the household median adjusted gross annual income.

B. ***MANDATORY PROVISIONS:***

The Live Local Act (LLA) preempts local governments from regulating the use, density, or height of a proposed affordable housing multifamily or mixed-use residential project on a property that is zoned for commercial, industrial, or mixed use. To qualify the development must have at least 40% of its units reserved as affordable for households with incomes up to 120% of the area median income for at least 30 years. If the proposed development is mixed use, 65% of its gross floor area must be residential.

More specifically the provisions of Section 166.0415(1) require the following:

1. A City must authorize multi-family and mixed-use residential in any area zoned for commercial, industrial, or mixed uses.
2. A City may not require zoning or land use changes, special exceptions or conditional use approvals, variances, or comprehensive plan amendments for height, zoning, or density.
3. A City may not limit the density of a development below the highest density allowed in the jurisdiction where residential density is allowed.
4. A City may not restrict the height below the highest allowed for either commercial or residential development within the jurisdiction, within one mile of the proposed development, or three stories, whichever is higher.
5. A City must administratively approve – without public hearings or meetings – if the regulations applicable to multifamily development are met (including, but not limited to, setbacks and parking) and consistency with the comprehensive plan, except for density, height, and land use.
6. The Live Local Act requires local governments to consider reduced parking for developments meeting the 40% Requirement, if the proposed

development is within a ½ mile of a major transit stop that is accessible from the proposed development.

IV. 2024 LIVE LOCAL ACT SUMMARY; SB 328 & SB 7074 (Pending Governor Signature)

A. ***DISCRETIONARY PROVISIONS (SECTION 166.04151(7)&(8)F.S.):***

1. A City must "consider" reducing parking for developments within ¼ mile of a transit stop, as defined in the City's land development code, and the transit stop is accessible from the development.
2. A City may still grant a bonus, variance, conditional use, or other special exception to height, density, or floor area ratio above what is required by the Live Local Act.

B. ***DISCRETIONARY PROVISIONS (SECTION 196.1978(3)(o)F.S.):***

1. Beginning with the 2025 tax roll, a tax authority may elect upon adoption of an ordinance or resolution approved by a two-thirds vote of the governing body, not to exempt property located in a county specified pursuant to the latest Shimberg Center for Housing Studies Annual Report for a county that is part of the jurisdiction of the taxing authority, that the number of affordable and available units in the county is greater than the number of renter households in the county for natural persons or families who meet the specified income limitations. This ordinance or resolution is only good for one year and must be readdressed by ordinance or resolution annually.
2. Volusia County and the municipalities located within are not currently eligible to use this exemption according to the latest Shimberg Center for Housing Studies Annual Report.

C. ***MANDATORY PROVISIONS:***

1. A City may not restrict the floor area ratio (FAR) of a development below 150% of the highest currently allowed FAR on any developable land.
2. A City may not limit the density of a development below the highest currently allowed density allowed in the jurisdiction where residential density is allowed.
   a. The term "highest current allowed" for FAR, Density, and height does not include any developments having received any bonus, variance, or special exception as an incentive for development.
3. A City may restrict the height of a development if it is adjacent to, on two or more sides, a parcel zoned for single-family residential use, within a single-

family residential development with at least 25 contiguous single-family homes to the following options, whichever is highest:
   a. 150% of the tallest building on any adjacent property; or,
   b. the highest currently allowed height of the property; or,
   c. three stories.
4. A City must administratively approve – without public hearings or meetings – if the regulations applicable to multifamily development are met (including, but not limited to, setbacks and parking) and is "otherwise consistent with the comprehensive plan," except for density, FAR, height, and land use.
5. A City must reduce parking requirements by at least 20% if the development:
   a. Is located within ½ mile of a major transportation hub (i.e. transit station served by public transit with a mix of other transportation options) accessible from the development.
   b. Has available parking (on-street parking and parking lots/garages available for use by residents) within 600 ft of the development.
      i. However, a City may not require available parking to compensate for the reduced parking requirement.
6. A City is required to eliminate parking requirements for a mixed-use residential development if the development is located in an area identified as a transit-oriented development/area by the City.
   a. A development located in a transit-oriented development/area must be developed as a mixed-use development.
7. These special, Live Local Act development regulations do not apply to airport-impacted areas as provided in F.S. 333.03 and recreation and commercial working waterfronts in F.S. 342.201(2)(b) in any area industrial zoned. More specifically, these do not apply to:
   a. A development near a runway within ¼ mile laterally from the runway edge and within an area the width of ¼ mile extending at right angles from the end of the runway for 10,000 feet of any existing airport runway or planned airport runway identified in the local government's airport master plan.
   b. A development within any airport noise zone identified in the federal land use compatibility table or in a land-use zoning or airport noise regulation adopted by the local government.
   c. A development exceeding maximum height restrictions identified in the political subdivision's airport zoning regulation adopted pursuant to this section.
   d. Recreational and commercial working waterfront parcels industrially zoned. "Recreational and commercial working waterfront" means a parcel or parcels of real property that provide access for water-

dependent commercial activities or provide access for the public to the navigable waters of the state.

8. Any development authorized under the Live Local Act must be treated as a conforming use into the future even after the Act expires in 2033. If at any point the development violates the affordability period of 30 years, the development must be allowed a reasonable time to rectify, and if not resolved the development must be treated as a nonconforming use.

V. 2025 LIVE LOCAL ACT SUMMARY; SB 1730

A. UPDATED DEFINITIONS

1. Introduced new definitions for key terms – e.g. "commercial use", "industrial use" & "mixed use".
2. Properties zoned for wholesale sales, equipment rentals and other for-profit business activities are to be considered commercial uses.
3. Clarified that the definition of planned unit developments (PUDs) as used in the LLA is the same definition used in Chapter 163 Part II Growth Policy; County and Municipal Planning; Land development regulation.

B. APPLICABILITY AND SCOPE

1. Expanded the applicability to planned unit developments (PUDs) permitted for commercial, industrial or mixed use.
2. Local governments are prohibited from requiring more than 10 percent of the total square footage of a mixed-use Live Local project to be used for nonresidential purposes.
3. Density, height and floor area ratio allowances cannot be lower than the highest allowed entitlements as of July 1, 2023.
4. These are the updated terms:

   a. "Planned unit development" or "master planned community" means an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots.

   b. "Commercial use" means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food

service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include home-based businesses or cottage food operations undertaken on residential property, public lodging establishments as described in s. 509.242(1)(c), or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not commercial use, irrespective of how they are operated.

c. "Industrial use" means activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities, electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use, irrespective of how they are operated.

d. "Mixed use" means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

C. ***RELIGIOUS INSTITUTIONS PROVISION***

1. The 2025 Live Local Act now allows local governments to permit affordable housing on properties with houses of worship, regardless of zoning. Local

governments can choose to participate. If the local government chooses, developers can now move forward without rezoning the property.

2. Religious Institution as defined in s. 170.201(2), means "any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on…"
3. There are 36 houses of worship within the City, occupying a cumulative area of 226.37acres. If these parcels were developed at the maximum allowable density of 32-units per acre, the total yield would be 7,244 units. However, given the area of the parcels already developed with a house of worship and associated structures, it's highly unlikely that this maximum yield would be attainable.
4. At an average of 2.25 people per household, this could potential increase the City's population by 16,299 residents.
5. If only 5% of the potential population increase is realized, the population increase would be 815 new residents.

D. ADMINISTRATIVE APPROVAL PROCESSES

1. Clarifies that qualifying developments must receive administrative approval without further action from quasi-judicial or administrative boards or reviewing bodies if the project complies with local LDC for multifamily development & Comp Plan (except for density)
2. Local governments may not require an amendment to a Development of Regional Impact (DRI) for LLA projects.

E. HISTORIC PROPERTIES: DEMOLITIONS AND HEIGHT LIMITS

1. Local governments must approve demolitions for qualifying developments that meet all regulations without further board or commission review. However, if the site has a historic building listed in the National Register of Historic Places (before Jan. 1, 2000) or is within a listed historic district, the government may require compliance with local architectural design rules (e.g., façade replication) as long as these do not change the project's height, floor area ratio, or density.
2. Parcels that contains a contributing structure or building within a historic district listed in the National Register of Historic Places before January 1, 2000, or is on a parcel with a structure or building individually listed in the National Register of Historic Places, may be restricted to the highest building height currently allowed, or allowed on July 1, 2023, within a reduced radius of ¾ mile.

F. SINGLE-FAMILY RESIDENTIAL: PROTECTION INCREASE - HEIGHT

1. LLA projects, adjacent on two or more sides to single-family residential with at least 25 contiguous homes, are now restricted to a maximum 10 stories, irrespective of taller adjacent heights or zoned heights within 1-mile. Adjacent now excludes properties separated by a body of water and public roads.
2. For proposals adjacent to, on two or more sides, a parcel zoned for single-family residential use within a single-family neighborhood with at least 25 contiguous single-family homes, local governments may restrict the height of the proposed development to 150 percent of the tallest building on any property adjacent to the proposed development, the highest currently allowed (or allowed on July 1, 2023) or three stories, whichever is higher, but not more than 10 stories.

G. ENVIRONMENTAL PROTECTIONS: PROTECTION INCREASE

1. In addition to prohibition against LLA projects in airport-impact areas (Fla. Stat. 333.03) and recreational or commercial working waterfront (Fla. Stat. 342.201(2)(b) in any area zoned industrial, LLA shall also now be prohibited in the Wekiva Study Area and the Everglades Protection Area.

H. PARKING REQUIREMENTS

1. Requires local governments to reduce parking requirements by 15 percent for developments within a quarter-mile of a transit stop, half-mile of a major transportation hub or with available parking within 600 feet.

I. CIVIL ACTIONS AND MORATORIA

1. Expedites civil actions filed against local governments for violating the Live Local Act and caps attorney fees and costs at $250,000. The amendments allow a county to enforce a building moratorium against developments that qualify under the Live Local Act for no more than 90 days in any three-year period after the county has prepared an assessment of affordable housing in the business impact estimate for the ordinance imposing such a moratorium.

J. ANNUAL REPORTING FOR LOCAL GOVERNMENTS

1. Requires local governments to provide annual reports on litigation, proposed or approved projects, and other relevant data to the state land planning agency.

VI. IMPACTS TO ORMOND BEACH

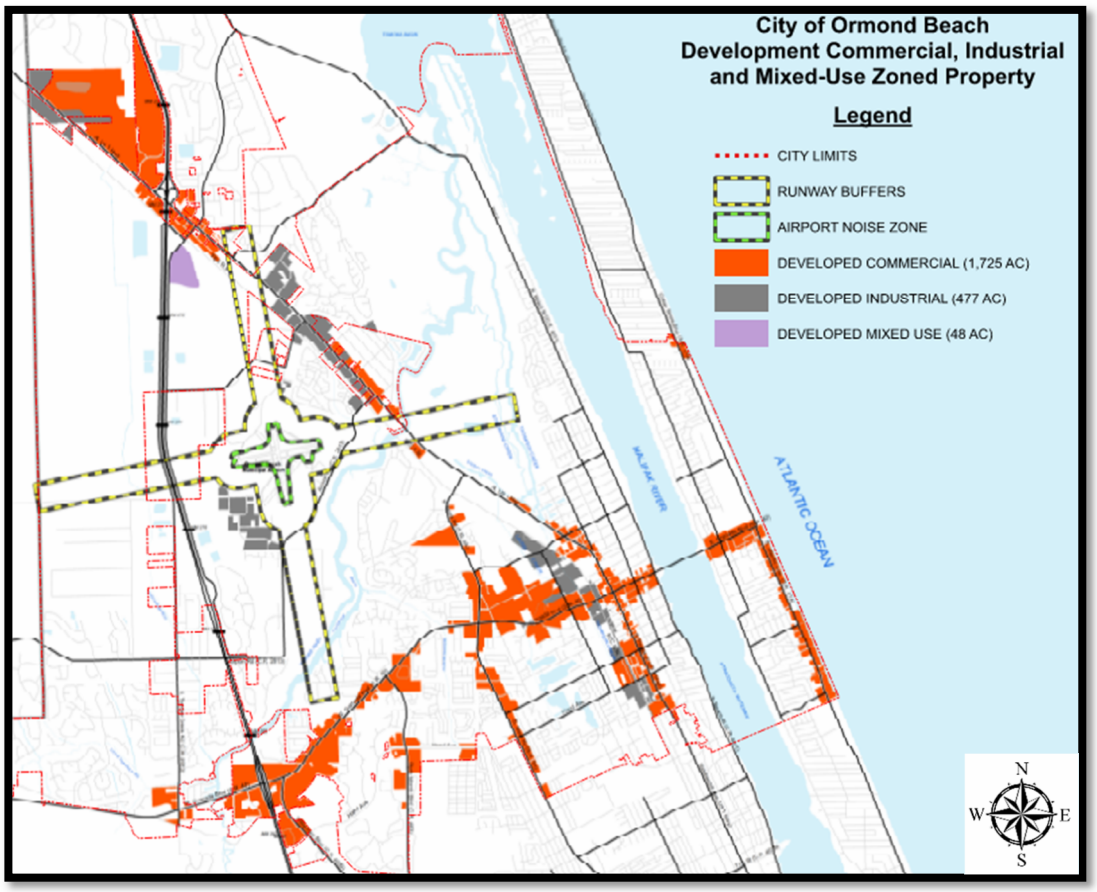
A. ***DEVELOPED LANDS***

1. COMMERCIAL: 2,267 Acres
   a. Planned Business Developments are included in the updated 2025 amendments to the Live Local Act. The City has 642 acres zoned Planned Business Development, which consist of both vacant and developed parcels.
   b. If built out to the maximum density of 32-units per gross acre, 72,544 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 163,224 residents.
   c. If only 5% of the possible acreage was used (86 acres) for Live Local Act development, 3,627 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 8,161 residents.

2. INDUSTRIAL: 477 Acres
   a. If built out to the maximum density of 32-units per gross acre, 15,264 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 34,344 residents.
   b. If only 5% of the possible acreage was used (23 acres) for Live Local Act development, 736 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 1,656 residents.

3. TOTAL DWELLING UNIT AND POPULATION INCREASES:
   a. The gross number of dwelling units possible for developed lands is 87,808 dwelling units. If 5% of this land were developed (137 acres) using the Live Local Act, 4,384 dwellings units are possible.
   b. At an average of 2.25 people per household, this could increase the City's population by 197,568 residents (100%) or 9,864 residents (5%).

- Notes:
  - These numbers do not include City owned parcels.
  - 2.25 average people per household is sourced from July 31, 2023, U.S. Census data for Ormond Beach.
  - Calculations rounded down to the nearest whole number.



B. ***VACANT LANDS***

1. COMMERCIAL: 268 Acres.
   a. If built out to the maximum density of 32-units per gross acre, 8,576 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 19,296 residents.
   b. If only 5% of the possible acreage was used (13 acres) for Live Local Act development, 416 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 936 residents.

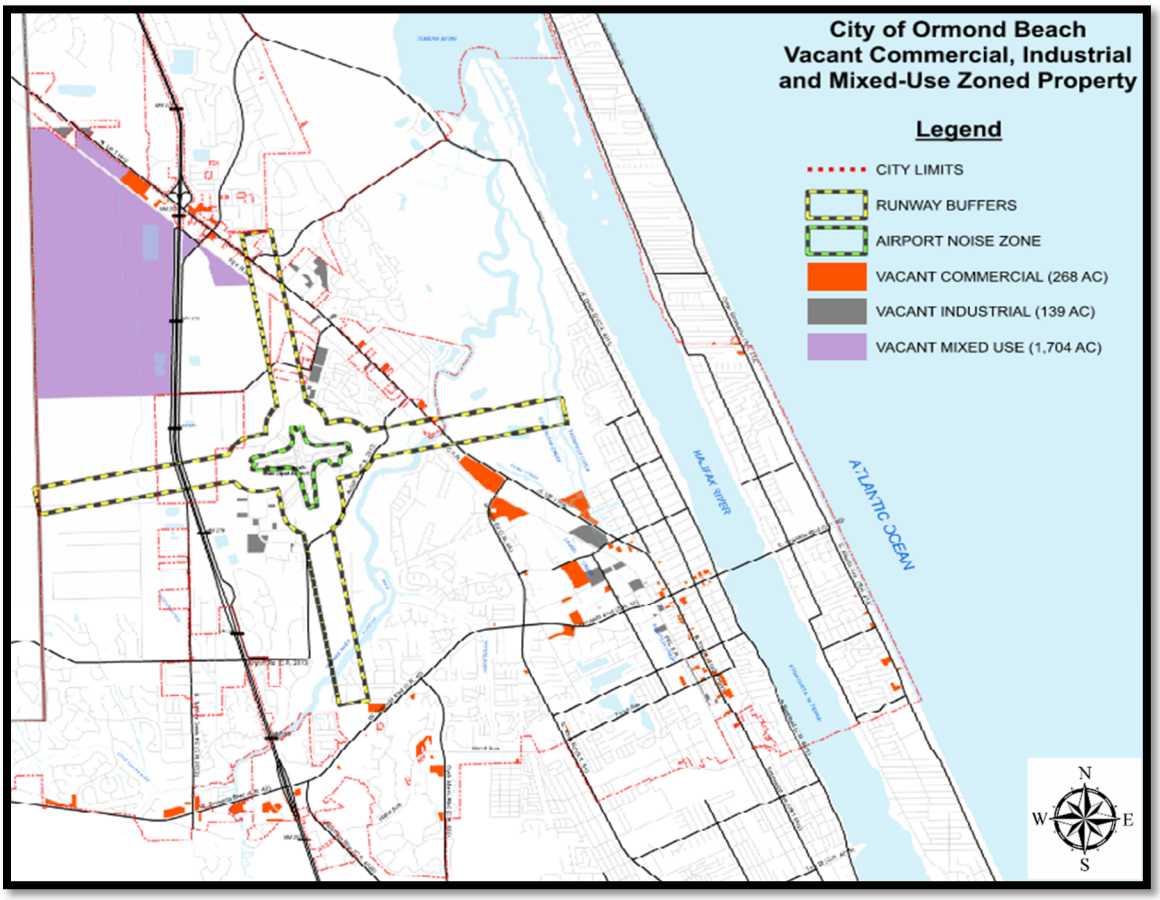
2. INDUSTRIAL: 139 Acres
   a. If built out to the maximum density of 32-units per gross acre, 4,448 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 10,008 residents.
   b. If only 5% of the possible acreage was used (6 acres) for Live Local Act development, 192 dwelling units could be permitted. At an average of 2.25 people per household, this could increase the City's population by 432 residents.

3. MIXED-USE (Planned Mixed Use Development Zoning only): 2,919 Acres
    a. Mixed-use zoning is permitted via planned development zoning only and will now qualify for Live Local Act developments. If built out to the maximum density of 32-units per gross acre, the maximum yield would be a cumulative total of 93,408 units.
        b. At an average of 2.25 people per household, this could increase the City's population by 210,168 residents (100%) or 10,508 residents (5%).

4. TOTAL DWELLING UNIT AND POPULATION INCREASES:
    a. The gross number of dwelling units possible for vacant lands (3,326 acres) is 106,432 dwelling units. If 5% of this land were developed (166 acres) using the Live Local Act, 5,312 dwellings units are possible.
    b. At an average of 2.25 people per household, this could increase the City's population by 239,472 residents (100%) or 11,952 residents (5%).

- Notes:
    - These numbers do not include City owned parcels.

- 2.25 average people per household is sourced from July 31, 2023, U.S. Census data for Ormond Beach.
- Calculations rounded down to the nearest whole number.



C. COMBINED DEVELOPED AND VACANT LAND IMPACTS

1. The gross number of dwelling units possible across the City using the Live Local Act is 194,240 dwelling units for 6,070 acres of developed and vacant qualifying lands. If 5% of this land were developed using the Live Local Act, 9,728 dwellings units are possible on 304 acres.
2. At an average of 2.25 people per household, this could increase the City's population by 436,040 residents (100%) or 21,888 residents (5%).

D. PARKING

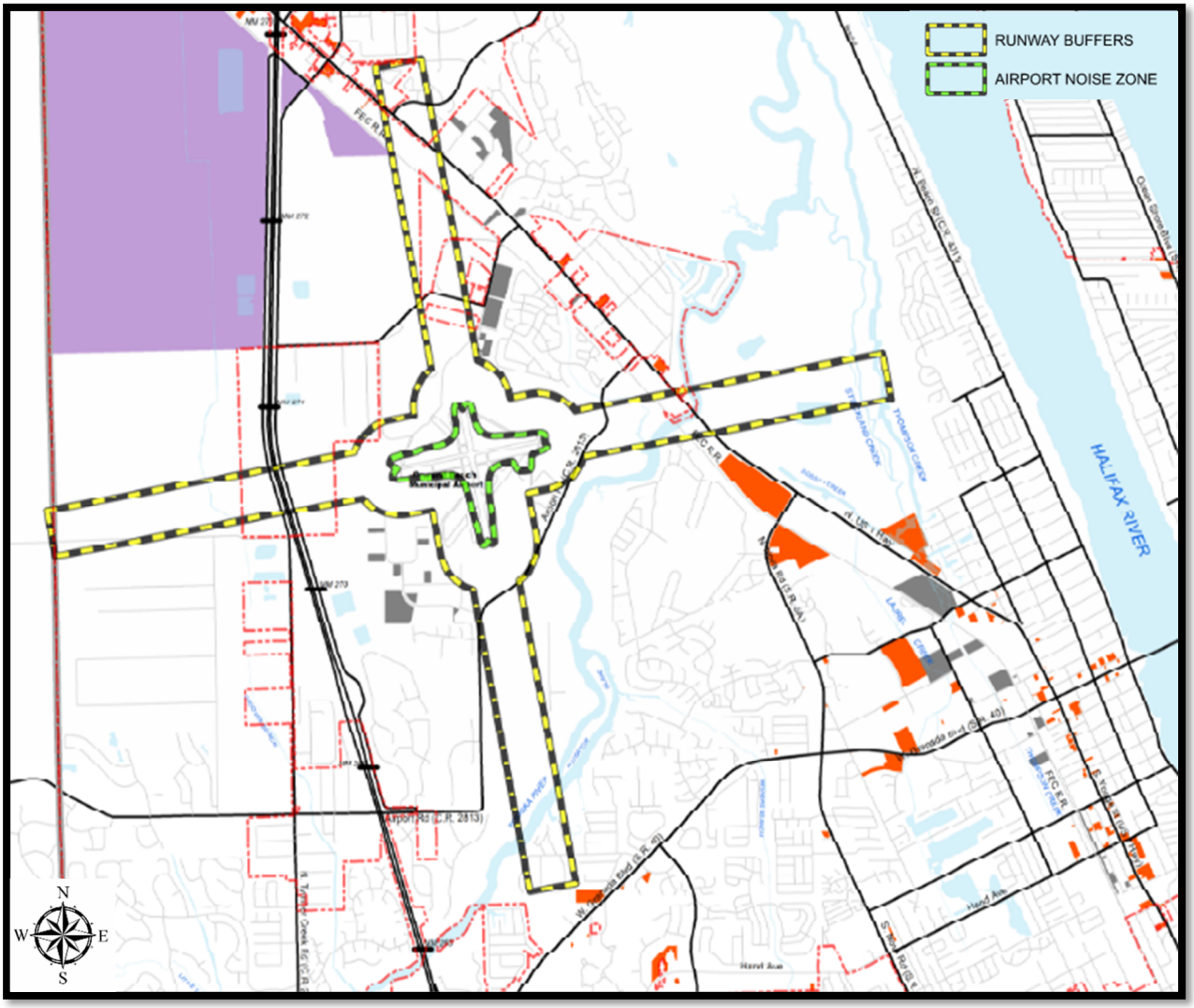
1. 600 FEET AVAILABLE PARKING: The City must reduce parking by 15% (on-street parking and parking lots/garages available for use by residents) within 600 feet of the development. Previously, SB 328 required a 20% reduction if a development had available parking within 600 feet of the development,

including on-street parking or is within one-half mile of a major transportation hub accessible by safe, pedestrian-friendly means.

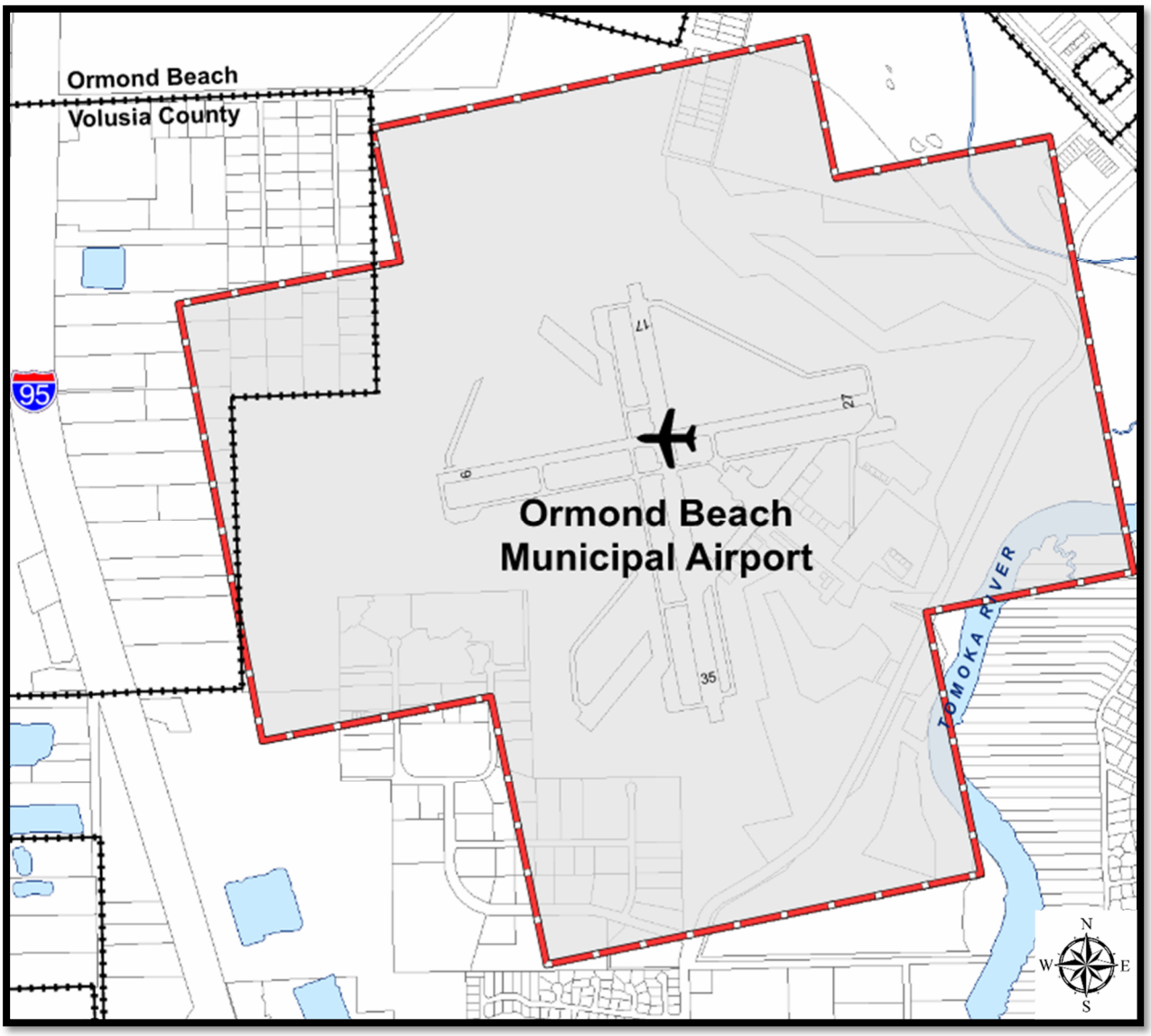
a. After coordination with City staff, no public parking is available for use by residents for residential purposes. As such, the City will not currently be required to abide by this Live Local Act provision.
b. The City's Land Development Code currently has section 3-27(a)(7) stating: "To recognize the availability of transit, on-site parking requirements outside of the Downtown Redevelopment Area shall be reduced by fifteen percent (15%) for all development and redevelopment along a recognized Multi-Modal Corridor. City staff identifies Votran routes as Multi-Modal Corridor.
c. The City's Land Development Code currently has section 3-27(a)(8) stating: Downtown Overlay District parking reductions:
    i. Downtown District. Due to transit availability, and the existence of on-street parking and public parking lots in the Downtown District, the first two thousand (2,000) square feet of floor area for any building within the River District shall be exempt from the minimum parking requirements as calculated in section 3-26.
    ii. Uptown and Beachside Districts: Due to transit availability, the minimum parking requirements as calculated in section 3-26 may be reduced by fifteen percent (15%).

E. ***AIRPORT EXCEPTIONS***

1. 10,000 FEET RUNWAY: Parcels near a runway within ¼ mile laterally from the runway edge and within an area the width of ¼ mile extending at right angles from the end of the runway for 10,000 feet of any existing airport runway or planned airport runway identified in the local government's airport master plan (depicted below).



2. AIRPORT OVERLAY DISTRICT: Developments located within the City's Airport Overlay District are not subject to Live Local Act regulations (depicted below).


Ormond Beach
Volusia County
95
Ormond Beach
Municipal Airport
17
27
6
35
TOMOKA RIVER
N
W
E
S

VII. RECOMMENDATIONS

A. ***ORDINANCE REVISION***

1. Add specific provisions of the Live Local Act into the land development code to address the conflict between local and state regulations, as well ensuring developments associated with the Live Local Act are considered conforming uses.
    a. The City of Ormond Beach previously addressed the Live Local Act by incorporating the law directly into their Land Development Code and stating planned developments, planned development-redevelopments, and golf courses are exempt from provisions of the Live Local Act. With the 2025 amendments, the City will need to modify the Land Development Code since planned developments are no longer exempt. However, the City must decide whether to include or exempt properties developed with houses of worship.
    b. The City handled the Live Local Act affordability requirement by requiring a 40-year term Declaration of Covenants and Restrictions/Land Use Restriction Agreement (LURA). Ormond Beach requires a Live Local Act project to post the property using a poster provided by the City including a reference to the Live Local Act and affordable housing.

2. The following are a few examples of other local governments' previous actions to address the Live Local Act within their own jurisdictions:

    a. Orange County passed a resolution to adopt standard operating procedures (SOP) for addressing the Live Local Act to include listing planned developments as not eligible for Live Local Act developments. This SOP also requires a LURA documenting the project's affordability.
    b. The City of Winter Park addressed the Live Local Act by incorporating the law directly into their Land Development Code by clearly defining the law and how it applies to the City of Winter Park. The City imposed their own fines of $5,000 per day against a developer who fails to meet affordability requirements as agreed upon via a required affidavit. The City also imposed architectural requirements associated by the Orange Avenue Overlay District requiring approval from the Orange Avenue Overlay Appearance Review Advisory Board.
    c. The City of Tampa created a Live Local Act development application with an associate application fee of $2,642.00 plus $111 per acre or portion thereof.
3. Examples of these ordinances, a resolution, and an application are included in the Appendix.

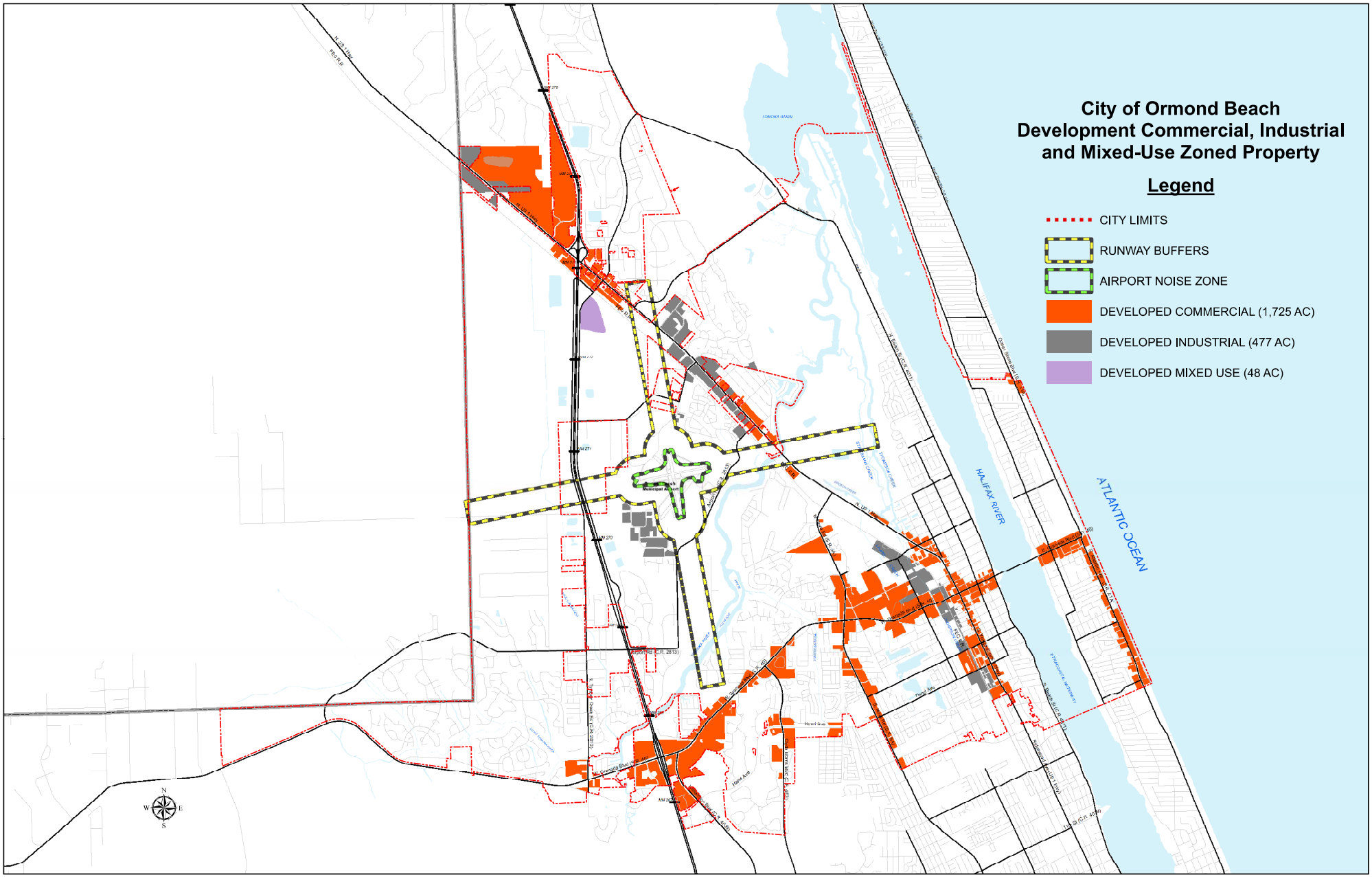
B. *PUBLISHING*

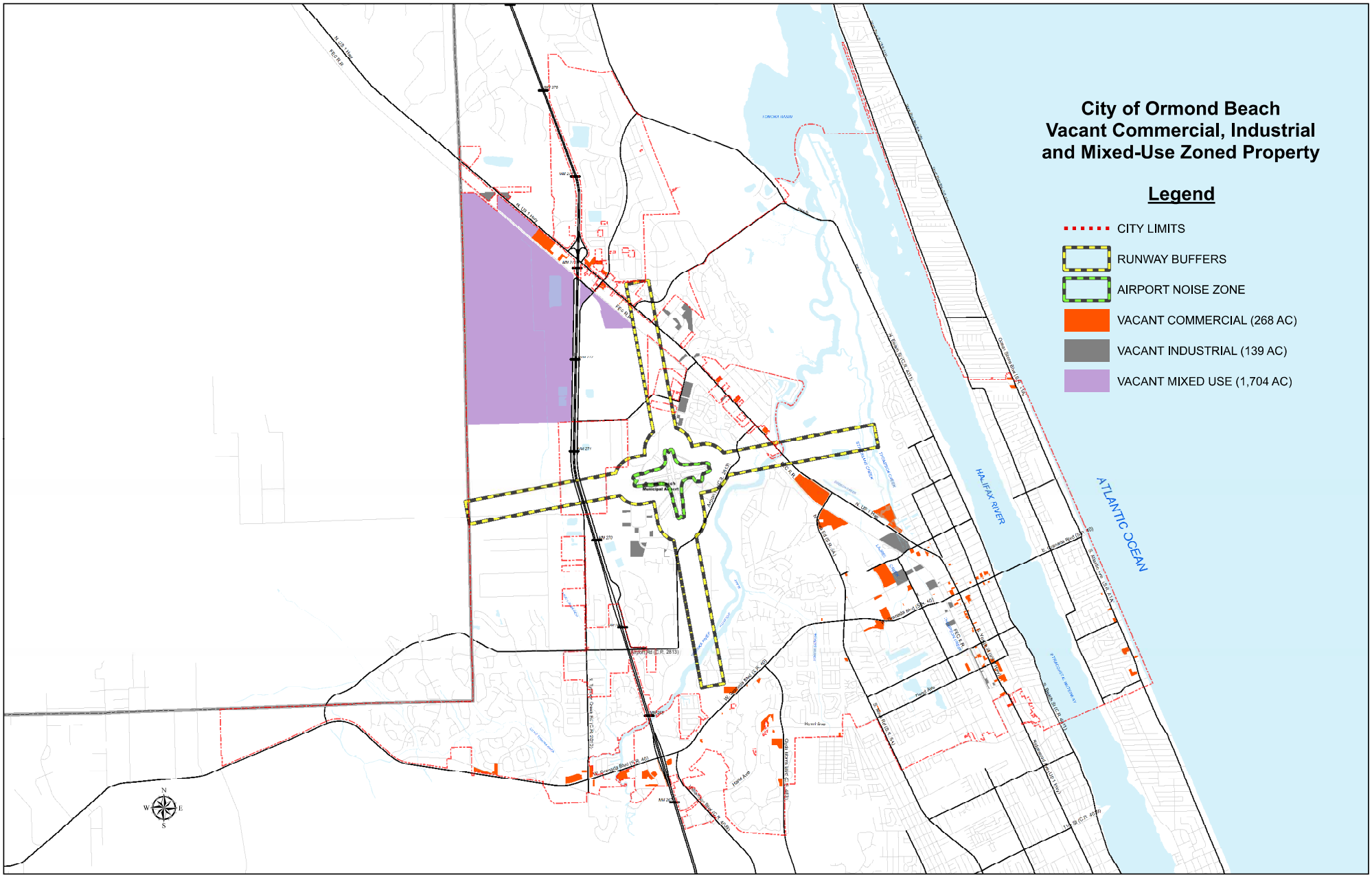
1. The Live Local Act requires the City to update and electronically publish the inventory of publicly owned properties which may be appropriate for affordable housing development.
2. The Live Local Act requires local governments to maintain a publicly written policy outlining procedures for expediting building permits and development orders for affordable housing projects.

C. *INCENTIVISE MULTI-FAMILY ZONED AREAS*

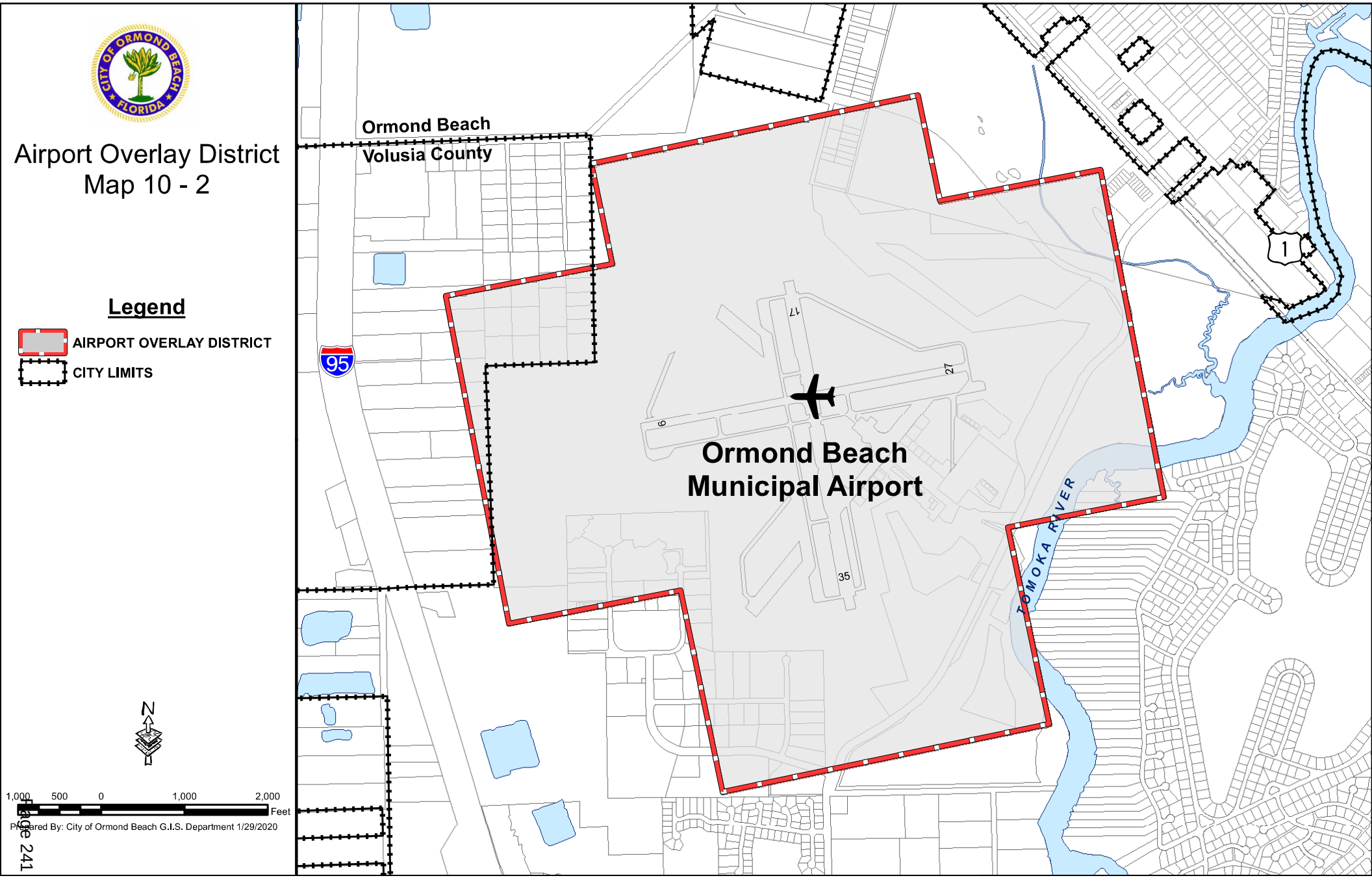
1. Based upon average rent rates in Ormond Beach, the City would lose at least 75% and up to 100% of expected property tax revenue from Live Local Act developments meant to provide affordable housing to an area in which the rent average falls within the affordable housing range.
2. Consider creating additional incentives to encourage affordable housing developments in multi-family areas in accordance with the City's Future Land Use and Zoning Maps. Density bonuses and/or reduced site development standards for affordable housing could encourage these developments to build in traditionally compatible areas and preserve the expected and needed property tax revenue for both Volusia County and the City of Ormond Beach.

APPENDIX


City of Ormond Beach
Development Commercial, Industrial
and Mixed-Use Zoned Property
Legend
CITY LIMITS
RUNWAY BUFFERS
AIRPORT NOISE ZONE
DEVELOPED COMMERCIAL (1,725 AC)
DEVELOPED INDUSTRIAL (477 AC)
DEVELOPED MIXED USE (48 AC)
HALIFAX RIVER
ATLANTIC OCEAN


City of Ormond Beach
Vacant Commercial, Industrial
and Mixed-Use Zoned Property
Legend
CITY LIMITS
RUNWAY BUFFERS
AIRPORT NOISE ZONE
VACANT COMMERCIAL (268 AC)
VACANT INDUSTRIAL (139 AC)
VACANT MIXED USE (1,704 AC)
HALIFAX RIVER
ATLANTIC OCEAN

Airport Overlay District
Map 10 - 2



Legend

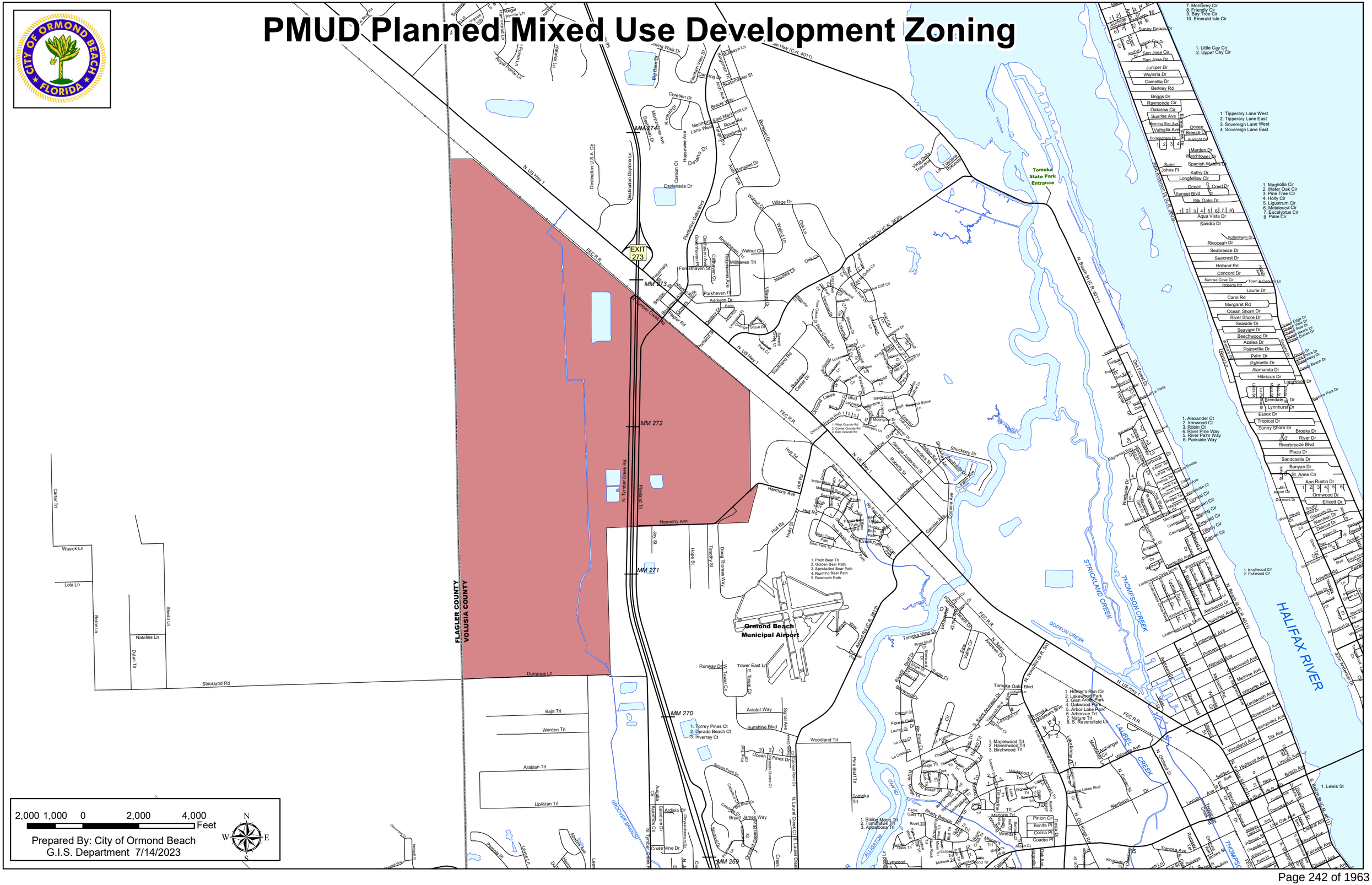
- AIRPORT OVERLAY DISTRICT
- CITY LIMITS

N

1,000 500 0 1,000 2,000 Feet

Prepared By: City of Ormond Beach G.I.S. Department 1/29/2020

PMUD Planned Mixed Use Development Zoning


N US Hwy 1
FEC R.R.
EXIT 273
MM 274
MM 273
MM 272
MM 271
MM 270
MM 269
Destination Daytona Ln
Destination U.S.A. Cir
Pennsylvania Ave
Clyde Morris Blvd
Nova Rd
Dunlawton Ave
Hollywood Blvd
Williamson Blvd
Ridgewood Ave
Beach St
Atlantic Ave
Granada Blvd
Orchard St
Ormond Beach
Tomoka River
Halifax River
Intracoastal Waterway
Tomoka State Park Entrance
Ormond Beach Municipal Airport
FLAGLER COUNTY
VOLUSIA COUNTY
N. Tymber Creek Rd
Strickland Rd
Durrance Ln
Harmony Ave
Hull Rd
Hull Trl
Esplanade Dr
Delano Dr
Pine Tree Dr (C.R. 2020)
Tomoka View Dr
Tomoka Oaks Blvd
Tomoka Trl
Pine Bluff Trl
Woodland Trl
Sunshine Blvd
Aviator Way
Runway Dr
Tower East Ln
Baja Trl
Warden Trl
Arabian Trl
Lipizzan Trl
Carrier Trl
Wasick Ln
Lola Ln
Boise Ln
Natalies Ln
Dylan Trl
Shield Ln
Plantation Oaks Blvd
Walnut Cir
Village Dr
Walnut Ln
Oak Ln
Millhaven Trl
Forestshaven St
Parkhaven Dr
Addison Dr
Needles Dr
Rosemary Ln
Brenton Ln
Brookhaven Trl
Chesterfield Ln
Chatham Way
Carlton Ct
Hopseewee Ave
Kinsail Dr
Merrimack Ln
Merrimack East
Chretien Dr
Bracer Way
Rover Rd
Tarpon Bar
Bonspiel Dr
Ash Ave
Big Bass Dr
Carleton Vale St
Dancing Oak Trl
Skatemaster St
Butterleye Ln
Kingsmill Trl
Running Walk Dr
Regal Pewter Ln
Hawkeswood Ln
Chrome Ln
Limerick Ln
Royal Tartan Ln
Sunflower Ln
Sandpiper Ln
Vera Dale Toscana
Via Toscana Rotonda
Pine Creek Ct
Pine Creek Trl
Pine Creek Dr
Pine Creek Cir
Pine Creek Ct
Pine Creek Trl
Cypress Cliff Cir
Pine Tree Ct
Pine Tree Dr
Pine Tree Cir
Pine Tree Trl
Pine Tree Ln
Pine Tree Ct
Pine Tree Cir
Pine Tree Dr

Houses of Worship - 226.37 Acres

ID#	Name	Acres	# Structures
1	1ST UNITED METHODIST CHURCH	5.24	2
2	CALVARY CHRISTIAN CENTER	27.74	14
3	CHABAD-LUBAVITCH OF GREATER DAYTONA	4.39	2
4	CHRIST PRESBYTERIAN	5.17	4
5	CHRISTIAN MISS APOSTOLIC CHURCH	0.16	1
6	CHURCH OF GOD BY FAITH	0.32	1
7	CHURCH OF THE HOLY CHILD	3.66	1
8	COQUINA PRESBYTERIAN CHURCH	4.76	2
9	CROSSROADS CALVARY CHAPEL	14.97	1
10	EMMANUEL CHURCH OF THE LIVING GOD	2.93	3
11	FAITH CATHEDRAL MINISTRIES	2.21	5
12	FAITH LUTHERAN CHURCH	5.25	2
13	FELLOWSHHIP, INC	1.03	2
14	GRACE COMMUNITY CHURCH	1.89	1
15	GRACE LUTHERAN CHURCH	3.18	1
16	HARBOR BAPTIST CHURCH/POSTIVE LEARNING CENTER	0.88	2
17	HOUSE OF THE RISING SUN CHRISTIAN	0.84	2
18	KINGDOM HALL OF JEHOVAH'S WITNESS	1.23	1
19	MT CALVARY FREE WILL INDEPENDENT HOLINESS CHURCH	0.45	1
20	NEW BETHEL AME CHURCH	0.27	1
21	OASIS CHIRST FELLOWSHIP	2.22	1
22	ORMOND BEACH CONSERVATIVE JEWISH ASSOCIATION (B'NAI TORAH)	1.11	1
23	ORMOND BEACH FIRST CHRISTIAN CHURCH	1.15	1
24	ORMOND BEACH PRESBYTERIAN CHURCH	3.83	3
25	PRINCE OF PEACE CATHOLIC CHURCH	25.29	4
26	PROVIDENCE CHURCH, INC	4.93	4
27	RIVERBEND COMMUNITY CHURCH	44.06	1
28	SAINT MARY MACEDONIAN ORTHODOX CHURCH INC (VACANT)	15.54	0
29	SALTY CHURCH	1.91	2
30	ST BRENDAN CATHOLIC CHURCH	3.96	3
31	ST JAMES EPISCOPAL CHURCH	2.08	4
32	TEMPLE BETH EL	5.98	1
33	TOMOKA CHRISTIAN CHURCH	21.8	2
34	TOMOKA UNITED METHODIST CHURCH	4.22	2
35	UNITARIAN UNIVERSALIST CHURCH	1.67	1
36	UNITED BIBLEWAY CHURCH OF GOD IN CHRIST (VACANT LAND)	0.05	1

City of Ormond Beach

Houses of Worship

Houses of Worship
Parcel Boudaries
City Boundary

N

0 4,000 8,000
Feet

Prepared By: City of Ormond Beach G.I.S. Department 9/18/2025

Agenda Item 7 (Legislative Hearing)

Land Development Code Text Amendments
DEV2023-577
LDC Text Amendment
Live Local Act

STAFF REPORT

DATE: January 5, 2024 **UPDATED**

TO: Planning Board Members

FROM: Doug Gutierrez AICP, Planning Manager

AMENDMENT REQUEST

A request by the Growth Management and Planning Department, to amend Article 6, Section 6.22.G – Affordable Housing, of the Land Development Code, to add the Implementation of Live Local Act, SB 102 (2023), eligibility criteria, procedures, and standards.

BACKGROUND

This item, which is a follow-up to a recent City Commission discussion, is intended to provide clarity and "fill in the gaps" to address issues not expressly addressed by the Live Local Act.

PROPOSED LDC TEXT AMENDMENT

Staff has received a request to implement certain zoning related provisions of the Live Local Act.

Sec. 6.22. Affordable housing.

*** [omitted text not affected by this ordinance]

G. *Implementation of Live Local Act, SB 102 (2023).* The following provisions are in implementation of the Act:

1. For purposes of implementing certain zoning-related provisions of Fla. Stat. s. 166.04151(7), with respect to multifamily and mixed-use residential affordable housing as further described therein, the following eligibility criteria, procedures, and standards shall apply:

    a. The development rights afforded by this statutory provision, including the right to city administrative approval and the imposition of restrictions on the application of city density and height limitations, apply only to properties zoned for commercial, industrial, or mixed use. No other properties are eligible. Among those properties excluded from eligibility are properties subject to a PD (planned development) or PD-RD (planned development-redevelopment), unless the PD or PD-RD agreement for the property specifically provides for such applicability; and properties zoned for or use primarily or solely as a golf course or developed as a golf course. For purposes herein, the term golf course includes driving ranges, practice putting greens, and golf practice areas, whether developed as part of a golf course or as stand-alone facilities.

b. An applicant seeking to avail itself of the rights afforded by this statutory provision, shall be required to execute and record a Declaration of Covenants and Restrictions/Land Use Restriction Agreement (the "LURA") documenting the project's affordability (and where applicable in the City's discretion, providing for verification of documentation at the applicant's cost), in a form provided by or acceptable to the City Attorney, recorded at the property owner's sole cost. The LURA shall have a 40 (forty) year term naming the City as a party whose release or authorization to modify the LURA shall be required to allow the cancellation or modification to be effective. Proof of recordation in the public records of Volusia County must be provided to the City and shall be a prerequisite to issuance of building permits.

c. Except for height and density, a project eligible for the development rights provided by this statutory provision must comply with all other applicable development standards established in the Land Development Code, including, but not limited to, use specific standards, lot and dimensional standards, and all other regulations pertaining to site design, storm water retention, Base Floor Elevation (BFE) and compensating storage. Any project that would conflict with an applicable provision of the comprehensive plan, or with applicable development standards, is not eligible for the development rights provided by this statutory provision.

d. For a proposed project that is eligible for the development rights under the Live Local Act or any successor legislation, upon issuance of building permits and for so long as the project is under construction, the developer will post notice on the property using a poster provided by the City that will include reference to the Live Local Act and affordable housing.

TEXT AMENDMENT REVIEW STANDARDS

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of the Land Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

Is consistent with the comprehensive plan;

a. **Is consistent with the comprehensive plan;**
   The proposed text amendments are consistent with the comprehensive plan.
b. **Is not in conflict with any provision of this Code or the Code of Ordinances;**
   Staff has reviewed the proposed text amendment and determined that if approved, the amendment will not conflict with any provisions of this Code or the Code of Ordinances.
c. **Is required by changed conditions;**
   Staff has reviewed the proposed text amendment and determined the amendment addresses the Live Local Act.
d. **Addresses a demonstrated community need;**

Staff has reviewed the proposed text amendment and determined the amendment addresses community need.

e. **Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;**
N/A

f. **Would result in a logical and orderly development pattern; and**
N/A.

g. **Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**
Staff does not anticipate any environmental impacts with the proposed text amendment.

RECOMMENDATION

Based on staff analysis and review of the above standards, approval of the requested text amendments concerning the Live Local Act Article 6.22 is recommended. A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

APPROVED BY ORANGE
COUNTY BOARD OF
COUNTY COMMISSIONERS

BCC Mtg. Date: August 8, 2023

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

ADOPTION OF STANDARD OPERATING PROCEDURES TO IMPLEMENT THE REQUIREMENTS OF THE LIVE LOCAL ACT.

Resolution No. 2023-M-32

WHEREAS, on March 29, 2023, Governor Ron DeSantis signed Senate Bill 102, creating Section 125.01055(7), Florida Statutes (2023), known as the Live Local Act (the "Act"), which took effect on July 1, 2023;

WHEREAS, the Act requires local governments to authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent (40%) of the residential units in a proposed multi-family rental development are, for a period of at least 30 years, affordable as defined in Section 420.0004, Florida Statutes; and

WHEREAS, a proposed development that satisfies the Act's criteria may not be required to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized by the Act and, if the project satisfies the County's land development regulations for multifamily development and is otherwise consistent with the Comprehensive Plan, the project must be administratively approved without further action by the Board of County Commissioners (the "Board"); and

WHEREAS, the Board wishes to adopt standard operating procedures to guide staff on how to process any projects under the Act.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Authority. This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 125, Florida Statutes, the Charter of Orange County, and other applicable provisions of law.

Section 2. Live Local Act Standard Operating Procedures. The Board hereby adopts the Live Local Act Standard Operating Procedures (the "SOPs") as set forth on Appendix "A," attached hereto and incorporated herein by reference, to accomplish the goals of the Act. The Board hereby directs that any project applications submitted pursuant to the Act shall be handled in substantial compliance with the SOPs attached hereto.

Section 3. Termination. By its terms, the Act expires on October 1, 2033. This Resolution, and the SOPs, shall likewise expire on October 1, 2033. In the event the Florida Legislature modifies the expiration date of the Act, this Resolution shall expire on such modified expiration date.

Section 4. Effective Date. This Resolution shall take effect on August 9, 2023.

ADOPTED this 8th day of August 2023.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
for Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

APPENDIX "A"
FORM OF LIVE LOCAL ACT STANDARD OPERATING PROCEDURES

LIVE LOCAL ACT STANDARD OPERATING PROCEDURES

Description

On March 29, 2023, Governor Ron DeSantis signed Senate Bill 102, which created Section 125.01055(7), Florida Statutes, otherwise known as the Live Local Act (the "Act"). The Act took effect on July 1, 2023. The Act requires local Governments to authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multi-family rental development are, for a period of at least 30 years, affordable as defined in § 420.0004, Florida Statutes. A proposed development that satisfies the Act's criteria may not be required to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized by the Act, and, assuming such projects meet the criteria in the Act, they must be administratively approved. This document outlines the process such projects need to follow to obtain administrative approval pursuant to the Act.

Eligibility Criteria

- Uses
    - Multi-family and mixed-use residential
        - For mixed use projects, at least 65 percent of the total square footage must be used for residential purposes.
- Affordability
    - At least 40 percent of the residential units must be affordable, as defined in § 420.0004, F.S.
    - The affordable units must remain affordable for a period of 30 years.
    - A Declaration of Covenants and Restrictions / Land Use Restriction Agreement (the "LURA") documenting the project's affordability, in a form acceptable to the County, must be executed and recorded prior to submitting for vertical permits
- Development Standards
    - Please refer to the Zoning Guidelines section of this document for the applicable multi-family development regulations / Performance Standards.
    - Except for height and density, the project must comply with all other applicable development standards. With the exception of allowable densities, height, and land use, the project must comply with all other applicable Comprehensive Plan provisions. Any project requiring a variance, or otherwise not able to comply with the applicable development standards and Comprehensive Plan provisions, will not qualify under this process and must comply with the applicable conventional development approval processes.
    - Projects zoned PD (Planned Development District) will not qualify under this process and must comply with the applicable planned development approval processes.

Process and Submittal Requirements

1. TRG Pre-application Meeting.
    - A TRG pre-application meeting is required prior to submitting a Live Local Development Plan.
2. Submit Live Local Plan Set to DRC Office
    - DRC application must be emailed to DRC_help@ocfl.net . The submittal process will be completed via Orange County FastTrack
    - TRG/DRC applications and submittal procedures are located on the DRC Webpage
    - Required plan elements can be found in the Development Plan (DP) Sufficiency Checklist
3. Application is reviewed for sufficiency by DRC office.
    - Once marked sufficient, the applicable Commissioner shall be notified and the plan is added to current Technical Review Group (TRG) review cycle.
    - An automated email will be sent to applicant indicating plan is sufficient for review and directing coordination with the Housing and Community Development Division to begin the LURA process.
4. TRG Review
    - The standard TRG Review cycle is 10 business days. After which an automated email including the staff review comments will be sent to the applicant.
    - The applicant may opt to attend the next available TRG meeting to discuss the comments or revise the plan according to the comments and resubmit via FastTrack.
    - Once all TRG staff sign off on a plan with no revisions needed, the applicant will be required to post notice on the property with a poster provided by the County which shall include reference to the Live Local Act and shall otherwise substantially comply with the County's standard property posting procedures.
    - Following confirmation from the applicant that the property was posted, the case will be placed on the consent agenda for the next available DRC meeting.
5. DRC Consent
    - Case is added to next available DRC meeting as Live Local Act consent item. An accompanying staff report will include findings to support the staff's recommendation. If staff finds that the application meets the requirements in the Act to receive administrative approval, staff will recommend approval. If staff determines that the project does not comply with the applicable development standards and/or Comprehensive Plan provisions, staff will recommend denial of the administrative approval and, if the applicant wants to continue, the applicant must then follow the conventional development process.
    - The DRC will approve or deny the Live Local Development Plan via the Live Local Act Consent Agenda.
6. Approval moves plan to "pending agreement" stage in LDMS.
    - Once agreement is approved, executed, and recorded, the Housing and Community Development Division will mark the case as "Approved".
    - Once cast status is "Approved", an automated approval email will be sent to the applicant citing the conditions of approval listed in the DRC staff report and directing a copy to be submitted along with the subsequent building permits.

7. Permit submittal and review
    - When submitting for building permits, the applicant will select "permit a result of Live Local Act DRC process" in FastTrack.

Zoning Guidelines

Eligible Zoning Districts
Commercial: **C-1, C-2, C-3** *Industrial:* **I-1A, I-1/I-5, I-2/I-3, I-4** *Mixed Use:* **NC, NAC**

Applicable Multi-Family Development Regulations/Performance Standards				
Zoning district of subject property	**C-1, C-2, C-3 I-1A, I-1/I-5, I-2/I-3, I-4**		**NC**	**NAC**
Applicability	If subject property is located within 100 ft* of a property zoned A-1, A-2, A-R, R-CE-5, R-CE-2, R-CE, R-CE-C, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T, R-T-1, R-T-2, a portion of a PD with single family uses designated on an approved land use plan, or a property zoned R-2, R-3, or NR that has been developed with single-family residential or duplex . A maximum of four (4) units shall be contained in any combination of attached dwellings.	If subject property is located greater than 100 ft* from a property zoned A-1, A-2, A-R, R-CE-5, R-CE-2, R-CE, R-CE-C, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T, R-T-1, R-T-2, a portion of a PD with single family uses designated on an approved land use plan, or a property zoned R-2, R-3, or NR that has been developed with single-family residential or duplex.	MFR projects that meet LLA criteria in the NC zone district.	MFR projects that meet LLA criteria in the NAC zone district.

	R-2 MFR Standards	R-3 MFR Standards	NC MFR Standards	NAC MFR Standards
	(for 4 or more DU's per Sec. 38-1501)			
Maximum Density	**Per SB 102:** Up to 50 du/acre (highest density allowed in OC Comp Plan)			
Min. lot area	15,000 SF	15,000 SF	1,000 SF plus 2,000 SF per DU	1,000 SF plus 2,000 SF per DU
Min. living area	500 SF per DU	500 SF per DU	500 SF per DU	500 SF per DU
Min. lot width	85 ft.	85 ft.	85 ft.	85 ft.
Min. front yard	20 ft.	20 ft.	20 ft.	20 ft.
Min. rear yard	30 ft.	30 ft.	20 ft.	20 ft.
Min. side yard	10 ft. (30 ft. where adj. to SFR district, per note b in Sec. 38-1501)	10 ft. (30 ft. where adj. to SFR district, per note b in Sec. 38-1501)	10 ft.	10 ft.
ROW setbacks	Per Sec. 38-1603 (Functional classification and setback distances)			
Building separation for MFR	Structures containing three (3) or more dwelling units shall maintain a 20 ft separation between any other structure on the same lot or parcel (per Sec. 38-1501(a))			
Max. building height	35 ft.	35 ft.	65 ft., 80 ft. with ground floor retail	50 ft./4 stories, 65 ft. with ground floor retail
	Per SB 102: Max. height permitted per code within 1 mile* in the jurisdiction of the project site.			
	R-2 MFR Standards	**R-3** MFR Standards	**NC** MFR Standards	**NAC** MFR Standards
Airport height limit	Chapter 7 of OC Code			
NHWE setback	50 ft. from NHWE			
Open space	45% (per Sec. 24-29)	45% (per Sec. 24-29)	25% of total lot coverage (per Sec. 38-1734(5)a.1.)	25% of total lot coverage (per Sec. 38-1741(5)a.1.)
Lot coverage/FAR	45% min open space per Sec. 24-29	45% min open space per Sec. 24-29	Max FAR 2.0	Max FAR 1.0
Buffering and landscaping	Sec. 24-5 (Buffer yards) • **Type C** – (C-1 – and utilized for R-2 and R-3 MF – from SFRs) 15 ft. wide, may utilize masonry wall, berm or planted and/or existing vegetation or combo for opaque buffer • All buffers shall include one (1) shade tree for each 40 lineal feet or fraction thereof		Per Sec. 38-1734(6): **Type B** buffer per Sec. 24-5, but minimum 7 ft. wide	Per Sec. 38-1741(6): **Type C** buffer per Sec. 24-5, but minimum 5 ft. wide

	Ch. 24 (Landscaping)
Parking	Per Sec. 38-1476: Apartments of three (3) DU or more • 1.5 spaces/unit for efficiencies or 1 bd • 2 spaces/unit for 2 and 3 bds
	Per SB 102: County to consider parking reductions if project is within ½ mile of a "major transit stop"

*measured "as the crow flies"

ORDINANCE 3290-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-84 "GENERAL PROVISIONS FOR NON-RESIDENTIAL ZONING DISTRICTS", TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENTS AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance in order to provide certification standards and implementation criteria for development proposed in conformance with the Live Local Act of Florida Statutes;

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida;

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-84 "General provisions for non-residential zoning districts" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-84. General provisions for non-residential zoning districts.

(hh) General provisions for development proposed in conformance with the Live Local Act of Florida Statutes.

(a) **Definitions.** For the purposes of this subsection, the following definitions are provided for terminology not defined in Florida Statutes with respect to implementation consistent with the Winter Park Land Development Code:

Allowed as used in Fla Stat. 166.0415 shall mean as allowed under the provisions of the city land development code at the time of a proposal is submitted for development subject to Fla Stat. 166.0415 and shall not mean as allowed historically back in time previous to the present. It shall also mean allowed by right pursuant to the applicable zoning district and shall not include as may potentially be allowed via a conditional use approval, or access to any bonus

pool, or via special permit for non-conforming structures or settlement agreement or vesting agreement for such non-conforming allowances.

Commercial as used in Fla. Stat. 166.0415 shall mean only the commercial zoning districts of the city which are only the properties zoned C-1, C-3, C-3A and PD-OC as used in the Ravaudage PD, and no other zoning district.

Height within one mile as used in Fla Stat. 166.0415 shall mean one mile as can be traveled by human beings along the public streets of the city within the normal permitted lanes of travel from the center point of the proposed development site and shall not mean a straight-line distance as a bird might be able to travel.

Highest allowed density as used in Fla Stat. 166.0415 shall mean in the context of Winter Park, 17 units per acre as this is the highest residential density currently allowed and is expressed in units per acre and shall only mean residential units per acre and shall not mean density as in the context of floor area ratio as used elsewhere in Chapter 166 Fla Stat. which in reference to intensity terminology as applied to floor area ratio. Density is units per acre and intensity is floor area ratio.

Highest currently allowed height as used in Fla Stat. 166.0415 shall only mean such height allowed by right within the municipality and not heights allowed if such height would require conditional use approval under the city land development code based upon the size in square footage of the project proposed project under the Live Local Act.

Industrial as used in Fla Stat 166.0415 shall mean only the industrial I-1 zoning district of the city and no other industrial zoning district.

Mixed Use as used in Fla Sta. 166,0415 shall not apply in the City, as no mixed use zoning district exists within the city.

(b) **Process for Approval.** The approval process for a qualifying development located within an eligible zoning district, shall include payment of a fee, and if application is not made by the owner of record, then a contract or agreement to purchase (that permits black-out of the financial purchase details) but is clear as to dates of effectiveness and due diligence periods, an application on a form provided by the city, site development plans, and affidavit of commitment to City of Winter Park's Affordable Housing standards for income qualification, monitoring, and inspection during the full minimum 30 years of operation including acknowledgement of the auditing requirements for eligibility of all tenants living within the designated affordable housing units in order to establish compliance with the provisions of the Live Local Act and penalties for non-compliance as further outlined below. Upon application, the city shall complete a sufficiency review of the materials submitted and provide a response that the application is complete or specifically what items are still required at a date sixty (60) days after submittal. The applicant shall then provide the items that are required for the sufficiency review which shall then begin another sufficiency review period that shall be completed at a date

sixty (60) days following re-submittal and so on until a complete application is provided. A contract to purchase must be in full force and effect during the sufficiency and review periods established within this Section. If any due diligence period or other contract matter expires within such time periods, then the city shall not begin or complete the sufficiency review or application review.

(c) **Minimum Requirements.** The minimum requirements for certification of compliance with the Live Local Act are as follows:

Site Development Plan which includes the following:

1. Scale, date, and north arrow.
2. Legal Description of the property.
3. Site Data Table including gross square footage of the site and project, total impervious coverage and principal setbacks.
4. Dimensioned location, size, height and use of all proposed structures.
5. Project units, number of affordable units per area median income, and affordability period.
6. Label uses of adjacent parcels.
7. Location, dimension and method of buffering from adjacent uses.
8. Location and method of screening of refuse stations, storage areas and off-street parking and loading areas.
9. Method of stormwater retention.
10. Location, size and total amount of greenspace.
11. Tree table with tree retention and applicable mitigation.
12. The location, width, pavement type, right-of-way name and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
13. Location and dimensions of proposed project ingress/egress, parking and service areas, including typical parking space dimensions.
14. Vehicle Use Area buffering adjacent to rights of way.
15. Southern Florida Building Code definitions for types of construction proposed and existing.
16. Proposed means of vehicular and pedestrian access from the site(s) within the development to adjacent streets and/or alleys, showing all existing and proposed curb cuts and sidewalks.
17. Building Elevations (4-sided) for each proposed building.
18. Commitment to complete a transportation study prior to issuance of the building permit.

19. Any other information required under the specific site plan districts pertaining to this article or which may be required, when commensurate with the intent and purpose of this Code, by city reviewing staff.

20. An affidavit confirming a 30-year commitment to provide affordable housing and monetary cap on all rent charges including any and all other fees as may be assessed to the occupants of units deemed to be affordable, such that all rents and fees shall not exceed 30% of the gross revenue of all occupants of affordable units; affidavit attesting to agreement and acceptance as to the annual audit requirements by a certified public accounting firm attesting to satisfaction of the such income and total rental fees and affidavit attesting to agreement and understanding that violations of such commitments shall be subject to a fine of no less than $5,000.00 per day for each violation determined by the annual audit and for each day the annual audit is not received by the city after March 1st of every year and affidavit agreement that any such fines shall constitute a lien on said property if not paid to the city within 60 days of receipt of the audit by the city by March 1st of every year and agreement to reimburse the city for any legal expenses in the enforcement of these provisions.

21. A statement indicating the petitioners' commitment to comply with specific chapters of the City Code applicable to the project (i.e., tree and landscaping, fire, etc.) at the time of permitting.

22. Compliance with all land development regulations applicable to the zoning district in which the project is proposed, except only as otherwise preempted by the Live Local Act with respect to height.

(d) **Project Narrative.** Application shall contain a narrative which demonstrates compliance with section 166.04151(7)(a)- (g), Florida Statutes.

(e) **Orange Avenue Overlay District (OAO)**. Projects within the Orange Avenue Overlay District must meet the applicable architectural requirements of the OAO and will be subject to review by Orange Avenue Overlay Appearance Review Advisory Board. The City may deny a project that receives a recommendation of denial or fails to meet the conditions of a recommendation for approval from the Orange Avenue Overlay Appearance Review Advisory Board.

(f) **Affidavit of Commitment and Restrictive Covenants.** As a condition of approval and prior to any site or building permits for the project being requested or obtained, the applicant (and the property owner, if different from the applicant) must execute and have recorded in the public records of Orange County, Florida, an Affidavit of Commitment and Restrictive Covenants. Such Affidavit of Commitment and Restrictive Covenants shall: (i) have terms acceptable to the city, (ii) run with and be binding upon the land for no less than thirty (30) years from the issuance of a certificate of occupancy for the last principal structure of the project (iii) be enforceable by the city; (iv) detail the affordable housing and project conditions and

restrictions required by this section, the Live Local Act and on the approval of the project; (v) provide for monitoring, and compliance requirements; and (vi) provide for the city's enforcement remedies. Mortgage holders will be required to execute and record a subordination of their lien interest to such Affidavit of Commitment and Restrictive Covenants prior to or simultaneously with the recording of the Affidavit of Commitment and Restrictive Covenants. The city will provide the monitoring and compliance forms upon submittal of the application, deemed complete and sufficient.

(g) **Equivalent Treatment of all Dwelling Unit Requirements**. As a condition of approval prior to any site or building permits for the project being requested or obtained, such project must demonstrate and commit that all affordable dwelling units and market rate dwelling units shall be located within the same structure. all common areas and amenities shall be accessible and available to all residents (both affordable and market rate dwelling units). access to the required affordable dwelling units shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development. in addition, the sizes and number of bedrooms in the affordable dwelling units shall be proportional to the square footage and number of bedrooms in the market rate dwelling units (e.g., for number of bedrooms, if 25 percent of the market rate dwelling units consist of two bedrooms, then 25 percent of the affordable dwelling units shall also have two bedrooms.

(h) **Agent Authorization.** An affidavit with the property owner's notarized authorization.

(i) **Timeframe for Review and Issuance of Approval:** Upon receipt of a complete application, the city will complete its review and provide a response sixty (60) days from receipt of such materials as required by this subsection.

(j) **Fee:** The fee for a qualifying development will be $2642.00 plus $111/acre or portion thereof or as otherwise amended within the adopted Fee Schedule from time to time by the City Commission at public hearing.

(k) **Duration of Approval:** An approval received through this process shall be effective for three (3) months from the date of approval. The application process and certification of compliance with the live local act shall begin again if a building permit has not been issued by the city within six (6) months of an approval under this section.

SECTION 2. CODIFICATION/SUNSETTING. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances. The provisions of Section 1 of this Ordinance shall sunset and be automatically repealed upon the occurrence of any one of the following: (1) Section 5 of The Live Local Act as set forth in Chapter 2023-17 expires on October 1, 2033; (2) Section 5 of The Live Local Act as set forth in Chapter 2023-17 is held unconstitutional or invalid by a court of competent jurisdiction; or (3) Section 5 of The Live Local Act as set forth in Chapter 2023-17 is repealed. The sunsetting of Section 1 of this Ordinance will not terminate any conditions of approval

for projects utilizing Section 1 prior to its sunsetting or the City's ability to enforce the same, including without limitations, any terms and conditions of Affidavit of Commitments and Restrictive Covenants pertaining to the project.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this 10th day of January 2024.

By: _____
Mayor Phillip M. Anderson

ATTEST:

_____
Rene Cranis, City Clerk

DEVELOPMENT & GROWTH MANAGEMENT
DEVELOPMENT COORDINATION

INSTRUCTIONS FOR APPLICATION – LIVE LOCAL ACT (LLA)

Please be aware that this application is provided for the submittal of an application for a qualifying affordable housing development in accordance with the Live Local Act (Chapter 2023-17, Laws of Florida).

PLEASE READ INSTRUCTIONS THOROUGHLY

Please contact a representative of Development and Growth Management (DGM) at (813) 274-3100, option 2, or TampaZoning@tampagov.net prior to submitting your application:

A PRE-APPLICATION COUNSELING is required prior to submittal of a LLA application. The applicant must schedule counseling session with a DGM staff member. The session is to advise an applicant for a qualifying affordable housing development in accordance with the LLA requirements as stipulated in the memo from the City dated July 3, 2023.

Fee:

The fee for an LLA Project will be $2642.00 plus $111/acre or portion thereof.

Minimum Requirements for Application:

- The complete application, including site plan and tree/topographical/boundary survey.
- Project Narrative which demonstrates compliance with Section 166.04151(7)(a)-(g), Florida Statutes.
- Owner/Agent Authorization

LLA Applications are available for the following districts:

Residential Office (RO)
Residential Office – 1 (RO-1)
Office Professional (OP)
Office Professional – 1 (OP-1)
Commercial Neighborhood (CN)
Commercial General (CG)
Commercial Intensive (CI)
Industrial General (IG)
Industrial Heavy (IH)
Seminole Heights – Commercial General (SH-CG)
Seminole Heights – Commercial Intensive (SH-CI)
Neighborhood Mixed Use – 16 (NMU-16)
Neighborhood Mixed Use – 24 (NMU-24)
Neighborhood Mixed Use – 35 (NMU-35)
Ybor City – 1 (Central Commercial Core) (YC-1)
Ybor City – 4 (Mixed Use Redevelopment) (YC-4)
Ybor City – 5 (General Commercial) (YC-5)
Ybor City – 6 (Community Commercial) (YC-6)
Ybor City – 7 (Mixed Use) (YC-7)

Application for a Qualifying Development (LLA)

Property Owner's Information

Name(s): _____

Address: _____

City: _____

State: _____ Zip Code: _____

Phone Number: _____

Email: _____

Applicant's Information

Name(s): _____

Address: _____

City:_____

State: _____ Zip Code: _____

Phone Number: _____

Email: _____

Contact for all related Correspondence (if different than applicant):

Name(s): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Email: _____

Application Certification

Application/site plan is sufficient: _____ Name/Date: _____

Affordable Housing Requirement of the LLA met? Yes ___ No ____ Percentage of Affordable Housing _____

If a mixed use development, percentage of square feet dedicated to affordable housing _____ and

Percentage of square feet dedicated to non-residential development _____.

Legal Description is correct and complete: _____ Name/Date: _____

Application for a Qualifying Development (LLA)

AFFIDAVIT TO APPLY FOR A ZONING CODE RELATED APPLICATION and AUTHORIZED AGENT FOR AN APPLICATION TO THE CITY OF TAMPA

Multiple authorizations may be necessary if there is more than one property owner.

APPLICATION/RECORD NUMBER: _____

PROPERTY (LOCATION) ADDRESS(ES): _____

FOLIO NUMBER(S): _____

"That I am (we are) the owner(s) and record title holder(s) of the property noted herein"

Property Owner's Name(s):_____*

"That this property constitutes the subject of an application for LIVE LOCAL ACT (LLA) (qualifying affordable housing development in accordance with the Live Local Act (Chapter 2023-17, Laws of Florida)".

I, THE UNDERSIGNED OWNER, HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE AND HEREBY AUTHORIZE AND ALLOW REPRESENTATIVES OF THE CITY TO ACCESS THE PROPERTY UNDERGOING REVIEW FOR THE ABOVE REFERENCED REQUEST. IF MY PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST FROM THE CITY. I ALSO CONSENT TO THE POSTING OF A SIGN ON MY PROPERTY IF THERE IS A THIRD-PARTY SUBMITTALOF A PETITION FOR REVIEW.

"That this affidavit has been executed to induce the City of Tampa, Florida, to consider and act on the above described application and that the undersigned has(have) appointed and does(do) appoint the agent(s) stated herein as his/her(their) agent(s) solely to execute any application(s) or other documentation necessary to affect such application(s)" (if applicable).

AGENT'S/FIRM NAME:_____

The undersigned authorizes the above agent/ firm (s) to represent me (us) and act as my (our) agent(s) at any public hearing on this matter (if applicable).

The undersigned authorizes the above agent(s) to agree to any conditions necessary to effectuate this application. Both owner and agent must sign and have their names notarized.

STATE of FLORIDA COUNTY of_____. Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this_____day of _____, 202_, by _____/_____ Printed Name **(Owner)** Signature _ Signature and Stamp of Notary Public Personally known or produced identification: Select Type of identification	STATE of FLORIDA COUNTY of_____. Sworn to (or affirmed) and subscribed before me by means of physical present or online notarization, this_____ day of _____, 202_, by _____/_____ Printed Name **(Owner)** Signature _ Signature and Stamp of Notary Public Personally known or produced identification: Select Type of identification

Application for a Qualifying Development (LLA)

SITE PLAN REQUIREMENTS

An application for a Qualifying Development (LLA) on any parcel of land requires submittal of a Site Plan. The Site Plan must be drawn to an engineer's scale with a ratio such as 1" = 10'.

The Live Local request will be evaluated based on compliance with the memo dated July 3, 2023, in addition to the appropriateness of the site plan based on the requirements of Chapter 27, and other applicable land development regulations.

All development will be reviewed for compliance with all applicable City Codes at time of building permitting.

REQUIRED GENERAL INFORMATION

1. Scale, date, and north arrow.
2. Legal Description of the property.
3. Site Data Table*
4. Dimensioned location, size, height and use of all proposed structures.
5. Project units, number of affordable units per area median income, and affordability period.
6. Label uses of adjacent parcels.
7. Location, dimension and method of buffering from adjacent uses.
8. Location and method of screening of refuse stations, storage areas and off-street loading areas.
9. Method of stormwater retention.
10. Location, size and total amount of greenspace.
11. Tree table with tree retention and applicable mitigation.
12. The location, width, pavement type, right-of-way name and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
13. Location and dimensions of proposed project ingress/egress, parking and service areas, including typical parking space dimensions.
14. Vehicle Use Area buffering adjacent to rights of way.
15. Southern Florida Building Code definitions for types of construction proposed and existing.
16. Proposed means of vehicular and pedestrian access from the site(s) within the development to adjacent streets and/or alleys, showing all existing and proposed curb cuts and sidewalks.
17. Building Elevations (4-sided) for each proposed building.
18. Commitment to complete a transportation study prior to issuance of the building permit.
19. Any other information required under the specific site plan districts pertaining to this article or which may be required, when commensurate with the intent and purpose of this Code, by city reviewing staff.
20. Affidavit confirming a 30-year commitment to provide affordable housing (see below).
21. A statement indicating the petitioners' commitment to comply with specific chapters of the City Code applicable to the project (i.e., tree and landscaping, fire, etc.) at the time of permitting.

Folio #:

Property Address:

Property Area SF:

Future Land Use:

Existing Zoning District:

Proposed Use:

Building Setbacks: north, south, west, and east.

Max. Building Height:

Total Building Area:

Maximum number of proposed dwelling units:

VUA:

VUA greenspace required:

VUA greenspace provided:

Multi-family greenspace required:

Multi-family greenspace provided:

Parking Required:

Parking Provided:

Application for a Qualifying Development (LLA)

Development & Growth Management
2555 E Hanna Avenue
Tampa, FL 33610
(813) 274-3100

LEGAL DESCRIPTION (use separate sheet if needed) MUST BE TYPED -- DO NOT ABBREVIATE:

EXAMPLE

Application for a Qualifying Development (LLA)

LOCATION MAP:

PROPOSED IMPROVEMENTS (DRAWING):

-Name, location, and width of existing street and alley rights-of-way, adjacent to the site.

-Width of existing pavement on all streets and alleys adjacent to the site.

-Location, width and type of all easements adjacent to the site.

-Clearly show the property boundaries of the parcel(s) involved in the special use.

-Location, size, height and use of all proposed additions and/or new buildings.

-Existing and proposed building setbacks

-Location and dimension of existing and proposed driveways, and parking areas include typical parking space.

-Existing and proposed parking lot landscaping.

-Approximate location and size of significant natural features such as trees, lakes, etc.

-Existing and proposed buffering from adjacent uses.

Show conceptual layout of proposed retention system.

TITLE BLOCK;
-Firm's name and address
-The site plan must be to scale. State scale on drawing - Revision block.
Show North arrow. - Drawing data.
-Project name and location.

N

GENERAL NOTES:

LEGAL DESCRIPTION:
- Address
- Folio Number
- Square Footage

Case No.: _____ Date: _____

_____ _____
Certified Date Zoning Administrator

24"

Revised 5/2021 1/2021 E.C.

THIS EXAMPLE FOR GENERAL INFORMATION ONLY



ZEVCOHEN & ASSOCIATES INC
Civil Engineering · Landscape Architecture · Planning · Environmental Services

300 Interchange Blvd, Suite C, Ormond Beach, FL 32174
Phone: (386) 677-2482

END OF REPORT

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.G.
Section	CONSENT AGENDA	**Category**	Consent - Disposition Item
Subject	Intent to Bid - Lime Sludge Removal		
Recommended Action	Staff intends to publicly advertise this project for competitive bidding, unless otherwise directed.		
Strategic Goal	Water Quality & The Environment — Other		
Department Staff Contact	Public Works - Utilities Management Bob Preis, Utilities Manager		

Summary

This item provides public notice of the City's intent to issue an invitation to bid for the Water Treatment Plant (WTP) lime sludge removal, Bid No. 2026-11.

This project involves the removal of 75 loads of dry expended lime sludge from the WTP (298 Tomoka Avenue) and 75 loads of dry expended lime sludge from the Leeway pumping station (301 Leeway Trail). A truckload is 14 to 16 tons (26000 to 32000 pounds) of dry lime sludge.

The lime sludge in the basin is a by-product of the lime softening process and includes the centrifuge byproduct (centrate), the filter backwash clear well (filter waste), and the Clairicone blow downs. The Lime sludge at Leeway Pumping Station is dry centrifuged sludge from the Lime Plant process; the management of this process by-product allows for sdewatering that significantly reduces volume and in turn the cost to dispose of this material.

Financial Impact

The estimated cost is $90,000. Funds are available in Fund 401 - Water/Wastewater Operating.

Citizen Impact

The removal of the expended lime sludge allows the WTP to continue using the lime softening process to make potable water for City customers.

Attachments

1. Dry Lime Sludge Removal Bid Docs OCT 2025

Intentionally left blank

City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 610-0470

INVITATION TO BID

BIDDER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR BID

Bid Title: **Dry Lime Sludge Removal, Hauling and Disposal Services**

Bid Number: **2026- 11**

Bid Opening Date & Time: January 21, 2026 at 2:00 PM

Bid Opening Location: Training Room, Breezeway, City Hall

Bids received after the above date and time will not be accepted.

Bidder's Name: _____

_____

Bidder's Mailing Address: _____

_____

City, State, Zip Code: _____

F.E.I.N: _____

Phone Number: _____

Email: _____

If returning as "No Bid", please state the reason(s): _____

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

At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Bidder.

_____
AUTHORIZED SIGNATURE

_____
NAME

_____
TITLE

_____
DATE

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 on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

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

PUBLIC RECORDS/NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS. The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 30 days after bid opening, whichever occurs first. Section 119.071, F.S.

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

SUBMISSION OF BIDS: All Bids shall be submitted in a sealed envelope. The Invitation to Bid (ITB) number, title, and opening date shall be clearly displayed on the outside of the sealed envelope. The delivery of said Bid to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Bidder. Any Bid received by the Purchasing Office after the specified date and time will not be accepted. Bids must be submitted on forms provided by the City. No other forms will be accepted. Telephone, telefax and telegraph Bids will not be considered. No Bid may be modified after opening. No Bid may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

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

BID OPENING: Bids shall be opened and the name of the Bidders and the bid amounts shall be read publicly. Bid amounts announced at the bid opening are subject to change due to math errors made by Bidders

BID TABULATION: Any Bidder wishing to receive a copy of the Bid tabulation is required to enclose a stamped, self-addressed envelope with their Bid response. Bid opening tabulations will be posted on DemandStar.com.

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

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

PROCUREMENT COMMUNICATION PROTOCOL: To protect the integrity of the procurement process, respondents, suppliers, contractors, sub-contractors or person acting on behalf of any of the above are prohibited from all communications regarding the solicitation with City staff, City consultants, City legal counsel, City agents, or elected officials unless such communication is specifically authorized in the City's solicitation or addenda. Violation of this provision may be grounds for rejecting a response.

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.

RESPONSIBILITY DETERMINATION: Pursuant to the provisions of Florida Statutes Chapter 287.05701, the City does not request or consider a vendor's social, political, or ideological interests in making a responsibility determination.

REGISTRATION AND RISK MANAGEMENT REQUIREMENTS: Any Vendor delivering a product or Contractor doing work for the City of Ormond Beach, on City property shall be registered to do business in the City of Ormond Beach and shall provide proof of, abide by and maintain, for the entire life of the Contractual Agreement, including any and all approved time extensions, such insurance as is required by City ordinance, which shall be incorporated in and made part of the contract documents. A vendor using a common carrier is exempt from this requirement. This proof of insurance will be required prior to commencement of any on-site work. Refer to Exhibit A for the City's registration and risk management requirements.

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

LOCAL VENDOR PREFERENCE: The City may give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded. A Local Vendor Affidavit of Eligibility shall accompany the bid submittal to be considered valid.

PRICING: Firm prices shall be proposed and include FOB DESTINATION, all packing, handling, shipping charges and delivery to any point within the City of Ormond Beach to a secure area or inside delivery. Prices shall be valid for ninety (90) days from date of Bid opening. In the event there is a discrepancy between the unit price and the extended amount, the unit price will prevail.

COST OF BID PREPARATION: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the Bid, proposal or presentation.

EQUIPMENT: Contractor shall own and have in good repair all equipment necessary to perform the described services in particular and the equipment necessary to complete related tasks. The City will not provide any equipment to do this work.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Bids 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. The Contractor is responsible for paying any and all taxes associated with this agreement.

DISCOUNTS: All discounts EXCEPT THOSE FOR PROMPT PAYMENT shall be considered in determining the lowest net cost for Bid evaluation purposes. If a Bidder offers a discount, it is understood that the discount time will be computed from the date of satisfactory delivery, at the place of acceptance, and receipt of correct invoice, at the office specified, whichever occurs last.

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

ASSIGNMENT: Any purchase order or contract issued pursuant to a Bid 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.

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.

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

SAFETY WARRANTY: The selling dealer, distributor, supplier, and manufacturer shall be responsible for compliance with all Federal, State and local laws, rules and regulations concerning the equipment and/or service specified and the use thereof, applicable and effective on the date of manufacture including safety and environmental standards as apply to both private industry and governmental agencies.

WARRANTY: The Bidder agrees that, unless otherwise specified, the services furnished under the Bid shall be covered by the most favorable commercial warranty for comparable services, and that the rights and remedies provided herein are in addition to and do not limit any rights afforded to the City of Ormond Beach by other provision of the Bid.

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 Bids or waive any minor irregularity or technicality in the Bids received. The City is not bound to award any contract(s) based solely on lowest quoted price. The City also reserves the right to negotiate separately with competing bidders as deemed to be in the City's best interest.

REJECTIONS RIGHTS: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this Bid 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 Bid at any time and to negotiate with any party prior to or after submittal of Bid.

TERMINATION OF AGREEMENT:

A. The City Manager shall have the right to terminate the Agreement for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.
B. The City Manager shall have the right to terminate this Agreement for the City's convenience if she determines in her sole discretion that it is in the best interests of the City. In that event, the City shall only be obligated to Contractor to pay for any unpaid work already satisfactorily performed prior to the notice of termination.
C. This Agreement may not be terminated by the Contractor.

PURCHASE ORDERS: Purchase Orders will be issued for all purchases exceeding $2,500.00.

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

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)610-0400

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 BIDS, AND TO WAIVE INFORMALITIES, AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

DEFINITIONS:

BIDDER - The term used herein refers to any individual, company or other entity submitting a Bid to the CITY in response to an Invitation to Bid (ITB).

CITY/OWNER - The terms CITY or OWNER herein refers to the City of Ormond Beach, Florida, and its duly authorized representatives.

CONTRACT MANAGER - The term refers to the CITY representative(s) who will be acting on the CITY's part to manage all the Contract actions.

FURNISH - The terms "furnish", "furnish and install", "install", and "provide" or words with similar meaning shall be interpreted, unless otherwise specifically stated, to mean "furnish and install, complete in place and ready for service".

PROJECT - The total construction of which the Work to be provided under the Contract Documents may be the whole, or a part as indicated elsewhere in the Contract Documents.

PROJECT MANUAL - The term "Project Manual" includes Bid Requirements, General Conditions, Scope of Work, Specifications, Risk Management requirements and any associated attachments.

SPECIFICATIONS - The term refers to those portions of the Project Manual consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain administrative details applicable thereto.

SUPPLIER - The term used herein refers to any individual, company or other entity supplying services pursuant to the terms, conditions, and quotations of a Bid or Proposal.

VENDOR, CONTRACTOR, or VENDOR/CONTRACTOR - The term(s) used herein refers to any individual, company, or other entity that is awarded a contract by the CITY, pursuant to the terms, conditions, and quotations of a bid/proposal.

WORK - The entire, completed job or the various separately identifiable parts thereof, required to be furnished under the Contract Documents. Work is the result of providing goods and/or services, furnishing labor and/or furnishing and incorporating materials and equipment into the construction, as required by the Contract Documents.

City of Ormond Beach

Dry Lime Sludge Removal, Hauling and Disposal Services

BID 2026-11

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

City of Ormond Beach

Dry Lime Sludge Removal, Hauling and Disposal Services

BID 2026-11

CITY OF ORMOND BEACH, FLORIDA

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

_____

NAME (PRINT OR TYPE)

_____

TITLE

_____

DATE

CITY OF ORMOND BEACH

DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" BID: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more Bids 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 Bid 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 Bids 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.

_____

COMPANY NAME

_____

AUTHORIZED SIGNATURE

_____

NAME (PRINT OR TYPE)

_____

DATE

AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138, FLORIDA STATUTES CONTRACTING WITH FOREIGN ENTITIES OF CONCERN

The undersigned ("Affiant"), on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Affiant is the _____ of _____
(Title) (Business Name)
which does business in the State of Florida, hereinafter called the "Entity".
2. Entity is not owned by the government of a foreign country of concern, as defined in Section 287.138 (1) (c), Florida Statutes.
3. The government of a foreign country of concern does not have a controlling interest in Entity, as defined in Section 287.138 (1)(a), Florida Statutes.
4. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern.
5. Entity is not owned or controlled by the government of a foreign country of concern.
6. For purposes of this affidavit, a foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes.

The undersigned is authorized to execute this affidavit on behalf of the Entity.

Date: _____, 20____ Signed: _____

Entity: _____ Name: _____

Title: _____

STATE OF: _____ COUNTY OF: _____

The foregoing instrument was acknowledged before me by means of ☐physical presence or ☐online notarization, this_____ day of_____,20_____, by_____ and who: ☐ Is personally known to me; or ☐ has produced _____ as identification.

_____
Notary Public, State of _____ at Large: (seal)
Printed Name/Seal of Notary, Commission and Expiration Date:

My commission expires: _____

This document must be completed and returned with your Submittal

HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, FLORIDA STATUTES)

STATE OF _____ §
§
COUNTY OF _____ §

The undersigned ("Affiant"), on behalf of the entity listed below ("Entity"), after being duly sworn, hereby attests as follows:

1. My name is _____. I am over the age of Twenty-one years old. I am the _____ of_____, a non- governmental entity which does
(Title) (Business Name)
business in the State of Florida, hereinafter called the "Entity."
2. I have personal knowledge of each and every statement of fact contained herein, and each and every statement of fact is true and correct.
3. Entity does not use coercion, as defined in Section 787.06, Florida Statutes, for labor or services.
4. The undersigned is an officer or representative of the entity and is authorized to execute this affidavit on behalf of the Entity.
5. Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated herein are true.

Further Affiant sayeth not.

Date: _____, 20___

Signed: _____
Print Name: _____
Title: _____

SUBSCRIBED AND SWORN before me by means of [__] physical presence or [__] online notarization on the ____ day of _____, 20___ by _____ as _____ on behalf of _____ who is personally known to me or who has produced _____ as identification.

(Notary Seal)

_____
Notary Public, State of _____
Printed name, commission and expiration of commission term

This document must be completed and returned with your Submittal

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A). FLORIDA STATUTES ON PUBLIC ENTITY CRIME

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to _____

   By _____

   (print this individual's name and title)

   for _____
   (print name of entity submitting statements)

   whose business address is _____

   and if applicable whose Federal Employer Identification Number (FEIN) is _____

   If the entity has no FEIN, include the Social Security Number of the individual signing this sworn Statement: _____

2. I understand that a "public entity crime" as defined in paragraph 287.133(1)(a), Florida Statutes, mean a violation of any state or federal law by a person with respect to and directly related to the transactions of business with any public entity or with an agency or political subdivision of any other state or with the United States including, but not limited to any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "convection" as defined in Paragraph 287.133(1)(b), Florida Statutes means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a Jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of public entity crime; or
   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in a relation to the entity submitting this sworn statement. (Please indicate which statement applies).

____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity has been charged with and convicted of a public entity crime within the past 36 months.

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime within the past 36 months. AND (Please indicate which additional statement applies).

____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime within the past 36 months. However, there has been a subsequent proceeding before a Hearing Officers of the State of Florida, Division of Administrative Hearings and the Final Order by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attached is a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THE PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED AND FOR THE PERIOD OF THE CONTRACT ENTERED INTO, WHICHEVER PERIOD IS LONGER. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

County of _____

STATE OF _____

Sworn and subscribed before me this _____ day of _____, 20__ by

_____ who is Personally known to me _____

Or who produced identification - _____
(Type of Identification)

_____
(Signature) Notary Public—State of Florida

_____
(Printed, typed or stamped commissioned name of notary public)

My commission expires _____ (SEAL)

LOCAL VENDOR PREFERENCE

The following is taken from the Code of Ordinances, City of Ormond Beach, Chapter 2, Financial Matters, Division 3, Purchasing, Article IX, Section 2-304:

Except where otherwise provided by federal or state law or other funding source restrictions, purchases of goods and services under the Purchasing Code shall give preference to local businesses as follows:

(a) Under a competitive bid solicitation, the City may give a local preference in the amount of three percent (3%) of the bid price or $25,000, whichever is less. The bid price shall include not only the base bid price but all alternatives which are part of the bid and actually purchased or awarded.

(b) A local business shall mean a vendor that has a valid occupational license issued by the City of Ormond Beach at least one year prior to bid opening, with a physical business address located within the municipal boundaries of the City of Ormond Beach from which the vendor operates or performs business on a day-to-day basis that is a substantial component of the goods or services being offered and has provided a Local Vendor Affidavit of Eligibility at the time the bid is submitted.

(c) A Local Vendor Affidavit of Eligibility shall accompany the bid submittal to be considered valid and shall include, but not be limited to, the following information:
    (1) A physical business and location address;
    (2) A copy of current City of Ormond Beach Local Business Tax Receipt (occupational license) to verify the business location;
    (3) Proof of payment of business tax and real property tax due to the City of Ormond Beach;
    (4) A copy of the firm's most recent annual corporation report to the Florida Division of Corporations;
    (5) Any additional information necessary to verify local status.

(d) Exemptions: Goods or services provided under a cooperative purchasing agreement, contracts for professional services subject to Consultants' Competitive Negotiation Act, purchases or contracts funded in whole or part by a governmental entity that does not allow local preferences, purchases made under another agency's agreements or contracts (piggybacking), purchases under emergency or sole source situations and procurements subject to formal proposals including but not limited to request for proposals (RFP) or continuing contract, and request for quotes (RFQ) versus straight competitive bids.

(e) This section shall not be deemed to require the granting of a local preference, and nothing herein prohibits the award of a contract to a non-local vendor where such award is in the public interest.

Local Vendor Affidavit of Eligibility

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

a. My company has a physical business address located within the municipal boundaries of the City of Ormond Beach which is used to perform business on a day-to-day basis.
b. My company holds any business (occupational) or contractor license required by the City of Ormond Beach at least one year prior to bid opening.
c. Payment of business tax and real property tax due to the City of Ormond Beach is current
d. My company is in compliance with annual reporting to the Florida Division of Corporations

Company Name: _____

Address: _____

Business or Contractor License Number: _____

Phone Number: _____

Owner's Name: _____ Signature: _____

Sworn to before me this _____day of _____

Notary Public for the State of _____ My Commission Expires _____

Notary Public Signature: _____Printed Name: _____

To be approved as a local bidder and receive bid preference on an eligible local project, this affidavit of eligibility, a copy of your local business or contractor license, copy of business tax/real property tax and a copy of the firm's most recent annual corporation report must be submitted with your bonafide BID package. Bid preference is provided at the City's sole discretion.

VENDOR DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative of the City of Ormond Beach's Purchasing Department:

Vendor Certified by:_____Date: _____

EXHIBIT "A"

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. **(a)** Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes,** as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

(b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

i. Unless the City Manager, or designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the

Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include at a minimum, the following, or substantially similar, provisions:

1. Hold Harmless and Indemnity

The Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor, its agents, officers, contractors, subcontractors, employees, or anyone else employed or utilized by the Contractor in the performance of this Contract. The Contractor's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this provision.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting there from, 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.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

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

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

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

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

E. Policies of Insurance

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

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A-rated reinsurance 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.

REGISTRATION REQUIREMENTS FOR VENDOR/CONTRACTOR WORKING ON CITY PROJECTS

Registration Requirements

VENDORS doing business within the City Limits must be registered with the City.

Requirements for registering a business are as follows:

Copy of City Business Tax Receipt (where your business is located).

Certificate of Insurance showing General Liability and Workers' Comp (or State Workers' Comp Exemption form).

Application Fee: $25.00 For more information, contact the City's Business Tax Receipt official at 386-610-0540 or btonline@ormondbeach.org You can apply online here: https://ormondbeachfl-energovweb.tylerhost.net/apps/selfservice#/home

State Certified/Registered Contractors

All registered State contractors must be registered with Volusia County. Volusia County Contractor Licensing, 123 W. Indiana Ave., Rm 203, Deland, Fl. 32720 (386) 736-5957 contractorlicensing@volusia.org https://connectlivepermits.org/citizenportal/app/landing

State certified contractors have the option of registering with Volusia County, or providing information directly to the business tax receipt official, to include copy of State license, certificate of insurance and copy of local business tax receipt. This information is provided with the permit application.

If you have any questions regarding the above requirements, please contact the business tax receipt official at (386) 610-0540 or btonline@ormondbeach.org

City of Ormond Beach

Dry Lime Sludge Removal, Hauling and Disposal Services

Bid 2026-11

BID RESPONSE FORM

THIS BID IS SUBMITTED TO:

(Name and Address of Owner)

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Room 102
Ormond Beach, Florida
32174
Phone: (386) 610-0470

The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the CITY in the form included in the Bid Documents to complete all Work as specified or indicated in the Bid Documents for the Contract Price and within the Contract Time indicated in this Bid and in full accordance with the Bid Documents.

BIDDER certifies that he has investigated the requirements to do business in the jurisdiction where the project is located, and that he is either qualified to do business or will obtain such prequalification prior to award of the contract.

BIDDER accepts all of the terms and conditions of the General Conditions. BIDDER will sign the Agreement (Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

BIDDER has examined copies of all the Bid Documents and of the following Addenda:

Addendum Date	Addendum Number
_____	_____
_____	_____
_____	_____

Receipt of all of which is hereby acknowledged.

BIDDER has examined the site and locality where the Work is to be performed, when applicable, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

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

THIS BID IS SUBMITTED BY:

COMPANY NAME: _____

VENDOR/CONTRACTOR LICENSE NUMBER: _____

ADDRESS: _____

_____

_____

_____

PHONE NO.: _____ EMAIL: _____

SUBMITTER'S NAME: _____

(Typed or Printed in Ink)

TITLE: _____

AUTHORIZED SIGNATURE: I, _____ hereby

(Original Signature)

declare that I have read and fully understand the Invitation to Bid, including the General Conditions, Specifications and Drawings (when applicable) and that I am duly authorized to sign and submit this bid.

The CITY reserves the right to reject any and all bids, to waive informalities, and to accept any bid or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

City of Ormond Beach

Dry Lime Sludge Removal, Hauling and Disposal Services

Bid 2026-11

GENERAL INSTRUCTIONS:

Bid Delivery: Submit one (1) signed and unbound original of the complete Bid packet and one (1) electronic file in pdf format, with all required attachments, by the closing date and time. Deliver Bids to:

Purchasing Coordinator
Ormond Beach City Hall
Room 102
22 South Beach Street
Ormond Beach, Florida 32174

Make sure the bid number is clearly visible on the outside of the delivery package. Bids delivered after the time and date specified will not be accepted. For any question regarding bid delivery contact the purchasing office at 386-610-0470 or email procurement@ormondbeach.org

Technical Questions: Submit all technical questions regarding this Bid to the City's Purchasing Coordinator, by e-mailing procurement@ormondbeach.org. The deadline for questions is January 8, 2026 at 4:00 PM.

TERM OF AGREEMENT:

The terms of this Agreement shall be limited to the duration of the described project only.

SCOPE OF WORK:

GENERAL

The City of Ormond Beach Public Works Department is seeking bids to remove and dispose of 75 truckloads, of dry expended lime sludge from the south storage basin located at the Water Treatment Plant (298 Tomoka Avenue, Ormond Beach, Florida) and remove and dispose of 75 truckloads of dry expended lime sludge at Leeway Pumping Station (301 Leeway Trail, Ormond Beach, Florida).

The Lime sludge in the basin is a by- product of the lime softening process and includes the centrifuge byproduct (centrate), the filter backwash clear well (filter waste), and the Clairicone blowdowns. The Lime sludge at Leeway Pumping Station is dry centrifuged sludge from the Lime Plant process.

Contractor Responsibilities

The Contractor will be responsible for providing all equipment, material and services required for removal, hauling and disposing of the dry expended lime sludge.

- Contactor will coordinate a timeline with the Chief Water Treatment Plant Operator or designee as to when the work will start and finish.
- Contractor will load, haul and ultimately dispose of 150 truckloads of dry expended lime sludge from the storage basins and the pumping station. All excavators, pumps, hoses and any necessary ancillary equipment shall be provided by contractor.
- Contractor will be responsible for providing a finished grade to the entrance, dump site and the driveway following the removal of the Lime Sludge at Leeway Pumping Station.
- Contractor will be responsible for cleaning and sweeping the street exiting Leeway Pumping station when the job is complete.
- Contractor will be completely and entirely responsible for disposing of the expended lime sludge at a fully permitted and licensed disposal site(s).

Truckload Definition

For the purpose of this project, a “truckload” is defined as 14 to 16 tons (26000 to 32000 pounds) of dry lime sludge. Hauling must be performed in a sealed and covered tandem axle dump truck, with each load hauled verified by a weight ticket for proof of quantity.

PROJECT MANAGEMENT

The City of Ormond Beach will have personnel on site during the lime sludge removal, but the Contractor shall be responsible for conducting all removal operations, site management, hauling and material disposal.

CONTRACT ASSIGNMENT

The successful Bidder will be required to perform the work as a prime Contractor. The Contractor shall not subcontract any portion of the work without the prior written approval of the City of Ormond Beach. No assignment of the Contract will be allowed.

ORDER AND TIME OF WORK

It shall be the responsibility of the Contractor to obtain the necessary access information during a pre-bid site visit with the City of Ormond Beach, including but not limited to logistical site constraints and vehicular access points. The city will provide reasonable access to both the Water Treatment Plant and Leeway Pumping Station work sites during normal business hours. Contractor's personnel and equipment will be provided with reasonable access to the Water Treatment Plant work site during normal business hours. Unless otherwise agreed by both parties, no work shall be done at the Water Treatment Plant between the hours of 5:00 P.M. and 7:00 A.M., or on Saturdays, Sundays and holidays. Working within the time frames specified above, the Contractor shall provide sufficient resources to remove a total of 75 truckloads of dry expended lime sludge from the South Water Treatment Plant Basin and 75 truckloads of dry expended lime sludge from Leeway Pumping Station.

BIDDER MINIMUM QUALIFICATIONS

The materials and work specified herein shall be furnished and performed by firms that are fully experienced, reputable, and qualified in the performance and use of the specified items. The materials specified shall be constructed and installed in accordance with the best practice and methods.

SAFETY

The Contractor shall conduct operations in strict accordance with all applicable Federal, State and Local safety codes and statutes and shall be fully responsible and obligated to maintain procedures for safety of the public as well as work personnel and equipment involved in the work. The Contractor shall be responsible for all site safety and spill containment precautions. Any spillage, accidental or otherwise, which occurs on or off City site, will be the sole responsibility of the Contractor to address in accordance with applicable Federal, State, and local regulations.

The BIDDER will complete the Work, as described herein, for the following price(s):

BID SCHEDULE

Description	Quantity	Unit	Unit Price	Total Price
Lime Sludge Removal, Hauling, and Disposal	150	Truck loads		

TOTAL BID FOR CONTRACT **$**_____

(Figures)

_____

(Words)

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____ (*hereinafter called Principal*) and

_____

(hereinafter called the Surety) a corporation chartered and existing under the Laws of the State _____ of with its principal offices in the County of _____ and authorized to do business in the State of Florida, in the full and just sum of _____

_____Dollars ($_____) good and lawful money of the United States of America, to be paid upon demand of the _____, Florida, to which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, and assigns, jointly and severally and firmly by these presents,

WHEREAS, the Principal is about to submit, or has submitted to the City of Ormond Beach, Florida, a bid for work to be done on the

WATER AND WASTEWATER CHEMICAL PURCHASES 2020 Bid No. 2020 - 24

in, and for the City and

WHEREAS, the Principal desires to file this bond in accordance with law, in lieu of a certified or cashier's check otherwise required to accompany this Bid.

NOW, THEREFORE: the conditions of this obligation are such that if the Bid be accepted the Principal shall within ten (10) days after the receipt of notification of the acceptance thereof execute a contract in accordance with the Bid and upon the terms, conditions and unit or lump sum prices set forth therein, in the form and manner required by the Owner, and execute a sufficient and satisfactory Contract Bond payable to the Owner, in an amount not less than the total contract price, as indicated by the approximate quantities shown in the Bid, in form and with security satisfactory to the said City, then this obligation to be void; otherwise to be and remain in full force and virtue in law; and the Surety shall upon the failure of the Principal to comply with any or all of the foregoing requirements within the time specified above, immediately pay to the aforesaid City upon demand the amount hereof in good and lawful money of the United States of America, not as a penalty, but as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed this _____ day _____, 20_____.

_____
(Principal)

By: _____

ATTEST: _____
(Surety)

_____ By: _____
(SEAL)

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.H.
Section	CONSENT AGENDA	**Category**	Consent - Disposition Item
Subject	Building Department Revenue and Expenses		
Recommended Action	This is a disposition item to review the revenue and expenses of the Building Department, as governed by Section 553.80(7)(a) of the Florida Statutes. Staff intends to implement the procurement of the aforementioned items estimated at $295,965 unless directed otherwise by the City Commission. Procurement of these items will require a future budget amendment. Staff is also reviewing the fire related permit fees that have not been updated since 2002, and will present to the City Commission in early 2026.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is a disposition item to review the Building Department's revenue and expenses. Section 553.80(7)(a) of the Florida Statutes states, “The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government’s responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement related to obtaining or finalizing a building permit. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years.”

Section 8-3 of the Code of Ordinances provides building permit fees, with the last major fee amendment occurring in 2021. Sections 9-3 and 9-4 contain the fire fees, with the last major fee amendment in 2002. The fee schedule is designed to cover the Building Department's operating expenses, with no general revenue dollars used. Building and fire fees can only be used per

Florida Statute “for carrying out the local government’s responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement related to obtaining or finalizing a building permit.”

In addition to building and fire-related fees, the Building Department collects fees for Business Tax Receipts (for opening and maintaining a business within the City) and Land Development Code-related permits (fences, driveways, sheds, and special events).

For fiscal year 2024-2025, revenue estimates are as follows:

1. Permits = $2,108,436.23
2. Business Tax Receipts = $268,024.66
3. Land Development Code (PZ) = $216,849.70

The Building Department estimated expenses for fiscal year 2024-2025 were $1,502,165.75, resulting in an estimated additional to fund balance of $606,270.48. Note the Business Tax Receipts and Land Development Code collections of $484,874.35 went to the general fund. The Building Department had a fund balance of $812,469 for fiscal year 2023-2024. The total fund balance projection for the Building Department at the close of fiscal year 2024-2025 is **$1,418,739.48**.

Per the Florida Statutes, “A local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years.” The average of the last 4 years' operating budget for the Building Department is **$1,258,618.44**. There is a need to incorporate eligible building related expenses into the Building Department’s operating budget of at least $169,121.04.

Staff proposes to incorporate the following items as a budget amendment for fiscal year 2025-2026 to further carry out the local government’s responsibilities in enforcing the Florida Building Code:

1. Inspector’s office carpet and painting = $12,000
2. Two vehicles = $78,465
3. Plans Examiner (includes salary and benefits) = $115,000
4. Fire Inspector (includes salary and benefits) = $81,000
5. Fire Safety and Inspection office & equipment = $9,500

The total proposed adjustment is $295,965.

Discussion of the proposed items:

1. Inspector’s office carpet and painting = $12,000. There are 6 inspectors who share the office space in the rear of Room 103. The carpet has not been replaced in a number of years and is worn, ripped, and needs replacement.
2. Two vehicles = $78,465. Each existing inspector has a truck. When a truck requires service or breaks down, that inspector has no vehicle and must either ride with another inspector, seek to split vehicle time with another inspector, or use a private vehicle with mileage reimbursed. One vehicle would be used as a pool vehicle to ensure each inspector has access to a vehicle for inspections. The second vehicle would be for the

proposed Plans Examiner to conduct inspections as needed. Both vehicles are priced at $78,465, based on a quote obtained.

3. Additional positions
    - *Building Department, Plans Examiner* = $115,000 with salary and benefits. Attached is the review cycle of a permit that includes (a) processing, (b) review, and (c) inspections. There is a need to provide additional support for each phase of the permitting process, which an additional Plans Examiner can provide. The Plans Examiner can route permits, review permits, and provide inspections. The new position would focus on whichever process needs attention. For example, inspections can range from 70 to 150 per day. On days with heavy inspection demand, the Plans Examiner would focus on inspections. On lighter inspection days, permits can be routed or reviewed.
    - *Fire Department, Fire Inspector = $81,000 with salary and benefits. A fire inspector performs inspections related to business tax receipts, special event permits, fire permits, commercial permits, Florida Fire Code compliance, Risk reduction, and state-required annual inspections.*
4. Fire Department, office equipment = $9,500. There is a need to provide office equipment to the proposed fire inspector position and the other two existing fire safety positions.

These items were not included in the fiscal year 2024-25 operating budget for the Building Department and, therefore, were not included in determining the final permit revenue and operating costs as of September 30, 2025. The proposed items directly benefit Building Department functions and would strengthen the ability to process, review, and inspect building permits. The items would not alter the collection of $484,874.35 for Business Tax Receipts and Land Development Code permitting dedicated to the general fund. Procurement of the items listed above in the amount of $295,965 would reduce the fund balance for the Building Department to **$1,122,774.48,** which is under the required average of the last four years.

Building permit revenue can fluctuate from year to year, and staff want to ensure a fund balance is available if permitting declines. Building Department staff are required to obtain certain licenses and maintain them. It is important to maintain a qualified department, and other options, such as private plan review and inspections, can be expensive. The permitting pace and funds generated will be monitored and further discussed during the budget cycle.

Financial Impact

Summary of revenues and expenses:

- Fund balance from fiscal year 2045-2025: $606,270.48.
- Prior year's fund balance: $812,469.
- Total fund balance: $1,418,739.48.

Average Building Department operating budget (4 years): $1,258,618.44.
Total amount needed to be incorporated into the Building's operating budget: $160,121,04.
Total items proposed as part of the budget amendment: $295,965.
Total Building Department fund balance after budget amendment: $1,122,774.48.

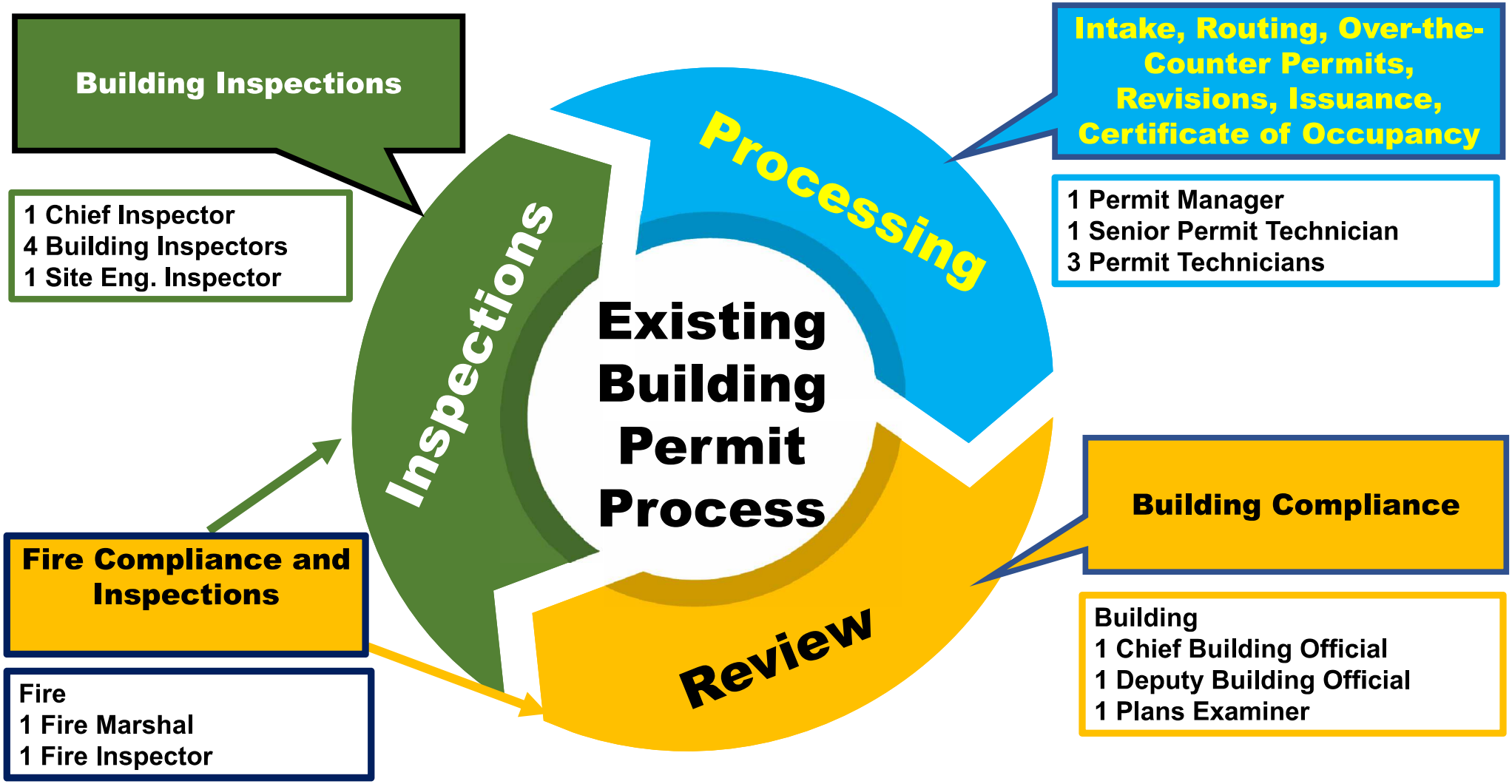
There would be no impact on the general fund, and the dollars collected from permit revenue must be spent to support permitting operations.

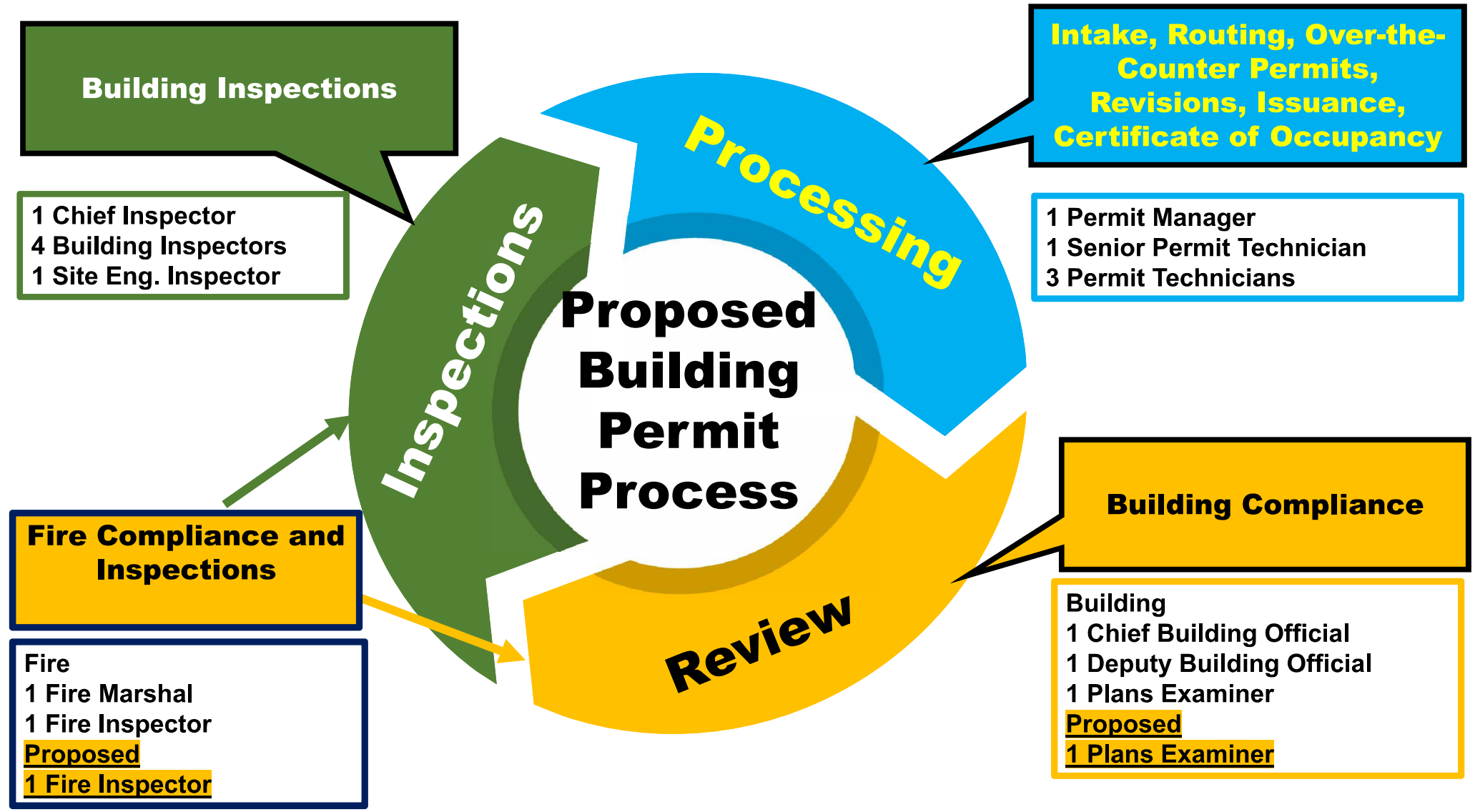
Citizen Impact

The ability to process, review, and inspect building permits effectively benefits residents, business owners, design professionals, and contractors. Building staff has implemented innovative techniques, such as the Building Assistance Meetings (BAM), which occur every Thursday morning, allowing business owners, residents, property owners, and contractors to discuss projects and meet with all reviewers.

Attachments

1. Building Permit Process(8.5x11)
2. Building Revenues and Expenses
3. 12.01.2025 Residential Developments


Building Inspections
1 Chief Inspector
4 Building Inspectors
1 Site Eng. Inspector
Intake, Routing, Over-the-Counter Permits, Revisions, Issuance, Certificate of Occupancy
1 Permit Manager
1 Senior Permit Technician
3 Permit Technicians
Inspections
Processing
Existing Building Permit Process
Review
Fire Compliance and Inspections
Fire
1 Fire Marshal
1 Fire Inspector
Building Compliance
Building
1 Chief Building Official
1 Deputy Building Official
1 Plans Examiner


Building Inspections
1 Chief Inspector
4 Building Inspectors
1 Site Eng. Inspector
Intake, Routing, Over-the-Counter Permits, Revisions, Issuance, Certificate of Occupancy
1 Permit Manager
1 Senior Permit Technician
3 Permit Technicians
Inspections
Processing
Proposed Building Permit Process
Review
Fire Compliance and Inspections
Fire
1 Fire Marshal
1 Fire Inspector
Proposed
1 Fire Inspector
Building Compliance
Building
1 Chief Building Official
1 Deputy Building Official
1 Plans Examiner
Proposed
1 Plans Examiner

Building Department Revenue and Expenses

FY 24-25 Building Revenue		
Item	**Amount**	**Fund**
BTR	$268,024.65	General
PZ	$216,849.70	General
Permits	$2,108,436.23	Building
Totals:	$2,593,310.58	

Note:
1. Building revenue: FY 24-25 taken from GL report including - BTR, PZ, and permit revenue.

Building Revenues	
Building Fund Balance (prior years)	$812,469.00
Fund Balance	$606,270.48
Total Fund Balance	**$1,418,739.48**

Notes:
1. Carry over balance of $812,469 from 2024 Annual Comprehensive Financial Report.
2. Fund balance is permit revenue ($2,108,436.23) minus building operating expenses ($1,502,165.75)

Year	Building Expenses
FY 21-22	$1,036,521.00
FY 22-23	$1,135,175.00
FY 23-24	$1,360,612.00
FY 24-25	$1,502,165.75
Average:	**$1,258,618.44**

Notes:
1. Maximum allowed carry over is $1,258,618.44 per Florida Statutes 553.80(7)(a)

Proposed Building Expenditures	
Inspector's carpet/paint	$12,000
2 vehicles	$78,465
Plans Examiner (Salary/Benefits)	$115,000
Total:	**$205,465**

Proposed Fire Expenditures	
Fire Inspector (Salary/Benefits)	$81,000
Office Equipment	$9,500
Total:	**$90,500**

Total amount added to operating budget: $295,965

Building Ending Fund Balance: **$1,122,774.48**

Ormond Beach Residential, as of December 1, 2025

Subdivision Name	Type	Status	Lots	CO Issue	Issued	Fees Due	In Review	Remaining Lots
121 East	MF	Site Pan Review	20					20
40 North Beach Street	MF	Site Pan Review	3					3
Archer's Mill Phase 1	SF	Infrastructure Complete	94	91	0	0	0	3
Archer's Mill Phase 2	SF	Infrastructure Complete	68	32	8	20	0	8
Archer's Mill Phase 3	SF	No Construction to Date	78	0	0	0	0	78
Archer's Mill Phase 4	SF	No Construction to Date	111	0	0	0	0	111
Archer's Mill Phase 5	SF	Infrastructure Construction	114	0	0	0	0	114
Archer's Mill Phase 6	SF	Infrastructure Complete	78	0	0	6	13	59
Bradford Lakes	SF	Infrastructure Construction	80	0	0	0	0	80
Bradford Park	TH	Infrastructure Complete	180	12	25	1	0	142
Enclave (Tymber Creek)	SF	Infrastructure Complete	12	0	1	0	0	11
Enclave (North Yonge)	MF	Site Pan Review	64					64
Fountain View, Phase 1A	SF	Infrastructure Complete	121	92	0	0	0	27
Fountain View, Phase 1B	SF	Infrastructure Complete	137	27	38	20	0	52
Fountain View, Phase 1C	SF	Infrastructure Construction	141	0	0	0	0	141
Fountain View, Phase 1D	SF	No Construction to Date	103	0	0	0	0	103
Fountain View, Phase 1E	SF	No Construction to Date	110	0	0	0	0	110
Fountain View, Phase 1F	SF	No Construction to Date	97	0	0	0	0	97
Ormond Crossings, Phase 1	SF	Site Plan Review	444					444
Ormond Crossings, Approved	SF/MF	Development Order	2506					2506
Plantation Oaks, Phase 2A	MH	Infrastructure Complete	94	84	1	0	0	9
Plantation Oaks, Phase 2B	MH	Infrastructure Complete	125	36	4	0	0	85
Plantation Oaks, Phase 2C	MH	Infrastructure Construction	121	0	0	0	0	121
Plantation Oaks, Phase 2D	MH	Infrastructure Construction	84	0	0	0	0	84
Ridgehaven	SF	Infrastructure Complete	286	53	32	0	1	200
Rivell Trail	SF	Site Plan Review	3					3
Tattersall at Tymber Creek	SF	Infrastructure Construction	75					75
Tides Edge	SF	Infrastructure Construction	15					15
Tymber Creek Apartments	MF	Site Plan Approved	270					270
		TOTALS:	**5,634**	**427**	**109**	**47**	**14**	**5,035**
		PERCENTAGE:	**NA**	**8%**	**2%**	**1%**	**0%**	**89%**

Notes: MF - Multi-family, SF - Single-family, TH - Townhomes, MH - Manufactured Homes (55+), CO - Certificate of Occupancy

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	7.I.
Section	CONSENT AGENDA	**Category**	Consent - Disposition Item
Subject	City Manager's Monthly Report, December 2025		
Recommended Action	This report is for informational purposes. Additional information provided upon request.		
Strategic Goal	Governance - Other		
Department Staff Contact	City Manager Joyce Shanahan, City Manager		

Summary

The following reports provide information regarding the City's finances and capital improvement projects, building permits and development activity, and economic development activities and trends. (Reporting dates may vary since tracking and reporting periods may vary based on the subject.)

Financial Impact

None

Citizen Impact

None

Attachments

1. Financial Status Report - October 2025
2. Capital Improvements Projects, Status Report - November 2025
3. Economic Development Report - November 2025
4. Development Activity Report - November 2025
5. Building Permit Activity - November 2025
6. Residential Development Report - November 2025

Monthly Financial Status Report
October 2025

This report provides the City Commission with an update of the financial status of the City's operating funds. The purpose of this report is to identify any significant variances from the adopted budget and to identify any adverse trends and their implications for the current and future years' budgets.

The first table following this introduction provides a summary of the revenues and expenditures to date by fund. Additional detail by fund type is provided in subsequent tables.

Revenues at or above 8% benchmark is favorable, while expenses at or below the 8% benchmark is also favorable.

The airport fund has revenue and expense impacts from FAA grants.
The Impact Fee funds experienced an increase in revenue due to new subdivision (Ridge Haven).

Budget Summary

Fund	Final Budget	YTD Actual Revenues	YTD %	YTD Actual Expenses	YTD %
001 - General Fund	52,356,211	1,721,646	3%	4,245,274	8%
104 - Community Redevelopment	1,999,836	69,503	3%	32,801	2%
106 - Ormond Crossing	399,640	15,751	4%	13,818	3%
107 - Stormwater	5,613,386	282,185	5%	111,038	2%
108 - Airport	1,318,198	37,570	3%	25,416	2%
109 - Local Law Enforcement Trust Fund	-	1,175	0%	-	0%
113 - Pension Contribution Pass Through	1,300,000	-	0%	-	0%
115 - Recreation Facility Fee	46,970	3,724	8%	15,243	32%
205 - Financing Debt Service	675,000	56,250	8%	-	0%
220 - Debt Service GOB 2010	358,068	292	0%	-	0%
301 - General Capital Improvement	3,051,339	60,883	2%	3,152	0%
302 - General Equipment & Vehicle	840,000	21,999	3%	35,227	4%
305 - Public Safety Vehicle & Equip	1,028,051	786	0%	47,469	5%
308 - Transportation	3,306,010	502	0%	139,087	4%
310 - Recreation Impact Fee	1,100,000	20,000	2%	-	0%
316 - Local Roads Impact Fee	275,000	25,811	9%	-	0%
317 - Facilities Renewal & Replacement	1,665,797	42,463	3%	134,933	8%
318 - Stormwater Impact Fee	15,000	-	0%	-	0%
319- Police Impact Fees	-	2,189	0%	-	0%
320- Fire Impact Fees	-	2,682	0%	-	0%
322 - Leisure Services Capital Fund	1,700,000	502	0%	-	0%
401 - Water/Wastewater Operating Fund	28,748,938	2,078,006	7%	2,054,985	7%
408 - Water/Wastewater E&V Fund	830,000	62,500	8%	133,483	16%
409 - Water/Wastewater Capital	6,830,768	383,583	6%	64,972	1%
414 - Water/Wastewater Consolidated Deb	3,824,000	318,667	8%	-	0%
433 - Reuse Impact Fee Fund	-	2,333	0%	-	0%
434 - Water Impact Fee	751,000	21,036	3%	-	0%
435 - Wastewater Impact Fee	850,000	124,332	15%	-	0%
446 - 2024 W&S Bond Projects	-	-	0%	77,500	0%
447 - 2026 W&S Bond Projects Fund	5,680,000	-	0%	-	0%
460 - Solid Waste	14,960,267	1,294,633	9%	1,209,265	8%
502 - Workers Compensation	747,500	111,369	15%	44,250	6%
504 - General Liability	2,142,400	731,781	34%	50	0%
Total	**$ 142,413,379**	**$ 7,494,153**	**5%**	**$ 8,387,963**	**6%**

General Fund Revenues

Ad valorem Taxes – Annual revenue is estimated at $21 million and is based on the taxable value ($5.49 billion) and the operating millage (4.096). Year to date we have received $4,460 million.

Utility Taxes – The City levies a utility tax of 10% on electric and gas sales. To date $581,880 has been received of the $5.2 budgeted.

Communication Taxes – Communication service taxes for this fiscal year have not started being collected as of October.

Business Tax – Business tax collections amounted to $14,303. The majority of business taxes are collected in the last quarter of the fiscal year.

Licenses, Permits and Franchise Fees – This revenue source includes building permits, plan review and franchise fees. franchise fee agreements require electric and natural gas providers to remit 6% of gross sales to the City. Payments often occur several months after they are collected by providers. Collections through October 2025 are $104,250.

Intergovernmental – This revenue source includes municipal revenue sharing and sales tax. Through October, the City received a total of $160,188 in this category.

Charges for Services – This category includes Leisure Services user charges and additional revenue from contracts for right of way mowing, traffic signal maintenance, and street lighting. The City received $115,745 in this category through October.

Fines and Forfeitures – Traffic, code enforcement, and court fines make up this revenue category. Revenues were $636 as of October.

Miscellaneous Revenue – Interest and internal service charges for Fleet and Engineering are included in this revenue category. Revenues collected were $184,766.

Transfers In – Transfers have been recorded in the amount of $555,417 million through October.

General Fund Revenues - October 2025

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Property Tax	$ 20,883,814	$ 4,460	$ 20,879,354	0.0%	$ -	$ 4,460	0.00%
Utility Taxes	5,215,000	581,880	4,633,120	11.2%	(4,988)	586,868	-11764.96%
Communication Tax	1,900,000	-	1,900,000	0.0%	-	-	0.00%
Business Tax	283,500	14,303	269,197	5.0%	35,402	(21,098)	-59.60%
Licenses, Permits & Fees	5,487,862	104,250	5,383,612	1.9%	106,283	(2,033)	-1.91%
Intergovernmental	5,162,000	160,188	5,001,812	3.1%	151,556	8,632	5.70%
Charges for Services	883,138	115,745	767,393	13.1%	44,664	71,081	159.15%
Fines & Forfeitures	73,000	636	72,364	0.9%	250	386	154.47%
Miscellaneous Revenues	4,465,407	184,766	4,280,641	4.1%	34,799	149,967	430.96%
Transfers In	6,665,011	555,417	6,109,594	8.3%	571,079	(15,662)	-2.74%
Use of Fund Balance	1,337,479	-	1,337,479	0.0%	-	-	0.00%
	$ 52,356,211	$ 1,721,646	$ 50,634,565	3.3%	$ 939,044	$ 782,602	83.3%

General Fund Reserve – This category includes commitments made in the current fiscal year by the City Commission by resolution or Commission comments at the City Commission meeting.

Purpose	Amount	CC Meeting/ Approval Date	Comments

General Fund Expenditures

Personnel Services - This category includes wages and benefits paid by the City. Personnel services account for $33.76 million of the General Fund gross budget. Expenditures through October were $2.4 million.

Operating Expenditures - This category includes $16 million for maintenance contracts, utilities, tools, fuel, insurance, supplies and contracts for service with community agencies. Through October, $1.6 million has been spent.

Grants and Aids - This category includes contributions made to not-for-profit organizations which were budgeted at $127,928. $27,832 has been expended to date.

Transfers Out – The budget for transfers from the General Fund to other funds is $2.23 million with $186,040 million made through October.

General Fund Expenditures - October 2025

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
City Commission	$ 474,127	$ 30,155	$ 443,972	6.4%	$ 31,499	$ (1,344)	-4.27%
City Administration	1,310,599	103,222	1,207,377	7.9%	78,665	24,556	31.22%
Support Services	539,600	27,286	512,314	5.1%	34,270	(6,984)	-20.38%
City Attorney	1,458,131	182,774	1,275,357	12.5%	51,581	131,193	254.35%
Legislation & Policy	3,782,457	343,437	3,439,020	9.1%	196,015	147,422	75.21%
Finance	1,135,901	81,115	1,054,786	7.1%	56,612	24,503	43.28%
Information Technology	2,606,989	639,694	1,967,295	24.5%	76,027	563,666	741.40%
Human Resources	731,880	65,220	666,660	8.9%	41,819	23,401	55.96%
Planning	922,966	73,549	849,417	8.0%	44,602	28,947	64.90%
Building Inspections	1,700,721	129,853	1,570,868	7.6%	70,002	59,852	85.50%
Police Administration	1,288,336	87,756	1,200,580	6.8%	86,706	1,049	1.21%
Police Operations	8,809,844	641,012	8,168,832	7.3%	470,572	170,440	36.22%
Community Outreach	698,042	53,350	644,692	7.6%	34,138	19,212	56.28%
Criminal Investigations	1,855,567	143,495	1,712,072	7.7%	100,724	42,771	42.46%
Community Services	635,960	31,597	604,363	5.0%	25,495	6,102	23.93%
Records	216,238	14,245	201,993	6.6%	10,651	3,594	33.74%
Neighborhood Impr.	811,859	41,134	770,725	5.1%	24,683	16,452	66.65%
Police	14,315,846	1,012,590	13,303,256	7.1%	752,970	259,620	34.48%
Fire	8,099,114	631,275	7,467,839	7.8%	482,304	148,971	30.89%
Streets	2,883,795	179,234	2,704,561	6.2%	171,853	7,381	4.29%
Engineering	1,457,708	104,714	1,352,994	7.2%	72,237	32,478	44.96%
Fleet	2,296,000	156,433	2,139,567	6.8%	139,977	16,457	11.76%
Public Works	6,637,503	440,382	6,197,121	6.6%	384,067	56,315	14.66%
Economic Development	448,226	118,473	329,753	26.4%	89,805	28,668	31.92%
Building Maintenance	1,086,670	90,405	996,265	8.3%	80,562	9,843	12.22%
Administration	940,733	45,325	895,408	4.8%	37,861	7,464	19.71%
Nova Recreation	480,510	33,984	446,526	7.1%	24,131	9,853	40.83%
S. Ormond Neigh. Center	441,128	25,188	415,940	5.7%	19,701	5,487	27.85%
Athletic Fields Mnt.	1,856,450	90,495	1,765,955	4.9%	68,604	21,891	31.91%
Parks	3,010,718	80,298	2,930,420	2.7%	66,787	13,510	20.23%
Environmental Learning	307,215	22,939	284,276	7.5%	10,190	12,749	125.11%
The Casements	445,125	51,119	394,006	11.5%	19,780	31,339	158.44%
Performing Arts Center	465,043	39,075	425,968	8.4%	18,113	20,962	115.73%
Senior Center	97,933	6,708	91,225	6.8%	4,595	2,113	45.98%
Community Events	319,076	10,279	308,797	3.2%	8,526	1,754	20.57%
Leisure Services	9,450,601	495,816	8,954,785	5.2%	358,851	136,965	38.17%
Grants & Aid*	91,528	27,832	63,696	30.4%	27,832	-	0.00%
Transfers	2,232,479	186,040	2,046,439	8.3%	173,317	12,723	7.34%
Contingency	200,000	-	200,000	0.0%	-	-	0.00%
	$ 52,356,211	$ 4,245,274	$ 48,110,937	8.1%	$ 2,754,222	$ 1,491,052	54.14%

Downtown Redevelopment Trust

Revenues – Budgeted revenues are comprised of City, County, Hospital, and special district property taxes levied on property within the Downtown Redevelopment boundaries and amount to $2 million, including $834,000 in transfers into this fund. $69,503 has been received as of October. The growth in miscellaneous income is due to the increase of interest.

Expenditures – A total of $32,801 has been expended for capital projects and service contracts (Ormond Main Street and property improvement grants).

Downtown Redevelopment Fund Revenues - October 2025

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Grant	$ -		$ -	0.0%	$ -	$ -	0.0%
Local Units	1,135,798	-	1,135,798	0.0%	-	-	0.0%
Miscellaneous	30,000	-	30,000	0.0%	12,923	(12,923)	-100.0%
Transfers In	834,038	69,503	764,535	8.3%	58,366	11,137	19.1%
Use of Fund Balance	-	-	-	0.0%	-	-	0.0%
	$ 1,999,836	$ 69,503	$ 1,930,333	3.5%	$ 71,289	$ (1,786)	-2.51%

Downtown Redevelopment Fund Expenditures

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Planning	$ 71,050	$ 175	$ 70,875	0.2%	$ 175	$ -	0.0%
Public Works	68,500	32,626	35,874	47.6%	48	32,578	67687.9%
Engineering	39,388	-	39,388	0.0%		-	0.0%
Grants	200,000	-	200,000	0.0%	-	-	0.0%
Leisure Services	774,928	-	774,928	0.0%	2,500	(2,500)	-100.0%
Contingency	845,970	-	845,970	0.0%	-	-	0.0%
	$ 1,999,836	$ 32,801	$ 1,967,035	1.6%	$ 2,723	$ 30,078	1104.55%

Stormwater Fund

Revenues – The primary revenue source is stormwater user fees. User fees were budgeted at $3.3 million with $282,185 million received through October 2025.

Expenditures – The total budget for stormwater expenses is $5.6 with $111,690 spent to date.

Stormwater Fund Revenues - October 2025

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Grants	$ -	$ -	$ -	0.0%	$ -	$ -	0.00%
Stormwater Fees	3,301,750	282,185	3,019,565	8.5%	218,038	64,147	29.42%
Miscellaneous	125,000	-	125,000	0.0%	20,745	(20,745)	-100.00%
Intergovernmental	769,020	-	-	0.0%	-	-	0.00%
Use of Fund Balance	1,417,616	-	1,417,616	0.0%	-	-	0.00%
	$ 5,613,386	$ 282,185	$ 4,562,181	5.0%	$ 238,783	$ 43,402	18.18%

Stormwater Fund Expenditures

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Maintenance	5,102,243	83,747	5,018,496	1.6%	207,317	(123,570)	-59.60%
Engineering Support	$ 183,654	-	$ 183,654	0.0%		$ -	0.00%
Transfers Out	327,489	27,291	300,198	8.3%	23,373	3,918	16.76%
Contingency	-	-	-	0.0%	-	-	0.00%
	$ 5,613,386	$ 111,038	$ 5,502,348	2.0%	$ 230,690	$ (119,652)	-51.87%

Water and Wastewater Fund

Revenues – The primary revenue sources are water and sewer user fees. User fees were budgeted at $23.5 million with $1.8 million collected year to date. The revenue also includes $450,984 budgeted for transfers, of which $37,583 has been received.

Expenditures – Operating expenses for utility billing and water/wastewater public works services is budgeted in the amount of $26.3 million, with $1.9 million expended to date.

Water/Wastewater Fund Revenues - October 2024

	Final Budget	YTD FY 2024-25	Remaining Budget	% of Budget	YTD FY 2023-24	$ FY Variance	% FY Variance
Water/Sewer Charges	$ 23,471,000	$ 1,842,386	$ 21,628,614	7.8%	$ 1,834,581	$ 7,806	0.43%
Miscellaneous	60,000	6,844	53,156	11.4%	-	6,844	0.00%
Transfers In	450,984	37,583	413,401	8.3%	38,483	(900)	-2.34%
Intergovernmental	-		-	0.0%	-	-	0.00%
Use of Fund Balance	2,325,903	-	2,325,903	0.0%	-	-	0.00%
	$ 26,307,887	$ 1,886,813	$ 24,421,074	7.2%	$ 1,873,064	$ 13,750	0.73%

Water/Wastewater Fund Expenditures

	Final Budget	YTD FY 2024-25	Remaining Budget	% of Budget	YTD FY 2023-24	$ FY Variance	% FY Variance
Utility Billing	$ 1,698,991	$ 82,452	$ 1,616,539	4.9%	$ 112,746	$ (30,295)	-26.87%
Water Production	5,175,140	310,933	4,864,207	6.0%	334,593	(23,660)	-7.07%
Water Distribution	1,720,373	100,070	1,620,303	5.8%	119,006	(18,935)	-15.91%
Wastewater Treatment	4,439,203	299,942	4,139,261	6.8%	290,793	9,149	3.15%
Wastewater Collection	1,639,761	95,601	1,544,160	5.8%	193,223	(97,622)	-50.52%
W&S Engineering	-		-			-	
Transfers Out	11,634,419	969,535	10,664,884	8.3%	910,457	59,078	6.49%
Contingency	-	-	-	0.0%	-	-	0.00%
	$ 26,307,887	$ 1,858,532	$ 24,449,355	7.1%	$ 1,960,818	$ (102,286)	-5.22%

Solid Waste Fund

Revenues – The primary revenue source is solid waste franchise and user fees. To date, $1.3 million has been received.

Expenditures – Personnel, operating, capital expenses and transfers budgeted for 2025 are $14.96 million. $1.2 million has been expended as of October. Year to year variance due to increase in Wate Management service fee increases.

Solid Waste Fund Revenues - October 2025

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Franchise Fees	$ 2,626,000	$ 209,103	$ 2,416,897	8.0%	$ 146,402	$ 62,702	42.83%
User Fees	12,295,000	1,085,070	$ 11,209,930	8.8%	1,018,338	66,732	6.55%
Miscellaneous	1,000	460	$ 540	46.0%	9,338	(8,878)	-95.07%
Intergovernmental	-	-	$ -	0.0%			0.00%
Use of Fund Balance	38,267	-	$ 38,267	0.0%	-	-	0.00%
	$ 14,960,267	$ 1,294,633	$ 13,665,634	8.7%	$ 1,174,078	$ 120,556	10.27%

Solid Waste Fund Expenditures

	Final Budget	YTD FY 2025-26	Remaining Budget	% of Budget	YTD FY 2024-25	$ FY Variance	% FY Variance
Collection & Disposal	$ 11,414,726	$ 916,624	$ 10,498,102	8.0%	$ 758,237	$ 158,388	20.89%
Recycling	1,606,800	131,079	1,475,721	8.2%	134,292	(3,213)	-2.39%
Engineering	-	-	-	0.0%	-	-	0.00%
Transfers Out	1,938,741	161,562	1,777,179	8.3%	143,406	18,156	12.66%
Contingency	-	-	-	0.0%	-	-	0.00%
	$ 14,960,267	$ 1,209,265	$ 13,751,002	8.1%	$ 1,035,934	$ 173,331	16.73%

FY 2025-26 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
General Fund				
Revenues				
	Use of Fund Balance	163,312		City's Share of Hurricane Damage/reso#2025-155
		163,312		
Expenditures	Transfer to Fund 317 Facilities R&R		3,312	Casements Roof & Downspout
	Fire Fire Hydrant $160k BID		160,000	RESO#2025-155
			163,312	
CRA				
Revenues				
	Use of Fund Balance	45,000		
		45,000		
Expenditures				
	Cassen Park Fire Standpipe		45,000	Add'l work as required by Building Inspections
			45,000	
Ormond Crossings				
Revenues				
Expenditures				
Stormwater				
Revenues				
	Use of Fund Balance	40,000		
		40,000		
Expenditures				
	OBSC Drainage		40,000	Carryforward from FY 2024-25
			40,000	
Airport				
Revenues				
	FDOT	109,200		
	Use of Fund Balance	27,300		
		136,500		
Expenditures				
	Airport Security Gates		136,500	Reso 2025-58 2/18/25
			136,500	
Economic Development Fund				
Revenues				
Expenditures				
Pension Pass Thru				
Revenues				
Expenditures				
Recreation Facilitiy Fee Fund				
Revenues				
Expenditures				

FY 2025-26 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
Debt Service Fund				
Revenues				
Expenditures				
General Capital Improvements				
Revenues				
	FEMA	38,420		
		38,420		
Expenditures				
	ARBFP Construction Administration		38,420	Carryforward from FY 2024-25
			38,420	
General Capital Vehicle/Equipment				
Revenues				
Expenditures				
Public Safety				
Revenues				
	Transfer from Fund 504-General Liability	500,000		
	Use of Fund Balance	23,000		
		523,000		
Expenditures				
	Purchase of 7 Patrol Vehicles		500,000	Reso 2025-159 10/8/25
	Fire Station 92 & 93 Generator structure design		23,000	Carryforward from FY 2024-25
			523,000	
Transportation				
Revenues				
Expenditures				
Facilities R&R				
Revenues				
	Fund Balance	170,000		
	FEMA	19,875		
	State of Florida	3,313		
	Transfer from Fund 001-General Fund	3,312		
		196,500		
Expenditures				
	Sanchez Park Fishing Pier Replacement		170,000	Reso 2025-150 10/8/2025 CC Meeting
	Sanchez Park Fishing Pier Replacement		50,631	Budget Adjustment
	Riveria Fishing Pier Replacement		(50,631)	Budget Adjustment
	Casements Roof & Downspout		26,500	Hurricane Damage
			196,500	
Leisure Services Capital Revenue				
Revenues				
Expenditures				

FY 2025-26 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
WWW Operating				
Revenues				
Expenditures				
WWW Vehicles & Equipment				
Revenues				
Expenditures				
WWW Capital Impr.				
Revenues				
	Use of Fund Balance	56,000		
		56,000		
Expenditures				
	Finance Security Enhancements & Renovations		50,000	
	WTP Generator		6,000	Carryforward from FY 2024-25
			56,000	
Reclaimed Water Impact Fee Fund				
Revenues				
Expenditures				
Water Impact Fee Fund				
Revenues				
Expenditures				
Wastewater Impact Fee Fund				
Revenues				
Expenditures				
2024 Water & Wastewater Bonds				
Revenues				
Expenditures				
General Liability				
Revenues				
	Use of Fund Balance	500,000		
		500,000		
Expenditures				
	Transfer to Fund 305-Public Safety Vehicle Fund		500,000	
			500,000	
		1,698,732	**1,698,732**	
		144,112,111	**144,112,111**	

CIP Status Report as of November 28, 2025

Project Name	Grant Funded	Phase	Timeline		Budget		
			Percent Complete	Date Complete	Budget Amount	Contract Amount	Percent Spent
Fund 104 - TIF							
Cassen Park Improvements- *Coleman Goodemote Construction*		Design/Bidding	100%		$ 203,000	$ 202,155	100%
		Construction	90%		$ 865,000	$ 2,449,071	100%
		Total			$ 1,068,000	$ 2,651,226	
Downtown Upgrades/Impvmts - SR40 Median & Tree Fund Renovation US1-A1A - *AM Weigel*		Design/Bidding	100%			In-House	
		Construction	41%		$ 120,000	$ 221,804	41%
		Total			$ 120,000	$ 221,804	
Downtown East Granada Utility Undergrounding - *Economy Electric*		Design/Bidding	100%		$ 20,000	$ 27,500	100%
		Construction	67%		$ 100,000	$ 991,928	67%
		Total			$ 120,000	$ 1,019,428	
Fortunato Park Fishing Pier (Design)	FIND	Design/Bidding	0%		$ 86,000	$ 86,000	0%
		Construction	0%				
		Total			$ 86,000	$ 86,000	
Fund 107 - Stormwater							
Fleming Avenue Stormwater Improvements - *Built Rite Construction of Central FL*	HMGP	Design/Bidding	100%			$ 907,896	100%
		Construction	94%			$ 2,294,060	94%
		Total				$ 3,201,956	
OBSC SW Pond Expansion - *GPS Civil*		Design/Bidding	100%		$ 64,500	$ 62,880	100%
		Construction	32%			$ 870,185	32%
		Total			$ 64,500	$ 933,065	
Fleming Avenue Pump Station & Force Main	HMGP Pending	Design/Bidding	100%				
		Construction	0%				
		Total			$ -	$ -	
Fund 108 - Airport							
Crosswind Business Park	FDOT	Design/Bidding	65%		$ -	$ 211,570	65%
		Construction	0%				
		Total			$ -	$ 211,570	
Fund 301 - General Fund							
Ames House Remediation & Repairs - *AM Weigel*		Design/Bidding	100%				
		Construction	100%			$ 362,453	94%
		Total			$ -	$ 362,453	
Military Blvd Sidewalk - *Drewry*	CDBG	Design/Bidding	100%			In-House	
		Construction	65%		$ 274,000	$ 218,651	34%
		Total			$ 274,000	$ 218,651	
Division Avenue Sidewalk-North Side - *All Construction Group of N Florida*	CDBG	Design/Bidding	100%			In-House	
		Construction	100%		$ -	$ 56,100	100%
		Total			$ -	$ 56,100	
Central Park Wood Boardwalk & Concrete Trail - *Paul Culver*	CDBG	Design/Bidding	100%			In-House	
		Construction	100%			$ 232,163	0%
		Total			$ -	$ 232,163	

CIP Status Report as of November 28, 2025

Project Name	Grant Funded	Phase	Timeline		Budget		
			Percent Complete	Date Complete	Budget Amount	Contract Amount	Percent Spent
Fund 317 - Facility R & R Fund							
Riviera Park Fishing Pier (Design)		Design/Bidding	0%		$ 86,000	$ 86,000	0%
		Construction	0%		$ 364,000		
		Total			$ 450,000	$ 86,000	
Sanchez Park Fishing Pier - *Bomar*		Design/Bidding	100%			In-House	
		Construction	0%		$ 220,631	$ 220,631	0%
		Total			$ 220,631	$ 220,631	
Fund 322 - Leisure Services Capital Fund							
OBSC Field 4		Design/Bidding	0%		$ 189,700	$ 189,700	0%
		Construction	0%				
		Total			$ 189,700	$ 189,700	
Fund 409 - Water/Wastewater System Improvements							
Lift Station Backup Pumps - *Thompson Pump & US Water Services Corp*	HMGP	Design/Bidding	100%			In-House	
		Construction	70%			$ 455,284	70%
		Total			$ -	$ 455,284	
2-In Water Main Replacement Ph IV North Peninsula - *Clearwater Solutions*		Design/Bidding	100%		$ 200,000	$ 199,872	100%
		Construction	100%		$ 2,600,000	$ 2,503,478	100%
		Total			$ 2,800,000	$ 2,703,350	
SR40 WM Loop with FM Addition - *JD Weber Construction*	FDEP	Design/Bidding	100%		$ 75,000	$ 104,275	100%
		Construction	92%		$ 6,205,000	$ 4,525,370	84%
		Total			$ 6,280,000	$ 4,629,645	
A1A Utility Relocation - *All State Civil Construction*		Design/Bidding	100%			In-House	
		Construction	77%		$ -	$ 530,000	77%
		Total			$ -	$ 530,000	
Public Works Renovation		Design/Bidding	0%		$ 100,000	$ 30,000	0%
		Construction	0%		$ 750,000		
		Total			$ 850,000	$ 30,000	
Fund 434 & 435 - Water/Wastewater Impact Fee Funds							
Hudson Wellfield Expansion - *Hazen Construction*		Design/Bidding	100%		$ 300,000	$ 292,964	100%
		Construction	40%		$ 1,300,000	$ 4,317,575	40%
		Total			$ 1,600,000	$ 4,610,539	
Halifax River Utility Crossing		Design/Bidding	71%		$ 480,000	$ 438,614	71%
		Construction	0%		$ 5,680,000		
		Total			$ 6,160,000	$ 438,614	
Septic to Sewer - Oak, Magnolia & Bonita	FDEP	Design/Bidding	15%		$ 160,000	$ 148,079	15%
		Construction	0%		$ 1,440,000		
		Total			$ 1,600,000	$ 148,079	
WRF Ultraviolet Disinfection Conversion - *SGS Contracting Services*	FDEP (const only)	Design/Bidding	100%		$ 270,000	$ 272,800	100%
		Construction	36%		$ 2,430,000	$ 6,904,700	36%
		Total			$ 2,700,000	$ 7,177,500	
Hurricanes IAN & NICOLE - FEMA							
Hurricane Ian - ARBP Seawall - *East Coast Marine*		Design/Bidding	100%			$ 93,965	100%
		Construction	0%		$ -	$ 2,136,309	1%
		Total			$ -	$ 2,230,274	

CIP Status Report as of November 28, 2025

Project Name	Grant Funded	Phase	Timeline		Budget		
			Percent Complete	Date Complete	Budget Amount	Contract Amount	Percent Spent
Hurricanes MILTON - FEMA							
Hurricane Milton-Osceola Elementary Pavilion Replacement		Design/Bidding	95%			In-House	
		Construction	Project on Hold		$ -		
		Total			$ -	$ -	
Annual Projects Fund 107 - Stormwater							
Northbrook Lane Stormwater Pipe Repair - *Hazen Construction*		Design/Bidding	100%			In-House	
		Construction	0%		$ 294,268	$ 294,268	0%
		Total			$ 294,268	$ 294,268	
Annual Projects Fund 308 - Transportation							
2025 Road Resurfacing - *Sparks Concrete*		Design/Bidding	100%			In-House	
		Construction	15%		$ 750,000	$ 687,577	10%
		Total			$ 750,000	$ 687,577	
Traffic Signal Maintenance 25/26FY - *Paul Culver*		Design/Bidding	100%			In-House	
		Construction	0%		$ 84,000	$ 60,000	0%
		Total			$ 84,000	$ 60,000	
Annual Projects Fund 409 - Water/Wastewater System Improvements							
2023 Lift Station Rehabilitation - 4P		Design/Bidding	90%		$ 165,000	$ 164,612	86%
		Construction	0%				
		Total			$ 165,000	$ 164,612	

Economic Development Monthly Report

November 2025

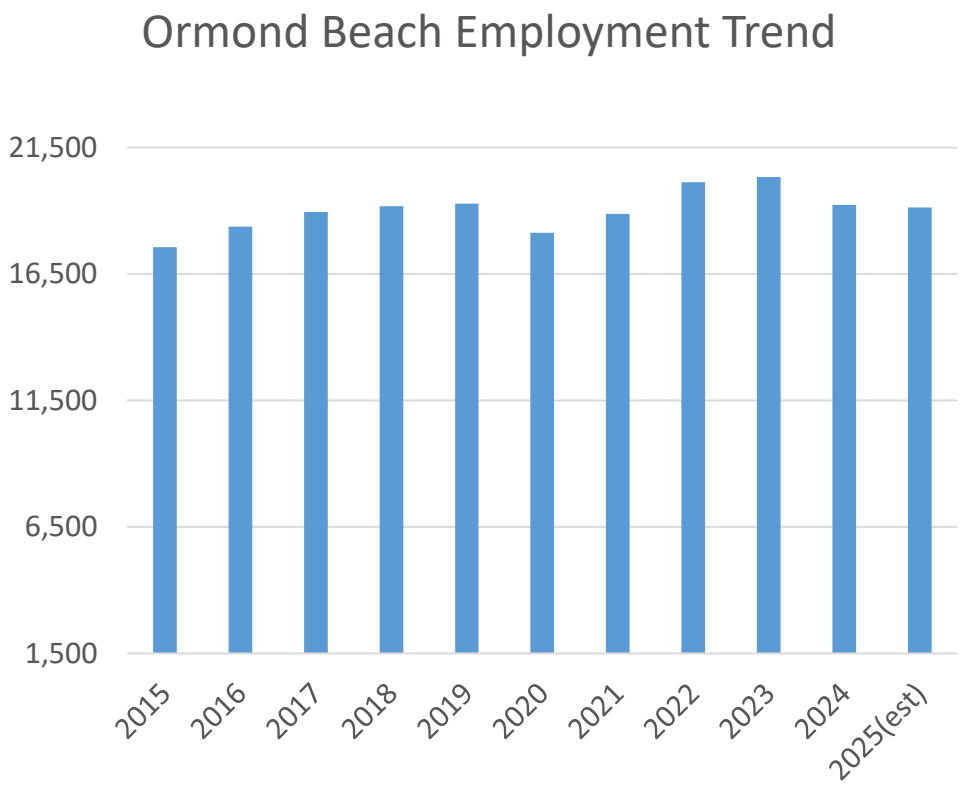
Ormond Beach August Employment

19,133

Down 0.7% year over year

Ormond Beach Unemployment Rate

4.8%



Notes and Updates:

- **Employment for August** was 19,133 down 0.7% from last year. Employment, as a lagging indicator, is trending flat since the beginning of the year when January employment was an estimated 19,176. **As of this reporting, Florida Commerce has not published updated employment data since September due to the federal government shutdown.*
- **There were 832 job postings in October** – leading industries posting Health Care, Retail Trade, Admin Support Services, Leisure/Hospitality and Professional/Scientific Services.
- **StartUp & Grow Ormond Beach FastTrac** applications are now being accepted for the Grow Your Business in 2026 course. A link to information and the application can be found at the following website: https://www.ormondbeach.org/985/Kauffman-FastTrac
- **Applications are now being accepted** for the Volusia Innovation Challenge, a business pitch competition for early-stage innovators and business owners who are ready to launch or scale-up their venture in Volusia County. Information and application can be found at the following website: https://www.volusiabusinessresources.com/volusia-innovation-challenge/

CITY OF ORMOND BEACH COMMERCIAL AND RESIDENTIAL DEVELOPMENT REPORT

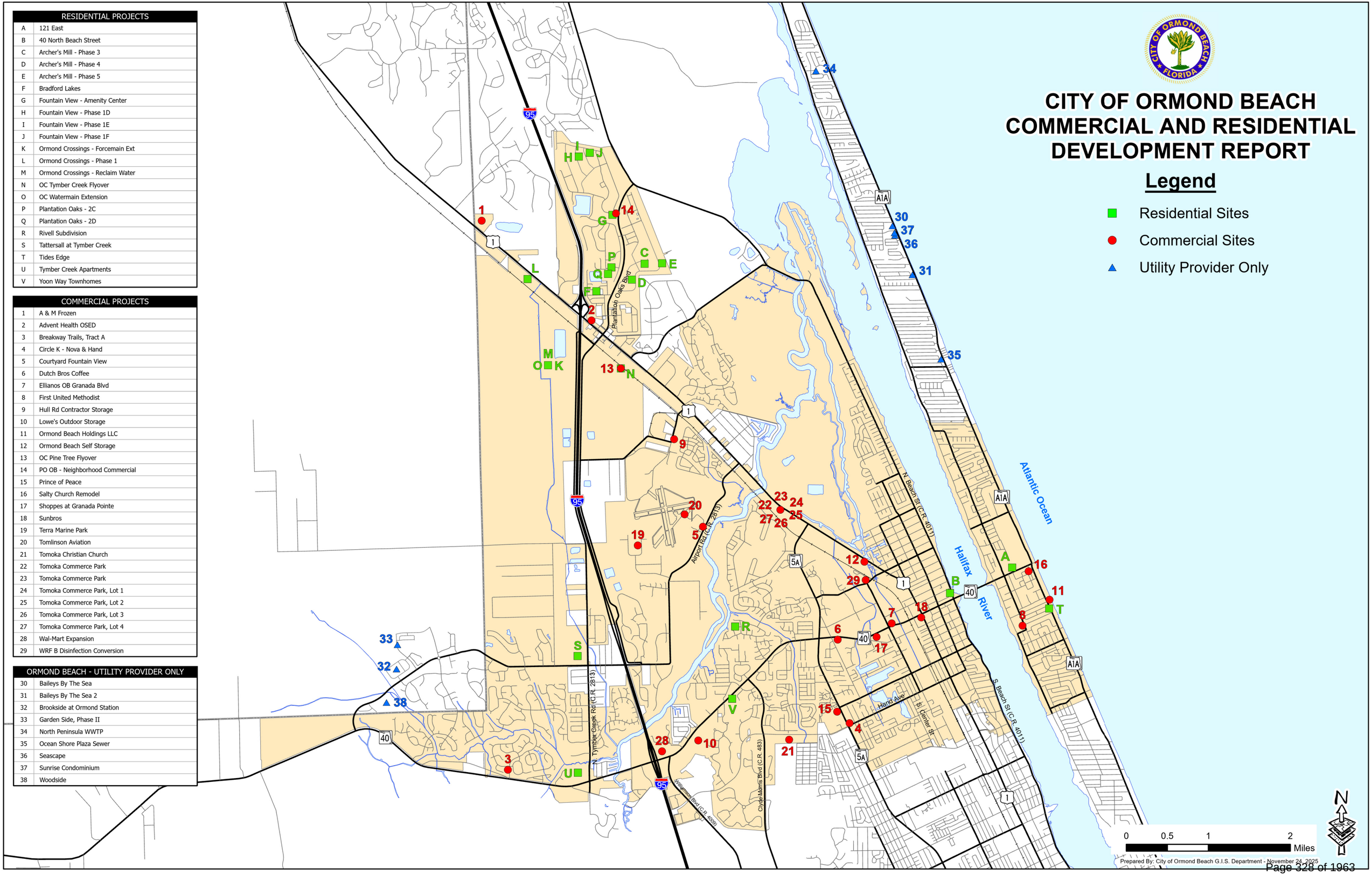
Legend

- Residential Sites
- Commercial Sites
- Utility Provider Only

RESIDENTIAL PROJECTS	
A	121 East
B	40 North Beach Street
C	Archer's Mill - Phase 3
D	Archer's Mill - Phase 4
E	Archer's Mill - Phase 5
F	Bradford Lakes
G	Fountain View - Amenity Center
H	Fountain View - Phase 1D
I	Fountain View - Phase 1E
J	Fountain View - Phase 1F
K	Ormond Crossings - Forcemain Ext
L	Ormond Crossings - Phase 1
M	Ormond Crossings - Reclaim Water
N	OC Tymber Creek Flyover
O	OC Watermain Extension
P	Plantation Oaks - 2C
Q	Plantation Oaks - 2D
R	Rivell Subdivision
S	Tattersall at Tymber Creek
T	Tides Edge
U	Tymber Creek Apartments
V	Yoon Way Townhomes

COMMERCIAL PROJECTS	
1	A & M Frozen
2	Advent Health OSED
3	Breakway Trails, Tract A
4	Circle K - Nova & Hand
5	Courtyard Fountain View
6	Dutch Bros Coffee
7	Ellianos OB Granada Blvd
8	First United Methodist
9	Hull Rd Contractor Storage
10	Lowe's Outdoor Storage
11	Ormond Beach Holdings LLC
12	Ormond Beach Self Storage
13	OC Pine Tree Flyover
14	PO OB - Neighborhood Commercial
15	Prince of Peace
16	Salty Church Remodel
17	Shoppes at Granada Pointe
18	Sunbros
19	Terra Marine Park
20	Tomlinson Aviation
21	Tomoka Christian Church
22	Tomoka Commerce Park
23	Tomoka Commerce Park
24	Tomoka Commerce Park, Lot 1
25	Tomoka Commerce Park, Lot 2
26	Tomoka Commerce Park, Lot 3
27	Tomoka Commerce Park, Lot 4
28	Wal-Mart Expansion
29	WRF B Disinfection Conversion

ORMOND BEACH - UTILITY PROVIDER ONLY	
30	Baileys By The Sea
31	Baileys By The Sea 2
32	Brookside at Ormond Station
33	Garden Side, Phase II
34	North Peninsula WWTP
35	Ocean Shore Plaza Sewer
36	Seascape
37	Sunrise Condominium
38	Woodside



Prepared By: City of Ormond Beach G.I.S. Department - November 24, 2025

City of Ormond Beach Commercial Development Report, as of December 1, 2025

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Change in project status | **Projects reviewed last month**

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neigh-borhood meeting	Advisory Board	City Commis-sion	Final Approval	DO Expiration	Building Permit	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construc tion	E or Arc = Project Engineer or Architect O = Owner A = Applicant
1	**A & M FROZEN** 1899 North US Highway 1 SPRC-2024-000031	Site building expansion of 50,400 square feet of cold storage and associated site improvements.	04.18.24	05.17.24	01.28.25			Not applicable	Not applicable	Not applicable	02.25.25	02.25.27	Not applied	Not applied	Not applied	Not applied		E = Zev Cohen & Associates O = 1899 US HWAY 1, LLC
2	**ADVENT HEALTH OSED** 1561 North US Highway 1 SPRC-2025-000069	New emergency department - 13,451 square foot building on 2.47 acres.	05.16.25	5.30.25	08.31.25	10.23.25		Not applicable	11.13.25 (Approved)	12.16.25 01.20.26			Not applied	Not applied	Not applied	Not applied		E = Kimley-Horn Engineering O =Advent Health System/ Sunbelt INC.
3	**BREAKAWAY TRAILS, TRACT A** PZ-2025-000179 8 Breakaway Trail	Development of Regional Impact amendment for RV and boat storage and storage buildings.	06.11.25	07.18.25				Required	Required	Required			Not applied	Not applied	Not applied	Not applied		E = Zev Cohen & Associates O = Four Deland Plaza LLC
4	**CIRCLE K - NOVA & HAND** 699 South Nova Road SPRC-2024-000051	Demolish existing bank building and construct 5,200 SF building on 1.88 acres for convenience store with fueling canopy.	12.04.24	12.30.24	03.04.25	05.08.25 09.16.25 10.20.25	10.29.25	02.10.25	Not applicable	Appeal 08.05.25	11.03.25		Early Review	$2,009,000	Not applied	Not applied		E = Kimley-Horn O = Sun State Petrol I, LLC
4	**CIRCLE K - NOVA & HAND** 699 South Nova Road PZ-2025-000217	Special Exception for Outdoor Activity for outdoor sales area.	11.17.25	In Review				Not applicable	Required	Required			Not applicable	Not applicable	Not applicable	Not applicable		E = Kimley-Horn O = Sun State Petrol I, LLC APP = Circle K Stores, Inc.
5	**COURTYARD FOUNTAIN VIEW** 142 East Granada Blvd. PZ-2025-000201	Special Exception for Outdoor Activity inside courtyard includes every Sunday for tenants of Fountain Square.	10.03.25	10.20.25				Not applicable	11.13.25 (Approved)	12.16.25			Not applied	Not applied	Not applied	Not applied		O = The Bikini Company
6	**DUTCH BROS COFFEE** 764 West Granada Boulevard SPRC-2025-000078	New construction of a 1,071 square feet building on1.07 acres	09.22.25	10.16.25	11.05.25	In Review		Not applicable	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied		E = Newkirk Engineering, Inc. O = Ormond Central Investors, LLC ARC = Pursuit Development LLC
7	**ELLIANOS OB GRANADA BLVD** 341 West Granada Boulevard SPRC-2024-000011	Construct an ±800 sf free standing dual drive through only coffee shop in Winn-Dixie shopping center.	01.04.24	01.31.24	05.16.24 2nd 10.27.24 3rd	11.22.24 4th		Not applicable	11.14.24 (Denied)	01.07.25 (Approved)	03.11.25	03.11.27	Issued 10.23.25	$400,000	Issued 05.27.25	$238,079	5%	E = Gmuer Engineering O = Kjump, Inc.
8	**FIRST UNITED METHODIST** 336 S. Halifax Drive SPRC-2025-000055	Demolition of the existing gathering building and construction of a new building with associated site improvements.	01.17.25	02.06.25	07.23.25	09.16.25	In Review	04.09.25	10.09.25 (Approved)	11.18.25 (Approved)			Not applied	Not applied	Not applied	Not applied		E = Zev Cohen & Associates O = First United Methodist Church
9	**HULL RD CONTRACTOR STORAGE** 835 Hull Rd SPRC-2025-000075	New construction of Outdoor Storage Construction Yard	09.10.25	09.26.25	10.27.25			Not applicable	11.13.25 (Approved)	12.16.25			Not applied	Not applied	Not applied	Not applied		E = Newkirk Engineering, Inc. O = Vic Abuzov

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10	**LOWE'S OUTDOOR STORAGE** 1340 West Granada Boulevard PZ-2024-000060	Special Exception for outdoor activity and outdoor storage.	05.31.24	6.19.24	07.23.24	09.10.24	07.30.25	Not applicable	07.11.24 Approved	09.18.24 Approved	10.23.25	10.23.27	6/2/25 - Fence Only	$250,000 (Fence)	Issued 11.25.25	$200,000	0%	APP = Storch Law Firm O = Lowes
11	**ORMOND BEACH HOLDINGS LLC** 251 South Atlantic Avenue PZ #22-018(b)	Proposed five story, 95,700 square foot hotel with 137 rooms.	03.09.22	04.04.22	06.13.22	08.24.22	09.07.22 01.31.23	09.14.22	12.05.22 Approved 5-0	01.10.23 & 01.24.23 (Approved)	05.24.24	Under Construc-tion	Issued 02.29.24	$34,000,000	Issued 04.12.24	$1,400,000	90%	E = Parker Mynchenberg & Associates, Inc. APP/O = Ormond Beach Holdings, LLC
12	**ORMOND BEACH SELF STORAGE** 490 N. U.S. Highway 1 PZ #2023-021	Proposed 166,423 of storage square footage on 24.28 acres.	01.27.23	02.20.23	06.07.23			Not applicable	Not applicable	Not applicable	10.28.23	10.28.26 (Extension)	04.04.25	All buildings $21,365,794	Not applied	Not applied		E = Mark Dowst & Associates, Inc. O = TSO Ormond Beach, LP ARC = Smith Boland Architects, LLC
13	**OC PINE TREE FLYOVER** 100 Ormond Crossings Boulevard SPRC-2024-000047	Railroad flyover (at Pine Tree Dr Intersection) to the Ormond Crossings development.	11.20.24	12.22.24	09.03.25			Not applicable	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied		E = Poulos & Bennett, LLC O = Ormond Crossings West
14	**PO OB - NEIGHBORHOOD COMMERCIAL** 1730 Plantation Oaks Boulevard SPRC-2024-000023	Construction of a 2-story, 25,520 square foot building.	03.13.24	04.12.24	06.19.24			06.10.24	07.11.24 Approved	09.04.24 Approved	11.05.24	Under Construc-tion	Not applied	Not applied	Issued 02.27.25	$478,584	15%	E = Parker Mynchenberg & Associates, Inc. O = PLANTATION OAKS OF ORMOND BEACH LLC
15	**PRINCE OF PEACE** 600 South Nova Road SPRC-2025-000057	Construction of a stations of the cross prayer garden and statue of the virgin Mary.	02.06.25	03.02.25				Not applicable	Not applicable	Not applicable	06.19.25	Under Construc-tion	8.11.2025	$232,546	Issued 07.25.25	$76,791	65%	E = Alann Engineering Group O = Prince of Peace Catholic Church
16	**SALTY CHURCH REMODAL** 26 Bovard Avenue SPRC-2024-000052	Interior remodel with change of building use.	12.05.24	12.30.24	01.24.25			Not applicable	Not applicable	Not applicable	02.17.25	Under Construc-tion	Issued 5.30.25	$328,500	Not applied	Not applied	55%	ARC - Hall and Ogle Architects O = Salty Church
17	**SHOPPES AT GRANADA POINTE** 550 West Granada Boulevard PZ-23-00000082	Construction of a 21,114 square foot building on 2.52 acres in the Granada Pointe development.	09.22.23	10.6.23	11.18.23	01.12.24		Not applicable	Not applicable	Not applicable	02.16.24	02.16.26	Not applied	Not applied	Not applied	Not applied		E = Newkirk Engineering, Inc. O = Granada Pointe Investors, LLC ARC = BPF Design, Inc.
18	**SUNBROS** 14 South Yonge Street SPRC-2024-000043	Redevelopment of site to construct a 250 coffee drive through building.	10.02.24	10.22.24	12.18.24	01.28.25		Not applicable	12.14.24 Approved	01.21.25 Approved	02.06.25	Under Construc-tion	Issued 11.04.25	$215,000	Issued 10.03.25	$137,000	5%	E = Zev Cohen & Associates O = D2S Properties, LLC
19	**TERRA MARINE PARK** 6 Tower Circle Unit A SPRC-2025-000077	Construction of a 1-story 12,300 SF warehouse building, which includes 1,200 SF office on a 2.17-acre parcel.	09.17.25	10.16.25				Not applicable	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. A= Safstor Real Estate Co LLC

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Change in project status | **Projects reviewed last month**

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neigh-borhood meeting	Advisory Board	City Commis-sion	Final Approval	DO Expiration	Building Permit	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construc tion	E or Arc = Project Engineer or Architect O = Owner A = Applicant
20	**TOMLINSON AVIATION** 92 & 96 Hanger Way SPRC-2024-000041	Construct two (2) building additions (13,200 SF) to existing buildings.	09.18.24					Not applicable	Not applicable	Not applicable	10.16.24 Revision 05.19.25	10.16.26	92 Hangar - Issued 07.16.25, 96 Hangar - Issued 08.01.25	92 Hangar - $308,634, 96 Hangar - $608,240	issued 07.21.25	$308,633	60%	E = Parker Mynchenberg & Associates, Inc. O = Tomlinson Aviation
21	**TOMOKA CHRISTIAN CHURCH** 1450 Hand Avenue SPRC-2024-000005	Proposed construction of a new ±20,000 square feet building.	12.07.23	12.21.23	02.29.24	04.08.24	05.22.24	02.22.24	03.14.24 (Approved)	04.16.24 (Approved)	08.18.24	Under Construc-tion	Issued 08.19.25	$5,000,000	Issued 10.15.24	$400,926	50%	E = Zev Cohen & Associates O = Tomoka Christian Church
22	**TOMOKA COMMERCE PARK** 890 North US Highway 1 PZ-2025-000165	Zoning Amendment to PBD - 12.48 acre to allow commercial & industrial uses.	05.09.25	06.01.25	09.16.25			11.12.25	12.11.25	01.20.26 & 02.03.26			Not applied	Not applied	Not applied	Not applied		E = Park Mynchenberg & Associates O = 890 N US HWY 1, LLC
23	**TOMOKA COMMERCE PARK** 890 North US Highway 1 SPRC-2025-000063	Preliminary Plat - One lot into four commercial lots.	05.09.25	06.01.25	09.23.25			11.12.25	Not applicable	Not applicable			Not applied	Not applied	Not applied	Not applied		E = Park Mynchenberg & Associates O = 890 N US HWY 1, LLC
24	**TOMOKA COMMERCE PARK, LOT 1** 890 North US Highway 1 SPRC-2025-000064	Commercial use in a 9,990 square foot building on 1.52 acres.	05.09.25	06.01.25	09.17.25			11.12.25	Part of PBD	Part of PBD			Not applied	Not applied	Not applied	Not applied		E = Park Mynchenberg & Associates O = 890 N US HWY 1, LLC
25	**TOMOKA COMMERCE PARK, LOT 2** 890 North US Highway 1 SPRC-2025-000065	Commercial use in a 9,990 square foot building on 1.52 acres.	05.09.25	06.01.25	09.17.25			11.12.25	Part of PBD	Part of PBD			Not applied	Not applied	Not applied	Not applied		E = Park Mynchenberg & Associates O = 890 N US HWY 1, LLC
26	**TOMOKA COMMERCE PARK, LOT 3** 890 North US Highway 1 SPRC-2025-000066	Commercial/Industrial uses within 36,630 square foot building on 2.46 acres.	05.09.25	06.01.25	09.19.25			11.12.25	Part of PBD	Part of PBD			Not applied	Not applied	Not applied	Not applied		E = Park Mynchenberg & Associates O = 890 N US HWY 1, LLC
27	**TOMOKA COMMERCE PARK, LOT 4** 890 North US Highway 1 SPRC-2025-000067	Commercial/Industrial uses within 27,200 square foot building on 2.47 acres.	05.09.25	06.01.25	09.19.25			11.12.25	Part of PBD	Part of PBD			Not applied	Not applied	Not applied	Not applied		E = Park Mynchenberg & Associates O = 890 N US HWY 1, LLC
28	**WAL-MART EXPANSION** 1521 West Granada Boulevard SPRC-2024-000053	Expansion of 4,752 square feet to support online pickup area.	12.10.24	01.08.25	06.25.25	08.27.25		02.20.25	07.10.25	08.19.25 09.03.25	10.02.25		Not applied	Not applied	Issued 10.22.25	$15,000 Greenbelt	20% Greenbelt	E = CPH O = Wal-Mart Stores, Inc.
29	**WRF B DISINFECTION CONVERSION** 550 N. Orchard Street SPRC-2025-000079	UV Disinfection Conversion for City's Water Reclamation Facility.	10.02.25					Not applicable	Not applicable	Not applicable	10.20.25		Resubmit Required	$2,455,000	Part of building permit	Part of building permit		O = City of Ormond Beach E = Mead & Hunt

City of Ormond Beach As Utility Provider Only Development Report, as of December 1, 2025

Change in project status — Projects reviewed last month

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Final Approval	DO Expiration	LDC Extension	Eng. Permit	Eng. Permit Constr. Value	Under Construction	E or Arc = Project Engineer or Architect O = Owner A = Applicant
30	**BAILEYS BY THE SEA** 2360 Ocean Shore Boulevard SPRC-2024-000003	Utility connection, Ormond By the Sea, 5 multi-family buildings units with 32 total units.	11.02.23					11.26.23	Under Construction	None	Issued 07.19.24	$536,995 (Utilities only)	85%	O = Trisha Bailey E = Kimley-Horn & Associates APP = Jeannimarie, LLC
31	**BAILEYS BY THE SEA 2** 2020 Ocean Shore Boulevard SPRC-2024-000026	Utility connection, Ormond By the Sea, 2 multi-family buildings units with 8 total units.	03.27.24	04.19.24				07.26.24	Under Construction	None	Issued 12.16.24	$207,442 (Utilities Only)	85%	O = Trisha Bailey E = Kimley-Horn & Associates APP = Jeannimarie, LLC
32	**BROOKSIDE AT ORMOND STATION** Flagler County SPRC-2024-000004	Flagler County utility connection, 162 lots on 53.16 acres.	11.21.23	12.11.23				05.17.24	05.17.26	None	Not applied	Not applied		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
33	**GARDEN SIDE, PHASE II** Flagler County SPRC-2024-000021	Flagler County utility connection,89 lots on 40.15 acres.	03.05.24	04.04.24	08.23.24			11.15.24	11.15.26	None	Not applied	Not applied		E = Alann Engineering Group O = U.S. Capital Alliance, LLC
34	**NORTH PENINSULA WWTP** SPRC-2024-000027 16 Seabridge Drive	Converting the existing WWTP to City owned and maintained master lift station and associated 6-in FM from Seabridge development to connection on A1A.	04.02.24	04.24.24	07.15.24			09.10.24	09.10.26	None	Not applied	Not applied		E = Kimley-Horn and Associates APP = Central States Water Resources, Inc.
35	**OCEAN SHORE PLAZA SEWER** 1452 Ocean Shore Boulevard SPRC-2024-000025	Construction of new private lift station to connect to city sewer in Ormond by the Sea.	03.21.24	04.17.24				05.13.24	Under Construction	None	Issued 3.18.25	$147,420	95%	E = Parker Mynchenberg & Associates, Inc. O = Ocean Shore Plaza
36	**SEASCAPE** SPRC-2025-000062 2290 Ocean Shore Boulevard	Proposed private lift station and approximately 500 LF of 2" force main to connect to public force main.	03.17.25	04.03.25				10.03.25	Under Construction	None	Issued 10.20.25	$260,000	70%	E = Kimley-Horn and Associates, Inc. O = Seascape Condo
37	**SUNRISE CONDOMINIUM** SPRC-2025-000081 2294 Ocean Shore Boulevard	Remove existing wastewater treatment plant and install new private lift station and forcemain connection to the City system	10.06.25	10.28.25	11.12.25					None	Not applied	Not applied		E = Saltus Engineering, Inc. O = Sunrise Condominium
38	**WOODSIDE** PZ-23-00000090 Flagler County	Utility connection for 63 single-family homes. Flagler County (Hunter's Ridge).	10.19.23	11.06.23	03.04.24			05.06.24	Under Construction	None	Issued 08.26.24	$1,526,866 (Utilities Only)	95%	E = Alann Engineering Group O = U.S. Capital Alliance, LLC

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A	**121 EAST** 121 East Granada Boulevard PZ-22-00000098	Development of 24 multi-family units.	08.12.22	09.01.22	05.17.23	08.23.23		03.14.23	06.08.23 (Approved)	07.18.23 & 08.01.23 (Approved)			Early Review	$15,000,000		E = Zev Cohen & Associates O = Dime Rock Properties, LLC ARC = William Chapin
B	**40 NORTH BEACH STREET** 40 North Beach Street SPRC-2025-000059	Addition of two residential units and converting existing building to residential unit.	02.27.25	03.19.25	09.30.25			Required	Required	Required			Not applied	Not applied		E = Newkirk Engineering, Inc O - EADS Commercial Properties, LLC ARC = The Trilegacy Group
C	**ARCHER'S MILL, PHASE 3** 3016 Bonspiel Drive PZ-23-00000052	Preliminary Plat. 59 lots on 22.42 acres, Plantation Oaks PRD (Phase 3).	05.01.23	05.24.23	08.08.23	09.15.23		Not Required	06.08.23 (Approved)	07.18.23 (Approved)	10.17.23	10.17.26 (Extension)	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
D	**ARCHER'S MILL, PHASE 4** 3015 Arch Avenue PZ-23-00000059	Preliminary Plat. 111 lots on 51.56 acres, Plantation Oaks PRD (Phase 3)	05.19.23	06.29.23	09.19.23			Not Required	08.10.23 (Approved)	09.20.23 (Approved)	10.30.23	10.30.26 (Extension)	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
E	**ARCHER'S MILL, PHASE 5** 3343 Bonspiel Drive PZ-23-00000060	Preliminary Plat. 114 lots on 92.71 acres, Plantation Oaks PRD (Phase 3).	05.19.23	06.29.23	09.18.23			Not Required	08.10.23 (Approved)	09.20.23 (Approved)	10.17.23	Under Construc-tion	Issued 11.27.23	$1,225,490.57	80%	E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
E	**ARCHER'S MILL, PHASE 5** 3343 Bonspiel Drive PZ-2025-000177	Final Plat. 114 lots on 92.71 acres, Plantation Oaks PRD (Phase 3).	05.19.23	06.27.25				Not Required	Not Required	Not Required	See Above	See Above	See Above	See Above	See Above	E = Parker Mynchenberg & Associates, Inc. O = Forestar USA Real Estate Group Inc.
F	**BRADFORD LAKES** 140 Bradford Lakes Way PZ-23-00000042	Preliminary Plat. 80 single-family lots on 53.12 acres, Plantation Oaks PRD (Phase 4). Plat recorded.	03.23.23	05.01.23 1st 07.19.23 2nd	09.15.23 3rd	11.22.23 4th 02.07.24 5th	02.29.24 6th	Not Required	08.10.23 (Approved)	09.20.23 (Approved)	03.08.24	Under Construc-tion	Issued 05.08.24	$3,586,560.00	95%	E = Parker Mynchenberg & Associates, Inc. O =Meritage Homes of Florida, Inc.
F	**BRADFORD LAKES AMENITIES** 140 Bradford Lakes Way SPRC-2025-000072	Revision of the Amenities Building of 1,653 square feet with pool	7.11.25	07.29.25	08.31.25			Not Required	Not Required	Not Required	09.24.25	See Above	See Above	See Above		E = Parker Mynchenberg & Associates, Inc. O =Meritage Homes of Florida, Inc.
G	**FOUNTAIN VIEW, AMENITY CENTER** 1400 Fountain View Street SPRC-2024-000022	A 5,040 square foot amenity center with pool and associated improvements.	03.07.24	03.30.24	06.21.24			Not Required	Not Required	Not Required	07.07.24	Under Construc-tion	With Sub-division	$780,000 (building)	30%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
H	**FOUNTAIN VIEW PHASE 1D** 1587 Nottoway Circle SPRC-2024-000016	Preliminary Plat. 103 lots on 62.14 acres, Plantation Oaks PRD (Phase 1).	02.08.23	06.19.25	06.19.25	08.01.25		Not Required	04.11.24 (Approved)	05.21.24 (Approved)	08.01.25	08.01.27	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC

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I	**FOUNTAIN VIEW PHASE 1E** 1587 Nottoway Circle SPRC-2024-000017	Preliminary Plat. 110 lots on 36.20 acres, Plantation Oaks PRD (Phase 1).	02.08.23	03.18.24	06.19.25	08.01.25		Not Required	04.11.24 (Approved)	05.21.24 (Approved)	08.05.25	08.05.27	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
J	**FOUNTAIN VIEW PHASE 1F** 1130 Evelyton Lane SPRC-2024-000018	Preliminary Plat. 97 lots on 32.13 acres, Plantation Oaks PRD (Phase 1).	02.08.23	03.21.24	06.19.25	08.01.25		Not Required	04.11.24 (Approved)	06.04.24 (Approved)	08.01.25	08.01.27	Not applied	Not applied		E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
K	**ORMOND CROSSINGS, FORCEMAIN EXT** 1030 North Tymber Creek Road SPRC-2025-000068	Construction of 16" proposed reclaim water main.	5.13.25	06.20.25	10.20.25			Not Required	Not Required	Not Required			Not applied	Not applied		E = Poulos & Bennett, LLC O = Ormond Crossings West, LLC
L	**ORMOND CROSSINGS, PHASE 1** 1700 N US 1 Highway SPRC-2024-000050	Preliminary Plat. 444 lots on 252.16 acres.	12.03.24	01.02.25	03.27.25	07.17.25 10.16.25	In Review	Not Required	Required	Required			In Review	$19,881,272		E = Poulos & Bennett, LLC O = Ormond Crossings West, LLC
M	**ORMOND CROSSINGS, RECLAIM WATER** 1030 North Tymber Creek Road SPRC-2025-000071	Construction of 12" proposed forcemain.	05.13.25	06.22.25	11.13.25			Not Required	Not Required	Not Required			Not applied	Not applied		E = Poulos & Bennett, LLC O = Ormond Crossings West, LLC
N	**OC TYMBER CREEK FLYOVER** 1700 N US 1 Highway SPRC-2024-000044	Railroad flyover (at new Tymber Creek Road) to the Ormond Crossings development. Utilities only.	11.21.24	12.22.24	04.07.25			Not applicable	Not applicable	Not applicable	09.23.25		Issued 10.06.25	Utilities, Phase 1 $1,190,862		E = Poulos & Bennett, LLC O = Ormond Crossings West, LLC
O	**OC WATERMAIN EXTENSION** 1030 North Tymber Creek Road SPRC-2024-000049	Ormond Crossings. Construction of approximately 18,000 LF of 16" PVC water main along North Tymber Creek Road.	12.03.24	12.30.24	03.21.25			Not Required	Not Required	Not Required	06.01.25	06.01.27	Not applied	Not applied		E = Poulos & Bennett, LLC O = Ormond Crossings West, LLC
p	**PLANTATION OAKS, 2C** 2124 Esplanada Drive PZ# 2020-025	Development of 121 lots on 63.12 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	12.14.17	2.07.18	07.17.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under Construc-tion	Issued 09.17.21	$3,044,572	95%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
Q	**PLANTATION OAKS, 2D** 2258 Chretien Drive PZ# 2020-026	Development of 84 units on 27.32 acres. Manufactured home phase. Plantation Oaks PRD (Phase 2)	12.14.17	02.12.18	08.24.18			Volusia County approval	Volusia County approval	Volusia County approval	09.20.18	Under Construc-tion	Issued 09.17.21	$1,784,746	60%	E = Parker Mynchenberg & Associates, Inc. O = Plantation Oaks of Ormond Beach, LLC
R	**RIVELL SUBDIVISION** 100 Rivell Trail SPRC-2024-000014	Residential subdivision converting one 5.16 acre lot into 4 lots of record	02.05.24	03.07.24	11.27.24	08.04.25	09.23.25	Not Required	Not Required	Not Required	10.26.25	10.26.28	Not applied	Not applied		E = Newkirk Engineering, Inc O = Marie Lilienstern

City of Ormond Beach Residential Development Report, as of December 1, 2025

Applications, site plans, and public hearing documents may be viewed at the Planning Department website: http://fl-ormondbeach.civicplus.com/index.aspx?NID=247

Change in project status | **Projects reviewed last month**

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	Neigh-borhood meeting	Advisory Board	City Commis-sion	Final Approval	DO Expiration	Eng. Permit	Eng. Permit Constr. Value	Under Construc tion	E or Arc = Project Engineer or Architect O = Owner A = Applicant
S	**TATTERSALL AT TYMBER CREEK** Tymber Creek Road and Airport Road PZ# 2023-041	Preliminary Plat. 129 lot subdivision and associated site improvements.	03.14.23	05.01.23	11.14.23	1.29.24 03.06.24	05.22.24	01.18.24	02.08.24 (Approved)	05.07.24 (Approved)	06.12.24	06.12.26	Issued 04.14.25	$6,237,383.00	65%	E = Zev Cohen & Associates, Inc. O = Tymber Sky, LLC & Enclave of Tymber Creek LLC APP = Paylin Tymber 1 and 2, LLC
T	**TIDES EDGE** 300 South Atlantic Avenue PZ# 2022-018	Preliminary Plat, 15 single-family lots.	05.31.22	06.13.22	09.07.22	11.20.22		09.14.22	12,05.22	01.10.23 & 01.24.23	03.27.23	Under Construc-tion	Approved	$718,460	95%	E = Parker Mynchenberg & Associates, Inc. O = Ormond Beach Holdings, LLC
T	**TIDES EDGE** 300 South Atlantic Avenue PZ-23-00000062	Final Plat, 15 single-family lots.	05.22.23					Not required	03.14.24	07.23.24 08.06.24		See Above	See Above	See Above	See Above	E = Parker Mynchenberg & Associates, Inc. O = Ormond Beach Holdings, LLC
U	**TYMBER CREEK APARTMENTS** 2011 West Granada Boulevard SPRC -2024-000015	270 multi-family units and associated site improvements on a vacant 19.62 acre parcel.	12.07.21	3.4.24				06.08.22	12.08.22 Denial	05.16.23 & 06.06.23 (Approved)	03.20.24	03.30.26	Not applied	Not applied		E - Newkirk Engineering O = VCP Ormond Beach, LLC ARC = English Associates, Inc.
V	**YOON WAY TOWNHOMES** 1190 West Granada Boulevard PZ-2025-000207	Comprehensive Plan amendment from "Open Space/Conservation" to "Medium Density Residential" for 2.81 acres	09.22.25	10.16.25				Not Required	Required	Required		Not applied	Not applied	Not applied		A = Cobb Cole O = Engineer Realty, LLC
V	**YOON WAY TOWNHOMES** 1190 West Granada Boulevard PZ-2025-000206	Zoning Map amendment to Planned Residential Development for 12 townhome units	09.22.25	10.16.25				Required	Required	Required		Not applied	Not applied	Not applied		A = Cobb Cole O = Engineer Realty, LLC

City Commission items, City Commission Chambers of City Hall at 7:00 P.M., December 2nd and 16th					
File Number	**Item**	**Description**	**Planning Board**	**City Commission, 1st or only**	**City Commission, 2nd reading**
PZ-25-210	Partial Release of Easement, 34 Greenvale Drive	This is a request submitted by the property owner, Willard W. Davis Jr., of property located at 34 Greenvale Drive, for the purpose of releasing a five-foot (5.0') portion of a ten-foot (10.0') drainage and utility easement to construct a pool in the rear yard.	NA	**12.02.25**	NA
PZ-2025-204	Certified Recovery Residences, Land Development Code Amendment	This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria to establish procedures for the review and action for certified recovery residences as required by Senate Bill 954 and Florida Statute Section 397.487.	11/13/25 - Approved (4-1)	**12.02.25**	**12.16.25**
PZ-2025-084	Comprehensive Plan 2045 Update, Evaluation and Appraisal Report Re-adoption, Comprehensive Plan Amendments	This is an administrative request for Comprehensive Plan amendments related to the Evaluation and Appraisal Report, also known as the Comprehensive Plan 2045 update. There are Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights. These amendments were adopted with Ormond Beach Ordinance 2025-17 and are being re-adopted in response to comments from the Florida Department of Commerce.	11/13/25 - Approved (4-1)	**12.02.25**	**12.16.25**
PZ-2025-203	Detached Garages, Section 2-50, Land Development Code Amendment	This is an application for an administrative amendment to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words of the Land Development Code to amend the definition for principal structure and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory Uses, Subsection (o), Garages of the Land Development Code to amend the maximum size of detached garages for properties two (2) acres or greater in size to one hundred percent (100%) of the total square-footage of the principal structure.	10/9/25 - Approved (5-2)	11.18.25 (Approved)	**12.02.25**
PZ-2025-202	Design Standards, Section 2-42, Land Development Code Amendment	This is an application for an administrative amendment to Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-42, Design Standards of the Land Development Code to amend building design standards to be consistent with Section 163.3202, Florida Statutes regarding residential building design elements.	10/9/25 - Approved (7-0)	11.18.25 (Approved)	**12.02.25**
PZ-2025-169(A)	Advent Health Off-Site Emergency Department, Zoning Map Amendment, 1561 North U.S. Highway 1	This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development. The Advent Health off-site emergency department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.	11/13/25 - Approved (5-0)	**12.16.25**	**01.20.26**
PZ-2025-169(B)	Advent Health Off-Site Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1	This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health off-site emergency department (OSED) Planned Business Development seeks to allow an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.	11/13/25 - Approved (5-0)	**12.16.25**	**01.20.26**
PZ-2025-200	Hull Road Contractor Storage, Special Exception for Outdoor Activity and Storage, 829 and 835 Hull Road	This is a Special Exception application from Vadim Abuzov to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road. The property is zoned I-1, Light Industrial. The outdoor storage/activity is allowed as a Special Exception use within the I-1, Light Industrial zoning district.	11/13/25 - Approved (5-0)	**12.16.25**	NA
PZ-2025-201	Courtyard Fountain Square, Special Exception for Outdoor Activity, 142 East Granada Boulevard	This is a Special Exception application from Herve Rabeaux, Bikini Company of Volusia County, Inc., to allow outdoor activity as the Courtyard Fountain Square under certain conditions at 142 East Granada Boulevard. The property is zoned B-4, Central Business.	11/13/25 - Approved (5-0)	**12.16.25**	NA
PZ-2025-205	Home Occupations, Land Development Code Amendment	This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, (t) Home occupation to update the regulations for home occupations based upon Section 559.955, Florida Statutes.	11/13/25 - Approved (4-1)	**12.16.25**	**01.20.26**
NA	Live Local Act, Opt Out Exemption	This is an administrative request to approve a resolution to "opt-out" of the tax exemption associated with the Florida Live Local Act amendment in Florida Statue 196.1978 (3)(o)2 based upon the Shimberg Center for Housing Studies Annual Report.	NA	**12.16.25**	NA

Note: City Commission items are based upon the best information available as of the publishing of this report and are subject to change. City Commission agendas are available at: https://ormondbeach.iqm2.com/citizens/default.aspx?. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) 610-0520.

Board of Adjustment and Appeals - December 3, 2025, City Commission Chambers of City Hall at 6:00 P.M.		
PZ-2025-215	185-C Cardinal Drive, Side Yard setback variance	This is a request for a side yard setback variance from George and Arlene Kuntzman, property owners of 185-C Cardinal Drive. The subject property is zoned as R-4, (Single-Family Cluster and Townhouse) and is located in the Ocean Village Villas townhome community. The applicant is requesting a side yard variance to allow construction of a hard-roof glass room. Section 2-17(B)(12)(c) of the Land Development Code requires a side yard setback of 20 feet. The side yard setback of the home is currently nonconforming at 17.8 feet. A variance of 13 feet to the required side yard setback of 20 feet is requested for a final side yard setback of 7 feet in order to construct a hard-roof glass room on the east side yard.
PZ-2025-214	471 Jeannette Drive Variance for Driveway Setback to Intersection	This is a request for a variance for the minimum setback for a driveway access point to an intersection submitted by Lora Shae Moultrie, property owner of 471 Jeannette Drive. Chapter 3, Article III, Section 3-25(c)(1), requires that in all zoning districts, no point of access shall be allowed at the intersections of two (2) streets, as classified in the comprehensive plan. The subject property is a corner lot located at the northwest corner of Jeannette Drive and Malaga Avenue. Both roadways are defined as a local road in the City's Comprehensive Plan, and the leading edge of the driveway requires a 50-foot setback from the point of intersection. The existing driveway is nonconforming at 7 feet from the point of intersection. Additionally, the existing driveway is currently 8 feet in width and the City's minimum driveway width requirement is 10 feet. The applicant is proposing to remove and replace the nonconforming driveway with a new driveway that meets the City's minimum width requirements and improve access to their residence. The applicant is requesting a variance of 47 feet from the required 50-foot setback to a 3-foot setback to allow for the reconfiguration of the driveway access point on Jeannette Drive.
PZ-2025-216	470 John Anderson Drive	This is a request from Betty Pepper, property owner of 470 John Anderson Drive. The applicant is seeking an after-the-fact variance to legitimize, through the permitting process, a covered dock structure reconstructed at the end of an existing dock walkway. The property is in the R-1 (Residential Estate) zoning district. Section 2-50(e)(4)(a) of the Land Development Code requires that if the length of the shoreline is 65' or more, a minimum 25'-setback from the riparian lines of adjacent owners is required for all structures. The subject property has a shoreline length of 104.5'. The applicant is seeking to permit the partially constructed dock structure, located at the end of the existing 140.3'-walkway, with a side setback of 15.6', requiring a variance of 9.4' to the required 25'-setback. The survey provided shows a 16.6'-side setback to the existing floor of the structure. The applicant has requested a 15.6'-setback to ensure the 12"-roof overhang is included in the final setback.
Note: Board and Adjustment and Appeals information is based upon the best information available as of the publishing of this report and are subject to change. Board and Adjustment and Appeals agendas are available at: https://www.ormondbeach.org/218/Board-of-Adjustments-Appeals. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) (386) 610-0520.		

Planning Board - December 11, 2025, City Commission Chambers of City Hall at 6:00 P.M.		
PZ-2025-165	Issuance of a Development Order Tomoka Commerce Park	This is an application submitted by Parker Mynchenberg & Associates, with the authorization of the property owner, 890 North US Highway 1, LLC, for the Issuance of a development order for the development of 12.48 acres for a four (4) lot commercial subdivision with a mixture of commercial, warehouse, and light industrial uses as the Tomoka Commerce Park. The property is located at 890 North U.S. Highway 1. The master development plan proposes eleven (11) buildings totaling approximately 110,270 square feet.
PZ-2025-218	Land Development Code (LDC) Amendment Live Local Act 2025 Update	This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-39, Affordable housing, to update the section based on changes to the Live Local Act, based on Senate Bill 1730, including expanded applicability to planned developments permitted for commercial, industrial, or mixed use.
The Planning Board agenda is available at: https://www.ormondbeach.org/224/Planning-Board. For additional information, please contact the Planning Department via e-mail at comdev@ormondbeach.org or by telephone at (386) (386) 610-0520.		

PERMIT ISSUANCE SUMMARY (11/01/2025 TO 11/29/2025)
FOR CITY OF ORMOND BEACH

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Non-Residential	Detached Accessory Structure	1	100	$7,500.00	$350.87
	Electrical	13	0	$123,921.24	$1,590.25
	Exterior	5	0	$37,397.00	$818.58
	Interior Build Out	5	12,518	$1,346,127.00	$12,028.87
	Mechanical	5	8,020	$240,765.00	$1,269.25
	New Construction	1	250	$215,000.00	$5,086.95
	Pool/Spa	1	0	$45,000.00	$423.86
	Reroof	13	127,800	$514,833.00	$3,546.92
	Signage	11	237	$21,301.00	$1,174.04
	Wall, Structural	3	2,620	$31,750.00	$619.32
	BUILDING NON-RESIDENTIAL TOTAL:	**58**	**151,545**	**$2,583,594.24**	**$26,908.91**
Building Residential	Demolition, Complete	1	2,131	$6,830.90	$199.22
	Demolition, Partial or Interior	1	500	$3,500.00	$83.62
	Detached Accessory Structure	2	195	$22,274.80	$319.56
	Dock/Seawall	2	950	$140,000.00	$1,220.52
	Electrical	13	0	$120,983.00	$1,743.36
	Exterior	45	4,001	$481,524.85	$8,223.04
	Gas	6	0	$10,421.00	$575.26
	Generator	6	0	$97,848.00	$1,464.61
	Interior Renovation	6	592	$172,548.00	$1,840.89
	Manufactured/Mobile Home	4	4,241	$175,000.00	$11,221.73
	Mechanical	33	2,916	$307,689.00	$2,499.75
	New Construction, Addition	4	2,706	$224,270.00	$1,874.86
	New Construction, Townhomes	9	18,962	$2,608,292.00	$114,030.84
	New, Single Family Residential	25	396,694	$10,248,465.80	$312,277.81
	Plumbing	15	10	$51,682.00	$1,104.78
	Pool/Spa	3	2,128	$294,500.00	$2,598.72
	Reroof	44	41,728	$613,350.92	$5,984.20
	Screen Enclosure	5	2,928	$52,555.00	$796.06
	Solar	7	2,117	$204,139.00	$2,253.77
	BUILDING RESIDENTIAL TOTAL:	**231**	**482,799**	**$15,835,874.27**	**$470,312.60**
Engineering Non-Residential	Tree Maintenance and/or Removal	1	0	$0.00	$160.00
	ENGINEERING NON-RESIDENTIAL TOTAL:	**1**	**0**	**$0.00**	**$160.00**
Engineering Residential	Grade & Fill	3	0	$16,600.00	$198.00
	Tree Maintenance and/or Removal	23	0	$3,700.00	$360.00
	ENGINEERING RESIDENTIAL TOTAL:	**26**	**0**	**$20,300.00**	**$558.00**
Fire Non-Residential	Fire Alarm (Simplified)	1	1	$4,333.66	$113.75
	Fire Protection Systems	2	12,168	$39,535.00	$306.25
	Fire Sprinkler (Simplified)	1	80	$900.00	$192.50
	FIRE NON-RESIDENTIAL TOTAL:	**4**	**12,249**	**$44,768.66**	**$612.50**
LDC Non-Residential	LDC	2	27,000	$106,000.00	$150.00
	Master Solicitor	5	0	$5.00	$275.00
	Special Event Permit	7	4,864	$6.01	$105.00
	SPRC Site Improvements	3	0	$201,564.01	$3,000.00
	LDC NON-RESIDENTIAL TOTAL:	**17**	**31,864**	**$307,575.02**	**$3,530.00**

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

PERMIT ISSUANCE SUMMARY (11/01/2025 TO 11/29/2025)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
LDC Residential	Garage Sale	85	0	$488.01	$415.00
	LDC	36	0	$225,122.67	$2,630.00
	Sheds less than 150 square feet in siz	5	0	$15,765.00	$375.00
	LDC RESIDENTIAL TOTAL:	**126**	**0**	**$241,375.68**	**$3,420.00**
	GRAND TOTAL:	**463**	**678,457**	**$19,033,487.87**	**$505,502.01**

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

Ormond Beach Residential, as of December 1, 2025

Subdivision Name	Type	Status	Lots	CO Issue	Issued	Fees Due	In Review	Remaining Lots
121 East	MF	Site Pan Review	20					20
40 North Beach Street	MF	Site Pan Review	3					3
Archer's Mill Phase 1	SF	Infrastructure Complete	94	91	0	0	0	3
Archer's Mill Phase 2	SF	Infrastructure Complete	68	32	8	20	0	8
Archer's Mill Phase 3	SF	No Construction to Date	78	0	0	0	0	78
Archer's Mill Phase 4	SF	No Construction to Date	111	0	0	0	0	111
Archer's Mill Phase 5	SF	Infrastructure Construction	114	0	0	0	0	114
Archer's Mill Phase 6	SF	Infrastructure Complete	78	0	0	6	13	59
Bradford Lakes	SF	Infrastructure Construction	80	0	0	0	0	80
Bradford Park	TH	Infrastructure Complete	180	12	25	1	0	142
Enclave (Tymber Creek)	SF	Infrastructure Complete	12	0	1	0	0	11
Enclave (North Yonge)	MF	Site Pan Review	64					64
Fountain View, Phase 1A	SF	Infrastructure Complete	121	92	0	0	0	27
Fountain View, Phase 1B	SF	Infrastructure Complete	137	27	38	20	0	52
Fountain View, Phase 1C	SF	Infrastructure Construction	141	0	0	0	0	141
Fountain View, Phase 1D	SF	No Construction to Date	103	0	0	0	0	103
Fountain View, Phase 1E	SF	No Construction to Date	110	0	0	0	0	110
Fountain View, Phase 1F	SF	No Construction to Date	97	0	0	0	0	97
Ormond Crossings, Phase 1	SF	Site Plan Review	444					444
Ormond Crossings, Approved	SF/MF	Development Order	2506					2506
Plantation Oaks, Phase 2A	MH	Infrastructure Complete	94	84	1	0	0	9
Plantation Oaks, Phase 2B	MH	Infrastructure Complete	125	36	4	0	0	85
Plantation Oaks, Phase 2C	MH	Infrastructure Construction	121	0	0	0	0	121
Plantation Oaks, Phase 2D	MH	Infrastructure Construction	84	0	0	0	0	84
Ridgehaven	SF	Infrastructure Complete	286	53	32	0	1	200
Rivell Trail	SF	Site Plan Review	3					3
Tattersall at Tymber Creek	SF	Infrastructure Construction	75					75
Tides Edge	SF	Infrastructure Construction	15					15
Tymber Creek Apartments	MF	Site Plan Approved	270					270
		TOTALS:	**5,634**	**427**	**109**	**47**	**14**	**5,035**
		PERCENTAGE:	**NA**	**8%**	**2%**	**1%**	**0%**	**89%**

Notes: MF - Multi-family, SF - Single-family, TH - Townhomes, MH - Manufactured Homes (55+), CO - Certificate of Occupancy

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.A.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Ordinances
Subject	Comprehensive Plan Amendments, Comprehensive Plan 2045 Update, Readoption		
Recommended Action	The Planning Board recommended to **RESCIND** Ordinance 2025-17 and **APPROVE** the proposed Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is a request to rescind Ordinance 2025-17 and readopt Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights based on comments from Florida Commerce.

On August 19, 2025, the City Commission adopted Ordinance 2025-17, which adopted the Comprehensive Plan 2045 update. On October 17, 2025, Florida Commerce issued a null and void letter identifying Policy 1.6.4. of the Transportation Element as more restrictive and burdensome and Policy 1.1.9. of the Housing Element as potentially more restrictive and burdensome based on Senate Bill 180.

The Comprehensive Plan amendments in the attached Ordinance are the same as Ordinance 2025-17, except for the removal of the two Policies identified as more restrictive and burdensome by Florida Commerce. The changes are as follows:

POLICY 1.6.4. of the Transportation Element (underlined type constitutes additions to the

original text and ~~strikethrough~~ constitutes deletions to the original text)
~~Where d~~ Development proposals ~~that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and~~ located along the Multi-Modal Corridors ~~where current and projected 2017 level-of-service standards are currently met,~~ shall implement the following strategies ~~will be implemented~~:

1. Access management;
2. Bike facilities; and
3. Sidewalk connectivity.

Subsection (d) was included in Ordinance 2025-17 and is not included in the amended Ordinance.
~~d) On or off site transit facility improvements as recommended by Votran.~~

POLICY 1.1.9. of the Housing Element (~~strikethrough~~ text constitutes deletions to the original text)
This proposed Policy was included in Ordinance 2025-17 and is not included in the amended Ordinance. The Policy stated in Ordinance 2025-17:
~~The city shall maintain and consistently review the permitting process that facilitates the private sector housing production.~~
The Planning Board reviewed the proposed Comprehensive Plan amendments on November 13, 2025, and recommended approval. No other Goals, Objectives, or Policies have been changed. If approved by the City Commission, the Ordinance would be transmitted back to FloridaCommerce for review.

The Planning Board reviewed the proposed amendments and recommended approval to the City Commission.

Financial Impact

None

Citizen Impact

State law requires an Evaluation and Appraisal Report for the Comprehensive Plan. The proposed amendments have been discussed at multiple amendments with several changes directly from citizen input. No citizen impacts are expected from the amendments.

Attachments

1. 25-37 Planning - Comprehensive Plan 2045 - Update Readoption (P25-0167G)
2. Exhibit A, Cover
3. Exhibit A, Comprehensive 2045 READOPTION
4. PB Staff Report, Comprehensive Plan 2045 READOPTION
5. Data and Analysis, Attachments 2-10 to Staff Report
6. 11.13.2025, Draft Planning Board minutes, Comp Plan 2045 Readoption
7. Ordinance BIE, Comprehensive Plan 2045 update, READOPTION

ORDINANCE NO. 2025-37

AN ORDINANCE OF THE CITY OF ORMOND BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF ORMOND BEACH IN ITS ENTIRETY PURSUANT TO CHAPTER 163, FLORIDA STATUTES; RESCINDING ORDINANCE 2025-17; ADOPTING COMPREHENSIVE PLAN 2045 AMENDMENTS BASED UPON COMMENTS RECEIVED FROM FLORIDACOMMERCE, INCLUDING AMENDMENTS TO THE PLAN ADMINISTRATION, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, UTILITIES ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT, HOUSING ELEMENT, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CULTURAL AND HISTORICAL RESOURCES ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, AND PROPERTY RIGHTS ELEMENT, AND ALL ASSOCIATED MAPS AND FIGURES; PROVIDING FOR THE TRANSMITTAL OF COPIES OF THE AMENDMENTS TO THE FLORIDACOMMERCE; PROVIDING PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 90-36, the City Commission adopted the *City of Ormond Beach Comprehensive Plan ("Comprehensive Plan")* in accordance with applicable law, now known as the Growth Policy Act (Chapter 163, Part II, *Florida Statutes),* which *Comprehensive Plan* has been subsequently amended; and

WHEREAS, Section 163.3191, *Florida Statutes*, requires local governments to evaluate their Comprehensive Plans periodically to determine if plan amendments are necessary; and

WHEREAS, on May 23, 2024 the Planning Director provided a letter to the FloridaCommerce confirming that the City would perform a review of the *Comprehensive Plan* and necessary amendments as part of an Evaluation and Appraisal Report of each of the *Comprehensive Plan* elements; and

WHEREAS, on April 15, 2025, the City Commission passed on first reading Ordinance 2025-17 to transmit the Comprehensive Plan 2045 update to the Volusia Growth Management Commission and state agencies; and

WHEREAS, on May 27, 2025, the Volusia Growth Management Commission issued a Certificate of Consistency with no objections from any other governmental entity; and

WHEREAS, on June 23, 2025, the city received the FloridaCommerce review letter. The review letter noted one comment (not an objection) from the Department of Environmental Protection regarding the conversion of a septic system to central sanitary sewer service. During the review process, St. Johns River Water Management District staff requested that Policy 5.1.19 of the Utilities Element not be deleted; and

WHEREAS, on August 19, 2025, ordinance 2025-17 was adopted by the City Commission. Within the adoption packet was a summary of the amendments, including how the Department of Environmental Protection's comment and the St. Johns River Water Management District's request were addressed; and

WHEREAS, on September 2, 2025, FloridaCommerce provided a letter stating that the amendment package appears to be complete and that a Notice of Intent was due on October 17, 2025; and

WHEREAS, on October 17, 2025, FloridaCommerce issued a null and void letter identifying Policy 1.6.4. of the Transportation Element was more restrictive and burdensome and Policy 1.1.9. of the Housing Element as potentially more restrictive and burdensome based on Senate Bill 180; and

WHEREAS, in order to delete a portion of Policy 1.6.4. of the Transportation Element and Policy 1.1.9. of the Housing Element, Ordinance 2025-17 is required to be rescinded and the Comprehensive Plan 2045 amendments readopted; and

WHEREAS, the data and analysis for the Comprehensive Plan 2045 amendments remain unchanged; and

WHEREAS, public input has been sought on the *Comprehensive Plan* 2045 update through community engagement meetings, a survey, project webpages, and advisory board reviews of the *Comprehensive Plan* elements; and

WHEREAS, the proposed amendments to the *Comprehensive Plan* have been reviewed by the Historic Landmark Preservation Board, Quality of Life Advisory Board, Leisure Services Advisory Board and the Planning Board; and

WHEREAS, on November 13, 2025 the Planning Board serving as the local planning agency, conducted a public meeting with due public notice on the *Comprehensive Plan* amendments, and recommended approval thereof; and

WHEREAS, the City Commission has duly conducted a public hearing adopting the requested *Comprehensive Plan* amendments, as described in §163.3184(4)(e)(1) and (11), *Florida Statutes*, and

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

WHEREAS, the *Comprehensive Plan* amendments are attached to this Ordinance as Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, for the purposes of this Ordinance, underlined type constitute additions to the original text and ~~strikethrough~~ shall constitute deletions to the original text; 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. Ordinance 2025-17 is rescinded based upon the letter from FloridaCommerce dated October 17, 2025 identifying Policy 1.6.4. of the Transportation Element is more restrictive and burdensome and Policy 1.1.9. of the Housing Element is potentially more restrictive and burdensome based on Senate Bill 180.

SECTION THREE. The *City of Ormond Beach Comprehensive Plan*, is hereby amended with the text, figures, and map amendments to the Plan Administration, Future Land Use Element, Transportation Element, Utilities Element, Conservation Element, Coastal Management Element, Housing Element, Recreation and Open Space Element, Capital Improvements Element, Intergovernmental Coordination Element, Cultural and Historical Resources Element, Public

School Facilities Element, and Property Rights Element, as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION THREE. 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 FOUR. The Planning Director is hereby authorized and directed to transmit the appropriate number of copies of the notice and amendment within ten (10) days after the first reading of this Ordinance to the FloridaCommerce.

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

SECTION SIX. In the event any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such declaration shall not be deemed to affect the validity of this Ordinance as a whole or any other section or provision thereof.

SECTION SEVEN. The effective date of this plan amendment, if the amendment is not timely challenged, shall go into effect pursuant to the state land planning agency's notice of intent. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this

amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED UPON at the first reading of the City Commission, this 2nd day of December, 2025.

PASSED UPON at the second and final reading of the City Commission, this 16th day of December, 2025.

JASON LESLIE
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

EXHIBIT “A”

Ormond Beach Comprehensive Plan 2045 Update



Ormond Beach

Comprehensive Plan Update 2045







~~YEAR 2025~~
~~COMPREHENSIVE PLAN~~

~~CITY OF ORMOND BEACH, FLORIDA~~

~~Adopted December 7, 2010, as amended~~

YEAR 20~~2~~4~~5~~ COMPREHENSIVE PLAN

~~INTRODUCTION~~ PLAN ADMINISTRATION

FUTURE LAND USE ELEMENT

TRANSPORTATION ELEMENT

UTILITIES ELEMENT

CONSERVATION ELEMENT

COASTAL MANAGEMENT ELEMENT

HOUSING ELEMENT

~~RECREATION & OPEN SPACE ELEMENT~~

PARKS AND RECREATION ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

INTERGOVERNMENTAL COORDINATION ELEMENT

CULTURAL AND HISTORICAL RESOURCES ELEMENT

PUBLIC SCHOOLS FACILITIES ELEMENT

PROPERTY RIGHTS ELEMENT

NEW PAGE ADDED

PLAN ADMINISTRATION









~~INTRODUCTION~~
~~PLAN ADMINISTRATION~~

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INTRODUCTION

This Chapter sets forth the guidelines and criteria for administering the Ormond Beach Comprehensive Plan. Proper Plan administration requires the establishment of procedures to ensure that the Plan provides for a means of Plan interpretation, Plan interpretation appeals, and Plan amendment.

~~A.~~ PLAN INTERPRETATION

It is the responsibility of the Planning Department Director (hereinafter referred to as the Director) to interpret the Comprehensive Plan and its application to public and private land and to activities permitted thereon. Plan interpretations are to be based on the applicable text, maps, figures and tables within the adopted Comprehensive Plan along with the support documentation developed to support the Comprehensive Plan. Plan interpretations shall be based upon the following guidelines:

1. Use and Status of Support Documentation – The City's supporting data and analysis establishes the base data complied to support the Comprehensive Plan. The support documentation is not adopted as part of the Plan but may be used in any review, interpretation and update of the adopted Comprehensive Plan. The support documentation may be updated periodically and portions may be incorporated as a Plan amendment if deemed appropriate.

2. Interpretation of Conflicts – Conflicts shall be judged under the following guidelines:

   a. In the event of any difference of meaning or implication between the text of the Plan and any caption, illustration, summary table, or illustrative table, the text shall control.

   b. In the event of an apparent conflict between the Future Land Use Map and any other map or figure in the adopted Comprehensive Plan, the Future Land Use Map shall control.

   c. In the event of an apparent conflict between Plan goals, objectives and policies or any other portion of the Plan text, the Plan goals, objectives and policies shall control.

3. Interpretation of Undefined Terms – Terms not otherwise defined herein shall be interpreted first by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act Part II, Chapter 163 ~~F.S.~~ Florida Statutes, or other relevant and appropriate State Statutes or Administrative Rules if specifically defined therein; secondly, by reference to generally accepted planning or otherwise professional terminology if technical; and otherwise according to the latest edition of Webster's New Collegiate Dictionary.

4. Administrative Interpretations – It is the responsibility of the Director to make Comprehensive Plan administrative interpretations. Applications for an administrative interpretation together with the appropriate fee as may be required by resolution of the City Commission shall be filed with the Director. Administrative interpretations may be required as a result of one of the following actions:

   a. Failure to obtain a Comprehensive Plan consistency finding based on submission of a building permit, or subdivision or site plan application:

      In the event a building permit, or subdivision or site plan application is found inconsistent with the Plan, the application may be forwarded to the Director for an administrative interpretation. The building permit, or subdivision or site plan application shall serve as the application for an administrative interpretation.

   b. Request for interpretation of land use designation boundaries:

      Written requests are required for administrative interpretations related to land use designation boundaries. The request shall include a legal description of the parcel(s) and depending on the circumstance a current survey may be required. The applicant may submit additional materials that he feels supports his application and the Director may ask for additional information to explain said request.

   c. Any other action that would require a Comprehensive Plan interpretation.

      Any affected party may make application for an administrative interpretation of the Comprehensive Plan. The application would be for a set of circumstances not covered under one of the aforementioned interpretations. Specifically, the application shall include a written statement which clearly identifies the section or sections of the Plan for which an interpretation is required along with references to text, maps, figures and support document(s) which the applicant feels supports the application.

5. Administrative Interpretation of Plan Consistency and its Relationship to the Concurrency Provisions of the Capital Improvements Element – An administrative interpretation resulting in a determination of consistency does not constitute a determination of concurrency, which is a separate determination that is subject to Article 7, Concurrency Management, of the City Land Development Code and the concurrency provisions of the Comprehensive Plan's Capital Improvements Element.

6. Appeal of an Administrative Interpretation – Any administrative interpretation made by the Director under the provisions of this Chapter may be appealed to the City Commission. Appeals may be initiated by any person aggrieved, or by any officer, board, department or agency of City Government. An appeal shall be submitted within 10 days after rendition of the interpretation by filing with the Director and with the Legal Department, a written Notice of Appeal specifying its grounds

together with the appropriate fee, as may be required by resolution of the City Commission. The appeal shall be submitted on a form prescribed by the Director. Upon receipt of the Notice of Appeal, the Director shall transmit to the City Commission all documents, plans, papers, minutes, applications, recommendations or other materials relating to the appealed decision. In its deliberations, the City Commission shall decide that the interpretation of the Director is either consistent or inconsistent with the Comprehensive Plan and then shall direct the disposition of the appeal. In lieu of a consistency/inconsistency ruling, the Commission may determine that the scope of the appeal goes beyond a simple interpretation of the Plan and deals with a substantive issue affecting City policy. Having made such a determination, the City Commission may then refer the application to the Planning Board. The Board shall review the appeal to determine its policy implications and recommend whether or not the appeal would constitute a Comprehensive Plan amendment.

7. Recourses to Decisions of the City Commission – Any City Commission decision on an administrative interpretation may be appealed by an aggrieved person, to the Circuit Court for review by certiorari, within 30 days after the rendition of the City Commission decision. The aggrieved person shall notify all interested persons as required by law and shall have established a record before the City Commission during its hearing on the appeal.

~~B.~~ PLAN AMENDMENTS

From time to time it will be necessary to amend the Comprehensive Plan to keep up with changing conditions, to comply with State mandated updates and evaluations, to achieve implementation of the Plan and to provide citizens and affected parties a means of recourse to participate in the City's Comprehensive Plan Program. All amendments to the Comprehensive Plan shall, as a minimum, comply with the advertising requirements as prescribed by Part II, Chapter 163 F.S. and by City Ordinance. Any action which requires that a change be made to any of the maps, text, figures, tables or charts and any other change having the effect of altering the use of land as prescribed by this Plan shall be deemed to require a Comprehensive Plan amendment. Plan amendments may be initiated by elected bodies, public agencies, appointed officials, advisory boards, public, semi-public or private utilities, individuals and groups, or any other affected person or combinations thereof.

1. Types of Comprehensive Plan Amendments – The Comprehensive Plan may be amended as a result of one of the following types of applications:

   a. Mandated Amendment - an amendment required to comply with State laws and rules thereof. A mandated amendment would include court directed settlements in accord with State law.

   b. Administrative Amendment – an amendment which is initiated by the City Commission through their own actions or acting on the advice or recommendation of the Planning Board, staff or other agency of government.

Development Amendment – an amendment which is initiated by the property owner or his authorized agent to change the Plan so that a particular development type or land use not otherwise consistent with the Plan, would become consistent following the adoption of the amendment. Applicants may be a single individual owning a single parcel or two or more individuals owning contiguous land areas. Applicants may also be an individual or groups of individuals owning 51~~%~~ percent or more of the subject land area. Applicants may be private individuals sponsoring a residential, commercial, industrial or related use or a public agency sponsoring a public use amendment subject to the Comprehensive Plan.

~~c.~~ Small Scale Development Amendment – a Development Amendment that qualifies under the small-scale development amendment provisions of Part II, Chapter 163.3187(1)(c) F.S. and Section 3, below. ~~This Section exempts small-scale amendments from the two-a-year amendment limitations and provides for an accelerated review and adoption schedule.~~

2. Submission of an Application for a Comprehensive Plan Amendment –

   a. Mandated and Administrative Amendments shall not require a formal application, but shall be processed consistent with the amendment requirements of Part II, Chapter 163 F.S. ~~and Administrative Rule 9J-5~~. No fee is required for a Mandated or Administrative Plan Amendment.

   b. Development Amendment applications shall be submitted to the Planning Department on a form prescribed by the Director, together with the appropriate fee as may be required by resolution of the City Commission. Development Amendments may require a pre-application meeting. If required, the Planning Department will schedule the pre-application meeting and may invite other public agencies and representatives as appropriate to attend the meeting.

3. Notification Requirements of Small-Scale Development Amendments –

   Small-Scale Development Amendments require the notification of adjacent property owners in the manner described herein:

   For the purpose of a Small-Scale Amendment, adjoining property is intended to include property for which any portion of the boundary is contiguous to any portion of the boundary of the property encompassed by the proposed "Small-Scale Amendment" and which is not owned or leased by the individual(s) having ownership of the property encompassed by the proposed Small-Scale Amendment. In the case of an intervening easement or right-of-way, this term shall mean the property adjoining said easement or right-of-way which is not owned by the owner(s) of the property encompassed by the proposed Small-Scale Amendment. Where the proposed Small-Scale Amendment encompasses part of a larger property owned or leased by the same individual(s), the boundary of the larger property shall be used to determine the adjoining property(ies).

At least ten days prior to the Planning Board scheduled public hearing date, the ~~landowner, or his duly authorized agent,~~ City shall mail notice of the public hearing to the owner(s) of adjoining property. The latest ad valorem tax record shall be used to identify the name and address of the adjoining property owner(s).

Said notice, which is to be mailed by ~~certified~~ regular mail ~~- return receipt requested~~, shall set forth the time, day, place and purpose of the public hearing. ~~The Planning Department will provide the owner or his authorized agent with a notice form. The owner or his authorized agent shall acknowledge receipt of the notice form.~~

4. Processing of Plan Amendment Applications –

Upon the Director's determination that the application is complete, the Department shall prepare a staff report with all applicable exhibits, information and materials and schedule the application for a Planning Board hearing. The Planning Board shall consider the staff report and forward its recommendation on said Plan amendment to the City Commission. It shall be the responsibility of the City Commission to approve, approve with conditions, continue, or deny the Plan amendment. All Plan amendments must meet the requirements as set forth by Part II, Chapter 163, F.S. and Section 3 above, ~~for Small-Scale Amendment~~ and the applicable Rules of the Volusia Growth Management Commission. Plan amendments are not in effect until the Volusia Growth Management Commission makes a determination of consistency in accordance with their Rules and the Florida Department of Community Affairs determines that the Plan amendment is in compliance with Part II, Chapter 163 F.S. ~~and Administrative Rule 9J-5~~.

~~C.~~ RIGHT TO CHALLENGE DEVELOPMENT ORDER CONSISTENCY WITH COMPREHENSIVE PLAN

The right of any aggrieved or adversely affected party to bring action for injunctive or other relief against the City of Ormond Beach to prevent the City Commission from taking any action on a development order that is not consistent with the Comprehensive Plan shall be as set forth in Part II, Chapter 163.3215 F.S.

ACRONYMS AND ABBREVIATIONS

The following acronyms or abbreviations may be found in this Comprehensive Plan, when used, the acronyms or abbreviations shall have the following meaning:

AAA	Adaptation Action Area
AC	Activity Center (land use classification)
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
ALF	Assisted Living Facility
AMI	Area Median Income
BEBR	University of Florida Bureau of Economic and Business Research
BFE	Base Flood Elevation
BLS	United States Bureau of Labor Statistics
BMP	Best Management Practices
CCCL	Coastal Construction Control Line
CDBG	Community Development Block Grant
CDD	Community Development District
CHHA	Coastal High Hazard Area
CIE	Capital Improvement Element
CITY	City of Ormond Beach
CIP	Capital Improvement Plan
COMP PLAN	City of Ormond Beach Comprehensive Plan
CMS	Concurrency Management System
COR	Constructed Oyster Reefs
COUNTY	Volusia County
CRA	Community Redevelopment Area
CRS	Community Rating System
CUP	Consumptive Use Permit
DEP	Department of Environmental Protection
DHR	Department of Historical Resources
DIA	Data Inventory and Analysis
DOD	Downtown Overlay District
DOH	Florida Department of Health
DRI	Development of Regional Impact
DU/AC	Dwelling Units per Gross Acre
DULA	Dense Urban Land Areas
ECFRPC	East Central Florida Regional Planning Council
ECO	Environmental Core Overlay
ELU	Equivalent Living Unit

ERU	Equivalent Residential Unit
FAA	Federal Aviation Administration
FAAQ	Florida Ambient Air Quality
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FCC	Federal Communications Commission
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FDS	Florida Department of State
FEC	Florida East Coast Railway
FEMA	Federal Emergency Management Agency
FFWCC	Florida Fish and Wildlife Conservation Commission
FGBC	Florida Green Building Coalition
FIHS	Florida Interstate Highway System
FIND	Florida Inland Navigation District
FIRM	Flood Insurance Rate Map
FISH	Florida Inventory of School Houses
FLC	Florida League of Cities
FLUCFCS	Florida Land Use, Cover, and Forms Classification System
FLUM	Future Land Use Map
FP&L	Florida Power and Light Corporation
FS	Florida Statutes
FTE	Full-Time Equivalent
FY	Fiscal Year
GBI	Green Building Initiative
GC	General Commercial (land use classification)
GHG	Greenhouse Gases
GIS	Geographic Information Systems
GPD	Gallons Per Day
GPM	Gallons Per Minute
GSI	Green Stormwater Infrastructure
HC	Heavy Commercial (land use classification)
HDR	High Density Residential (land use classification)
HLPB	Historic Landmark Preservation Board
HUD	United States Department of Housing and Urban Development
HVZ	Hurricane Vulnerability Zones
IA	Interlocal Agreement
IMP	Integrated Management Practices
ISBA	Interlocal Service Boundary Area/Agreement
LDC	City of Ormond Beach Land Development Code

LDR	Low Density Residential (land use classification)
LEED	Leadership in Energy and Environmental Design
LIC	Low Intensity Commercial (land use classification)
LID	Low Impact Development
LI/U	Light Industrial / Utilities (land use classification)
LOSS	Level-of-Service Standard
LPA	Local Planning Agency
LPRO	Low Pressure Reverse Osmosis
LRTP	Long Range Transportation Plan
MDR	Medium Density Residential (land use classification)
MS4	Municipal Separate Stormwater System
MSA	Metropolitan Statistical Area
MSA	Municipal Service Area
MSSW	Management and Storage of Surface Waters
NAICS	North American Industry Classification System
NFIP	National Flood Insurance Program
NHL	National Historic Landmark
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
OFW	Outstanding Florida Waters
OS/C	Open Space/Conservation (land use classification)
PBD	Planned Business Development
PI	Public Institutional (land use classification)
PID	Planned Industrial Development
PMUD	Planned Mixed Use Development
PRD	Planned Residential Development
PSI	Pounds per Square Inch
REA	Rural Estate/Agriculture (land use classification)
ROR	Residential, Office, Retail (land use classification)
R/OS	Recreation/Open Space (land use classification)
ROW	Right-of-Way
RPC	Regional Planning Council, see also ECFRPC
RR	Rural Residential (land use classification)
SCADL	School Capacity Availability Determination Letter
SCS	United States Soil Conservation Service
SE	Special Environmental (zoning district classification)
SFHA	Special Flood Hazard Area
SHIP	State Housing Initiative Program
SIS	Florida's Strategic Intermodal System

SJRWMD	St. Johns River Water Management District
SLDR	Suburban Low Density Residential (land use classification)
SPRC	City of Ormond Beach Site Plan Review Committee
STPP	Sea Turtle Protection Plan
TC	Tourist Commercial (land use classification)
TCEA	Transportation Concurrency Exception Area
TDM	Transportation Demand Management
TIA	Transportation Impact Analysis
TIF	Tax Increment Financing
TMDL	Total Maximum Daily Loads
TMI	Transportation Management Initiative
TPO	Transportation Planning Organization
TSMO	Transportation System Management and Operations
UMAM	Uniform Mitigation Assessment Method
USACE	United States Army Corps of Engineers
USB	Urban Service Boundary
USDASCS	United States Department of Agriculture Soil Conservation Service
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Council
VCARD	Volusia County Association for Responsible Development
VCEM	Volusia County Emergency Management
VCSB	Volusia County School Board
VGMC	Volusia Growth Management Commission
VLOG	Volusia League of Cities
VMT	Vehicle Miles Traveled
VOTRAN	Volusia County Public Transportation System
WAD	Wave Attenuation Device
WTP	Water Treatment Plants

DEFINITIONS OF TERMS AND WORDS

The following words, terms and phrases, when used in this Comprehensive Plan, shall have the meanings ascribed to them in this section. All words not defined in this Comprehensive Plan shall carry their customary meaning as found in the City's Land Development Code or the most recent edition of Webster's New Collegiate Dictionary.

***Abandon* or *abandonment of use or structure*:** to discontinue a use or structure for a period of six (6) continuous months, eighteen (18) months in a two-year (2) period or for a time period greater than specified by the City's Land Development Code without demonstrating intent to continue the use as indicated by the following: (1) Allowing business tax to lapse; (2) Removing utility meters; (3) Not maintaining structure in a habitable condition; (4) Not making unit available for occupation

(i.e., advertising or marketing through a realtor or other agent); and/or (5) Failure to perform actions pursuant to the terms of an active building permit.

Abandonment, street: to vacate, abandon, discontinue and close any existing public or private street, alleyway, road, highway, or other place used for travel, or any portion thereof, and to renounce and disclaim any right of the public in and to any land in connection therewith.

Abutting or adjoining: having a common border with, or being separated from such common border by a right-of-way, alley or easement.

Accessible: describes a site, building, facility or portion thereof that complies with the Florida Accessibility Code.

Accessory dwelling unit: a subordinate habitable living unit that is created on a residential lot with a principal structure that is detached and provides for independent cooking, living, sanitation, and sleeping. Accessory dwelling units shall not be subdivided or otherwise subdivided in ownership from the primary residence.

Accessory use or structure: any use or detached structure customarily incidental and subordinate to the principal use or structure and located on the same lot containing such principal use or structure. Accessory uses or structures contribute to the comfort, convenience or necessity of the principal use or structure. The term "accessory use and structure" includes, but is not limited to, detached patios, swimming pools, tennis courts, barbecue pits, fireplaces, decorative or ornamental structures, air conditioner compressors, fuel storage tanks, utility buildings, fences, walls and the like. Accessory uses or structures are not allowed except in conjunction with an existing principal use.

Addition: a construction project physically connected to the exterior of a contributing property. For the purpose of floodplain management, the term "addition" means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.

Adequate school capacity: the circumstance where there is sufficient school capacity by school type, based on adopted level-of-service standards (LOSS), to timely accommodate the demand created by a proposed residential development.

Adult family care home: a full-time, family-type living arrangement, in a private home, under which a person or persons provide, for profit or not for profit, room, board and one (1) or more personal services, as appropriate for the level of functional impairment, for no more than five (5) frail elders or disabled adults as defined under Florida Statutes Section 429.65, who are not relatives.

Adverse impacts: any modifications, alterations or effects on a feature or characteristic of a natural resource such as a beach and dune area, designated species, community waters, wetlands, or upland vegetative community, including their quality, quantity, hydrodynamics, surface area, species composition, living resources, aesthetics or usefulness for human or natural uses which are or may potentially be harmful or injurious to human health, welfare, safety, or property, to biological productivity, diversity, or stability or which unreasonably interfere with the enjoyment of life or property, including outdoor recreation. Any result of a development action, including the

secondary impacts of development, that would reduce, over time, the quantity or quality of a natural community, the population of a species, the habitat of a species or the significant attributes of other regionally significant resources covered by the City's Land Development Code.

Aesthetics: the science and philosophy of beauty.

Affordable housing: quality designed housing which is available to a household earning one hundred and twenty percent (120%) or less of area median income (adjusted for family size), which can be rented or purchased in the market without spending more than thirty percent (30%) of household income.

Agricultural uses, major: agricultural activities involving silviculture, apiaries, aviaries, pisciculture, the raising of livestock or worms, dairying, and kindred activities, hog farming, poultry farming and similar uses that may produce excessive noise, odor or dust.

Agricultural uses, minor: agricultural activities restricted primarily to the cultivation, production, processing, packaging and storage of crops, orchards, forage and pasture. These uses allow the sales of agricultural products, including hay and livestock grown or raised on the premises.

Agriculture: the cultivation of the soil primarily consistent with the standards of this article and secondarily consistent with best management practices for food products or any other useful or valuable growths of the field or garden; also, by extension farming, including any industry practiced by a cultivator of the soil in connection with such cultivation, as breeding and rearing of stock and dairying.

Airport: any area of land designed and set aside for the landing and takeoff of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

Aisle: traffic circulation paths between vehicles or rows of parking stalls that allow access to individual stalls.

Alteration: any act or process, which changes one (1) or more of the exterior architectural features of a contributing property.

Alteration of a watercourse: a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Amendment: a change made to either a map or the text of this Comprehensive Plan in accordance with general law.

Animal: all nonhuman species of animal.

Apartment: a customarily renter occupied dwelling unit constructed as part of a group of three (3) or more dwelling units, having common utility service and maintenance furnished by the management.

Appeal: a request for a review of the Planning Director's interpretation of the Comprehensive Plan

Applicant: a landowner, developer, builder or other authorized person who files a petition for a development order and/or a development permit.

Aquatic preserves: an exceptional area of submerged lands and its associated waters and adjacent uplands set aside by the city, the county, the state or a federal agency for the purpose of leaving and maintaining the area in its natural or existing condition.

Aquifer: a geologic formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield useful quantities of groundwater to wells and springs.

Archaeological site: any site which contains prehistoric or historic artifacts, relics or structures which represent a particular culture, historic event or epoch and which is of local, regional, state or national significance.

Artificial drainage system: any canal, ditch, culvert, dike, storm sewer or other manmade facility, which tends to control the flow of surface water.

Artificial erosion: the loss or washing away of sand, sediment, or other material from riparian property caused by manmade projects and operations, which result in submerged lands formerly not covered by water.

Assisted living facility: any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator.

Backlogged roads: roads that operate below the adopted level-of-service, are not in the Florida Department of Transportation (FDOT) three-year (3) work program and are not constrained.

Base flood: the flood having a one-percent chance of being equaled or exceeded in any given year. The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual-chance flood."

Base flood elevation (BFE): the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM).

Beach: that area of unconsolidated material that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation (usually the effective limit of storm waves).

Best management practices: management practices accepted by the City and found in the most current edition: (1) Of the Silviculture Best Management Practices Manual, state department of agriculture and consumer services, division of forestry; (2) Of a Manual of Reference Management Practices for Agricultural Activities; (3) Of the Florida Development Manual, state department of environmental protection; or (4) As otherwise accepted and approved by the City Engineer and Chief Building Official.

Bicycle lane or bike lane: a portion of a roadway, or a lane adjacent to a roadway, which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

Bicycle path: any road, path, or way that is designed and intended for use by pedestrian and bicycle travel, which motor vehicles are prohibited or controlled.

Buffer/bufferyard: a strip of land with natural or planted vegetation located between a use or structure and another use or structure to separate and, in some cases, partially or completely obstruct the view of two (2) abutting land uses or properties from each other, to mitigate incompatible impacts one (1) use or structure would otherwise place on another, or to create horizontal separation between uses to discourage encroachment of development impacts from one (1) use onto another use.

Buffer, perimeter: the reserved area along the boundary of a parcel in which landscaping, natural vegetation, and/or walls, fences or berms provide a separation for uses of differing type and intensity as well as providing an attractive boundary between parcels.

Buffer, roadway: the reserved area within and along the boundary of a parcel abutting road right-of-way in which such area is placed landscaping, preserved natural vegetation and/or walls, fences or berms that provide a separation of uses and adjacent roadway impacts and that create an aesthetic roadway corridor on which to travel.

Buffer, upland: an area of undisturbed or appropriately managed vegetation that surrounds wetlands and other natural communities, conservation area, a species and its habitat, or a significant regional resource that is utilized to minimize man-induced disturbances and adverse impacts, including the secondary impacts of development, from either interfering with the life history requirements of a species, or causing adverse changes in the plant or faunal species, or causing adverse changes in the plant or faunal species composition or quality of a natural community. The buffer also serves to create horizontal separation between such natural resources and impacts generated by adjacent uses or structures. The buffer includes canopy, understory and ground cover, which consist of preserved existing vegetation or planted native species in those areas where the buffer was significantly disturbed previously.

Buffering: the use of any manmade or natural materials or open space in any fashion designed to limit the effects of one (1) land use upon adjoining land uses, conservation areas, or natural resources.

Buildable area: the portion of a lot remaining after required yard and required open space and landscaped areas have been provided.

Building: any structure, either temporary or permanent, having a roof impervious to weather that encloses a space used for sheltering any occupancy.

Building height: See *Height, building.*

Building permit: an official document or certification issued by the building official authorizing performance of a specified activity.

Building, principal: a building in which the principal use conducted on the premises is situated.

Building setback line: the required minimum horizontal distance between the front, rear or side lines of the lot and the front, rear or side lines of the building.

Bulkhead line: a legally described line established in or along the Atlantic Ocean, a river, watercourse or other body of water, in order to fix and establish the maximum distance from the water within which property improvements may be permitted. The term "bulkhead line" includes the terms "seawall line" and "coastal construction setback line."

Capacity Enhancement Agreement: an agreement entered into by the City, the School Board and applicant for a Comprehensive Plan amendment or rezoning which increases residential densities in order for a Finding of Adequate School Capacity to be issued by the School District.

Carrying capacity: the maximum number of individuals that a given area can satisfactorily support based on the availability of food, shelter, breeding sites and other factors related to the life history requirements of a wildlife species.

Certificate of Concurrency (COC): a determination by the City that the facilities addressed under the concurrency system will be in place concurrent with the impacts of the development.

Certificate of Occupancy: a document prepared by the administrative official certifying that a specific development has been designed and constructed in a manner consistent with applicable terms of the City's Land Development Code and applicable building codes so long as uses associated with the development are carried out consistent with all applicable laws and ordinances.

Change of use: any change, modification or alteration of the use of any structure, lot, or building from one (1) defined principal use to another. In instances where the principal use is not defined, the defined use nearest to that of the specific use shall apply.

Child care: includes any child care center or child care arrangement which provides child care for more than five (5) children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. Facilities that are not considered child care are further defined in the City's Land Development Code.

Clearing: the removal of trees, brush and other ground cover from the land by hand or mechanical means. The term "clearing" does not include sight trails necessary for the surveying of the subject parcel.

Cluster subdivision, single family dwelling: a subdivision in which lot sizes are reduced below the minimum required conventional single-family lot size to concentrate development density thereby creating additional common open space.

Coastal construction control line: that line established by F.A.C. rule as 62B-26.023. Such line generally identifies the landward extent of that portion of the beachdune system which is subject to severe fluctuations based upon a one hundred year (100-year) storm surge, storm waves or other predictable weather conditions, as established by the Department of Environmental Protection in accordance with F.S. § 161.053.

Coastal High Hazard Area (CHHA): that portion of the city within the "threat 'a' evacuation zone" category 1 storms, as identified in figure 1 of the Coastal Management Element.

Coastal planning area: the criteria for determining the boundaries of the coastal planning area; also known as the Adaptation Action Area (AAA) within the jurisdiction of the City of Ormond Beach are listed in Chapter 163.3177, F.S. Figure 2 of the Coastal Management Element displays the coastal area for the City.

Common areas/space: any part of a development designed and intended to be used in common by the owners, residents or tenants of a development.

Compact development: a planning term that seeks to use land efficiently through mixed use with existing infrastructure. The concept also aims to cluster residential lots to preserve land areas, including wetlands.

Comprehensive plan: the City of Ormond Beach Comprehensive Plan, as may hereinafter be amended and which was prepared and adopted pursuant to F.S. ch. 163, pt. II.

Concurrency: a state or condition where adequate capacity exists of certain public facilities and services as measured by adopted level-of-service standards and where such adequate capacity is available concurrent with the impacts of development. In addition, transportation facilities needed to serve new development shall be in place or under actual construction within three (3) years after the local government approves a building permit or its functional equivalent that results in traffic generation.

Concurrency Reservation Certificate (CRC): a certificate attesting that adequate capacity to provide necessary public facilities to meet concurrency requirements is currently available to meet the demands of the development subject to a certificate making such assurance to be issued with the building or site development permit.

Concurrency service area level-of-service standard (LOSS): the maximum acceptable percentage of school utilization determined by dividing the total number of students for all schools of each type in each CSA by the total number of permanent student stations for that type of school in each CSA.

Condominium: a single-family or multifamily dwelling unit separately owned and valued for property tax purposes, with common areas under group ownership and property taxes paid by a homeowners' association.

Cone of influence: for purposes of regulating development and land use under section 3-19 of the City's Land Development Code, public water supply wellfield protection, the area surrounding a pumping well operating continuously for at least a twenty-four-hour (24) duration within which the water table or potentiometric surfaces have been changed by more than one (1) foot due to groundwater withdrawal.

Conservation area: any area that has been set aside for environmental protection through conservation easements, dedicated open space or other legal mechanism.

Consistent: in accordance, in compliance, in agreement and to the same extent as.

Construction: the erection of an on-site improvement to a building, structure, or site located within a designated historic district, historic site, historic landmark or an archaeological site.

Consumptive use: any use of water, which reduces the supply from which it is withdrawn or diverted.

Contract: the agreement executed by the developer and the contractor for the performance of the work, or between the developer and the city for faithful performance, as indicated.

Contractor: the person with whom the developer has executed a contract for the performance of the work connected with a subdivision, or his legally authorized representative.

Crown of road: the elevation of the highest surface of street pavement within the right-of-way abutting the property or the elevation approved by the city engineer.

Cul-de-sac: a street terminated at the end by a vehicular turnaround.

Cultural and civic activities: activities typically performed by public or private not-for-profit entities for the promotion of a common cultural or civic objective such as historical, literary, scientific, musical, dramatic, artistic or similar objectives.

Demolish: to alter a structure in such manner as to render it unfit for use to such an extent that repair is not feasible or is so costly as to be economically prohibitive. Alterations within the scope of an approved building permit shall not be regarded as demolition as defined in this section.

Density: the total number of dwelling units per gross acre of land. For purposes of computing density allowances, the total amount of unbuildable area, including wetlands, retention ponds, and inaccessible areas shall not exceed ten percent (10%) of the gross acreage. Density, in turn relates to the total population load on the land in terms of families or persons per acre. In calculating maximum potential densities for any given parcel of property, such calculations shall be exclusive of that existing portion which is considered to be submerged lands.

Deposited or discharged: as pertains to hazardous materials, any spilling, leaking, seeping, pouring, emitting, emptying or dumping. The term "deposited" or "discharged" does not include the use of a hazardous material in accordance with its intended use as specified by the manufacturer.

Designated species (endangered or threatened species): includes those classified, by either the Florida Fish and Wildlife Conservation Commission or the U.S. Fish and Wildlife Service, as endangered, threatened or species of special concern, or those species actively being considered for such designation.

Detention: the collection and temporary storage of stormwater or surface water for subsequent discharge at a rate that is less than the rate of inflow.

Developer: any person who acts in his own behalf or as the agent of an owner of property and engages in development or the alteration of land or vegetation in preparation for construction activity.

Development activity or development: includes any of the following activities: (1) Construction, clearing, filling, excavating, grading, paving dredging, mining, drilling or otherwise significantly disturbing the soil of a site. (2) Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or water management system, and including the long-term storage of materials. (3) Subdividing land into two (2) or more parcels. (4) A tree or vegetation removal for which authorization is required under the City's Land Development Code. (5) Erection of a sign for which authorization is required under the City's Land Development Code. (6) Alteration of a historic property for which authorization is required under the City's Land Development Code. (7) Changing the use of a site so that the need for parking is increased. (8) Construction, elimination or alternation of a driveway on a public street.

Development agreement: an agreement entered into between the city and a developer and property owner for the purpose of assuring the city that the property owner/developer shall provide required on-site and/or off-site improvements according to established schedules, meet development and

construction design conditions acceptable to the city, and establish developer commitments that demonstrate that the development meets or exceeds requirements set forth in the Land Development Code and the Comprehensive Plan. The term "development agreement" includes, but is not limited to, agreements authorized pursuant to the Florida Local Government Development Agreement Act (F.S. § 163.3220 et seq.) and F.S. § 380.032, both as may be amended from time to time.

Development order: any order granting, denying or granting with conditions an application for approval of a development project or activity.

Development permit: any official city document, which authorizes the commencement of construction or land alteration without need for further application and approval. Development permits include: all types of construction permits (plumbing, electrical, foundation, mechanical and so forth, in addition to the building permit itself), grading and clearing permits, tree removal permits, street graphic permits, etc.

Discharge, point of: the outflow of water from a project, site, aquifer, drainage basin or facility.

District: an area or areas of the city designated on the zoning map as being subject to the uniform regulations and requirements of a particular zoning category established in this chapter.

Dock: a fixed or floating structure, including moorings, used for the purpose of berthing buoyant vessels or other water-dependent recreational use.

Documentation: photographs, slides, maps, drawings, graphics, plans, factual written descriptions or legal records.

Drainage system, natural: watercourses or those wetlands which convey water to natural points of discharge or which store water.

Drainage systems (surface water or stormwater): all artificial stormwater control systems, facilities and structures including, but not limited to, basins, canals, conduits, channels, culverts, dams, impoundments, pipes, reservoirs, swales and other such works or natural features such as wetlands, creeks, rivers and lakes that provide collection, drainage, conveyance or other surface water management capabilities located inside publicly-owned rights-of-way or easements.

Dredging: excavation by any means in water or wetlands. The term "dredging" also means the excavation or creation of a water body.

Driveway: a paved area on a site used for ingress and egress of vehicles.

Dune: a mound or ridge of loose sediments, usually sand-sized, lying upland or landward of the beach or shore, and deposited by any natural or artificial means. The term "dune" may also include a beach ridge, dune ridge, chenier or similar topographic feature.

Dune, primary: the first natural or manmade mound or bluff of sand which is located landward of the beach which has substantial vegetation, height, continuity and configuration.

Dwelling, duplex: a building containing only two (2) dwelling units.

Dwelling, multiple-family: a building containing three (3) or more dwelling units.

Dwelling, quadraplex: a building containing four (4) dwelling units.

Dwelling, single-family detached: a building containing only one (1) dwelling unit that is entirely surrounded by open space and not attached to another dwelling unit's foundation or roof or joined at one (1) or more sides by a party wall or walls.

Dwelling, triplex: a building containing three (3) dwelling units.

Dwelling unit: a room or rooms connected together to form a separate and independent housekeeping establishment to be occupied by one (1) family and containing sleeping facilities, sanitary facilities and one (1) kitchen.

Dwelling unit, attached: a dwelling unit that is attached in any manner to another dwelling unit's foundation or roof or joined at one or more sides by a party wall or walls.

Easement: a grant to another party by a property owner of the right to use land for a specific purpose, such as, but not limited to, drainage or placement of utility lines, protection of conservation areas or the movement of vehicles or people.

Easement, conservation: a legal document consistent with F.S. § 704.06, executed by a property owner to ensure that the natural resource values of the property as identified therein are preserved and protected indefinitely. Easements may also be incorporated within a plat.

Engineer: a person professionally licensed by the state to practice engineering.

Environmentally sensitive land: shall include but is not limited to the following areas: (1) All areas of the City shown as "Open Space/Conservation" on the Future Land Use Map. (2) All areas proposed for acquisition for conservation (e.g., Conservation and Recreational Lands, Land and Water Conservation Fund, Volusia County Land Acquisition Trust Fund proposal sites). (3) Halifax River and adjacent lands including wetlands and vegetative buffers. (4) Tomoka River and adjacent lands including wetlands and vegetative buffers. (5) Intact sand dunes and beach. (6) All creeks or streams, adjacent lands including wetlands and vegetative buffers (e.g., Thompson's, Strickland, Groover, Priest, and Dodson's Creeks; Misner's Branch and the Little Tomoka River). (7) All floodways and flood prone areas. (8) Critical habitat areas for designated flora, fauna, and marine species. (9) Primary aquifer recharge areas. (10) Wellfield protection zones of influence associated with municipal wellfields. (11) Areas subject to erosion. (12) Tomoka Marsh Aquatic Preserve and the Tomoka River Manatee Sanctuary.

Equivalent living unit: a measure of consumption for impact fee calculations.

Erosion: the wearing away of land surface by the action of wind, water, gravity or any combination thereof.

Estuary: a semi-enclosed, naturally existing, coastal oriented body of water in which saltwater is naturally diluted by freshwater and which ultimately has an open connection with oceanic waters. The estuary in Ormond Beach includes, but is not limited to, the Halifax River, portions of the Tomoka River and its tributaries.

Evacuation routes: routes designated by the county civil defense authority or the local peacetime emergency plan as necessary for the movement of persons to safety in the event of a hurricane or coastal flood hazard.

Families, low- and moderate-income: lower income families as defined under the Section 8, Federal Assisted Housing Program, or families whose annual income does not exceed eighty percent (80%) of the median income of the area.

Family: one (1) or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage or adoption, no such family shall contain over four (4) persons. Domestic servants employed on the premises may be housed on the premises without being counted as a separate family or families. In addition, a related family may have up to two (2) unrelated individuals living with them.

Federal Emergency Management Agency (FEMA): the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Fence or wall: a structure intended to separate or enclose or define space, basically freestanding, constructed of one (1) or more of materials such as wire, wood, stone, cement or brick, designed to be decorative or ornamental or to serve utilitarian purposes as to control ingress or egress of persons or animals. The term "fence" may include a hedge, wall or landscaped berm.

Filling: the depositing of any materials by any means into water, wetlands, floodplain or upland area.

Finding of available school capacity: a determination by the county school district that public school concurrency has been achieved, based on the projected impacts of a residential development. A finding of available school capacity may be based upon an executed proportionate share mitigation agreement.

Finding of no available school capacity: a determination by the county school district that public school concurrency has not been achieved, based on the projected impacts of a proposed residential development and the failure of the applicant to proffer an acceptable proportionate share mitigation agreement.

Florida Inventory of School Houses (FISH): an official inventory report of all county school district-owned facilities.

Flood or flooding: a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters; and/or (2) The unusual and rapid accumulation of runoff or surface waters from any source.

Flood hazard area: the greater of the following two areas: (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year. (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Floodplain: any land area susceptible to being inundated by floodwaters from any source.

Floodplain manager: the office or position designated and charged with the administration and enforcement of the floodplain management and protection regulations of the City's Land Development Code, may be referred to as the floodplain administrator.

Floodplain, tidal: an area likely to flood or become inundated from water, which is subject to tidal action.

Floodway: the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water-surface elevation more than a designated height. The term "floodway" is synonymous with the term "regulatory floodway."

Floor area: the sum of the gross horizontal areas of all floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings, excluding attic areas with a head room of less than seven feet (7'), unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, vehicle parking structures, basement space, or porches, patios, breezeways, sunporches and other similar structural additions that are unenclosed or enclosed with screening. Where no exterior wall encloses a retail or other similar commercial use, such as outdoor dining areas, the floor area is measured from the perimeter or edge of the floor or as may otherwise be defined within the City's Land Development Code.

Floor area ratio: the extent of development of any lot, expressed as a ratio of the gross floor area of all buildings on the lot (or of all principal buildings on the lot if the ratio is so limited) to the total developable lot area.

Florida Building Code: the family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Freeboard: a factor of safety, expressed in feet above a flood level which is applied for the purpose of floodplain management. Freeboard is used to compensate for the many unknown factors that could contribute to flood heights greater than those calculated for a selected flood or floodway conditions.

Golf course/country club: a course of at least ten (10) acres devoted to the game of golf and does not include miniature golf or standalone driving ranges. Driving ranges may serve as an accessory use to a bona fide eighteen-hole (18) golf course.

Golf course, contoured: a golf facility contained on less than ten (10) acres and used for instruction and practice of the game of golf. Such facility includes practice driving ranges, putting greens, and or both.

Greenbelt and Gateway Preservation District: the preservation of large natural areas and vegetation leading into the city. Specific roadways are designated as greenbelt areas. Refer to greenbelt and gateway preservation districts in the City's Land Development Code for specific requirements.

Groundwater: water beneath the surface of the ground whether or not flowing through known and definite channels.

Group home: any building or part thereof whether operated for profit or not, which undertaken through its ownership or management to provide, for a period exceeding twenty-four (24) hours, services to individuals who require such services. The ownership or management must have obtained applicable licenses from the state to provide services rendered to resident occupants or

clients. The term "group home" includes individuals who are elderly, developmentally disabled, physically disabled or dependent children.

Habitat: the particular natural community or communities that typically supports a population of a particular plant or animal species.

Hazardous substances: any substances or materials in a quantity or form which, as determined by the city engineer or his designee, pose an unreasonable and imminent danger to the life, health or safety of persons or property or to the natural environment and shall include, but not be limited to, such substances as explosives, radioactive materials, petroleum or petroleum products or gases, poisons, etiologic (biologic) agents, flammables and corrosives; and hazardous wastes. Such materials and substances include, but are not limited to, the following: (1) Substances listed on the state substances list as set forth in F.A.C. 62-150.200, as amended. (2) 40 CFR 261, identification and listing of hazardous wastes, adopted May 19, 1980. (3) 40 CFR 302.4, table 302.4, list of hazardous substances and reportable quantities, as amended. (4) 40 CFR 355, appendices A and B, lists of extremely hazardous substances, as amended. (5) Any other hazardous or harmful substance, waste or material as so defined in any state or federal statute or regulation.

Hazardous substances storage system: any one (1) or combination of tanks, sumps, wet floors, waste treatment facilities, pipes, vaults or other portable or fixed containers used, or designed to be used, for the storage of hazardous substances at a facility.

Height, building: the vertical distance from finished grade to the highest finished roof surface in the case of flat roofs or the midpoint of the highest most continuous roofline between the eaves and ridge for gable, hip, and gambrel roofs, except that in no case shall any building exceed a maximum height of seventy-five (75) feet when measured from the average median lot elevation to the highest point of any structure and/or attached services.

Historic district: a geographically defined area possessing a significant concentration, linkage, or continuity of landmarks, improvements, or landscape features united by historic events or aesthetically by plan or physical development, and which area has been designated as a historic district by ordinance; such a district may have within its boundaries noncontributing properties which, while not of such historic significance as to be designated as historic landmarks, nevertheless contribute to the overall character of the district.

Historic landmark: any site, structure, building or object meeting one (1) or more of the criteria specified in Chapter 2, Article VI of the City's Land Development Code, overlay districts.

Historic preservation, mixed use: limited nonresidential use of a single-family residence, which is listed on either the National Historic Register or the City's local landmarks list.

Hospitals and extensive care facilities: institutions providing health services, primarily for in-patients and medical or surgical care; including, as an integral part of the institution, related facilities, central service facilities and staff offices.

Hotel: a building or group of buildings in which sleeping accommodations are offered for rental primarily for transients on a short-term basis and the primary means of access to the sleeping rooms is through an inside lobby. Not more than thirty (30) percent of the hotel rental units may be designed with kitchens for use by the occupants. A hotel is subject to the regulations of the division of hotels and restaurants of the state Department of Business and Professional Regulation.

Hurricane shelter: a structure designated by the city or county as a place of safe refuge during a coastal storm or hurricane.

Hurricane vulnerability zone: the portion of the city within the category 3 to 5 storm surge, as identified in Figure 1 of the Coastal Management Element of this Comprehensive Plan.

Hydric soil: a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part that favor the growth and regeneration of hydrophytic vegetation (USDA Natural Resources Conservation Service, March, 2014). Hydric soils that occur in areas having positive indicators of hydrophytic vegetation and wetland hydrology are wetland soils. In addition, soils are hydric according to the soil profile which obtains hydric characteristics of organic matter accretions at the soil surface, high organic matter content in soil surface layer, and gray soil matrix color near the surface layer (soils which undergo saturation for a sufficiently long period of time usually give distinct gray color resulting from oxidation and reduction processes).

Hydrologic and hydraulic engineering analysis: an analysis performed by a professional engineer in accordance with standard engineering practices as accepted by FEMA, for the purpose of determining base flood elevations and/or floodway boundaries.

Impervious: surface material incapable of being penetrated by moisture and preventing the percolation of water to subsurface areas.

Improved and open road: a road that has been accepted by the City as a public street or private street if approved by plat, in accordance with chapter 4, article II of the City's Land Development Code.

Improved property: any real property that has a principal structure or principal outdoor use located thereon.

Improvements: include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street name signs, landscaping, permanent reference monuments (PRMs), permanent control points (PCPs) or any other improvement required by a governing body.

Industrial park: a defined geographic area planned and coordinated for the development of various industrial uses and associated activities. An industrial park is designed, constructed, and managed on an integrated basis with particular attention given to vehicular circulation, parking, utilities, stormwater management, building design, signage and landscaping.

Industrial uses: a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and warehousing and distribution of such products, but excluding basic industrial processing. All manufacturing activities and associated equipment and storage occur inside a completely enclosed building, unless otherwise authorized by the city on a limited basis through a special use permit, special exception or development agreement.

Industrial wastes: the liquid wastes from industrial processes and distinct from sanitary sewage.

Industry: any activity involving the manufacturing of any commodity including the assembly, packaging, canning, bottling or processing of any items. To change any commodity in

composition, form, size, shape, texture or appearance is deemed to be an industrial process. The term "industry" includes the term "manufacture."

Industry, heavy: a use engaged in the basic processing and manufacture of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Storage and manufacturing activities may be permissible outdoor activities subject to requirements of the City's Land Development Code.

Infill (development): development projects on vacant or underutilized lands in developed areas of the City or with existing infrastructure on the property.

Infrastructure: manmade structures which serve the common needs of the population, including, but not limited to, roadways, water and wastewater treatment systems, solid waste facilities, drainage and retention facilities and wellfields.

Integrated management practice (IMP): a low impact development practice or combination of practices that are the most effective and practicable (including technological, economic, and institutional considerations) means of controlling the predevelopment site hydrology.

Irrigation: the process of artificially applying water to living plant material.

Irrigation system: the supply of water to landscape areas by an automatic sprinkler system.

Land: the earth, water, air, above, below or on the surface, and includes any vegetation or structures customarily regarded as land.

Land, submerged: lands beneath navigable waters as follows: (1) All lands within the boundaries of the state which are covered by nontidal waters that were navigable under the laws of the United States at the time the state became a member of the Union, or acquired sovereignty over such lands and waters thereafter, up to the ordinary high-water mark as heretofore or hereafter modified by accretion, erosion, and reliction; (2) All lands permanently or periodically covered by tidal waters up to but not above the line of mean high tide and seaward to a line three (3) geographical miles from the coast line of the state and to the boundary line of the state as it existed at the time it became a member of the Union, or as heretofore approved by Congress, extends seaward (or into the Gulf of Mexico) beyond three (3) geographical miles; and (3) All filled in, made, or reclaimed lands which formerly were lands beneath navigable waters, as described in this definition.

Land use: the development that has occurred on the land or that is proposed by an applicant for the land, or the use that is permissible or permitted on the land under this Comprehensive Plan.

Landscape architect: the City's landscape architect or designee.

Landscape features: any permanent structure, such as trellis, arbor, fountain, pond, garden sculpture, landscape lighting, decking, patio, decorative paving, gazebo, monument or pole signage and other similar elements.

Landscaping: includes of any of the following or combination thereof, but is not limited to: (1) Turf grass, ornamental grass, ground covers, shrubs, vines, hedges, trees or palms; and (2) Nonliving durable material commonly used in landscaping, such as earthberm, rocks, pebbles,

sand, walls or fences. The term "landscaping" does not include any impervious surfaces or synthetic materials.

Lawn: an area planted with lawn grasses.

Level of service: an indicator of the extent or degree of service provided by or proposed by a facility based on and related to its operation characteristics, as established by the adopted Comprehensive Plan.

Lot: a plot, parcel or tract of land of at least sufficient size to meet the minimum zoning requirements for use, lot coverage, area, width and other requirements of the City's Land Development Code that may be applicable. Nonconforming lots of record are exempted from certain provisions under the terms of the City's Land Development Code.

Lot frontage: any side of a lot that abuts the public right-of-way or a private ingress/egress easement. For double frontage lots, rear yard access is prohibited unless specifically approved by a development order issued by the City Commission.

Lot, illegal nonconforming: a lot that was never duly approved by the City and fails to conform to the present land development regulations.

Lot lines: the boundary lines of the lot.

Low impact development: a stormwater management approach that uses a suite of hydrologic controls (structural and non-structural) distributed throughout the site and integrated as a treatment train (i.e., in series) to replicate the natural hydrologic functioning of the landscape which ranges in effective area from the residential lot level to the entire watershed.

Maintain: to preserve from decline, keep in an existing state or retain in possession or control.

Manufactured home community: an area of land under single ownership where designated areas for manufactured homes are rented or sold on a condominium basis and which meet the requirements of the Planned Development Mobile Home Community and which has a minimum gross site area of fifty (50) acres.

Manufactured home park or subdivision: a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Manufactured home/mobile home: a structure, transportable in one (1) or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, which is built on a permanent, integral chassis, and designed to be used with or without a permanent foundation when attached to the required utilities. The term "manufactured home/mobile home" does not include "recreational vehicle or park trailer."

Marina: a small craft harbor complex designed and used for storing, fueling, berthing and launching of private pleasure watercraft.

Mean high water: the intersection of the local elevation of mean high water as established under F.A.C. ch. 18-21, sovereignty of submerged land management. The term "mean high water" means the average height of the high tides over a nineteen-year (19) period. For shorter periods of observation, the term "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations.

Mean high-water line/mark: the intersection of the tidal plane of mean high water with the shore. Mean high water is the average height of high waters over a nineteen-year (19) period. (See F.S. § 177.27(15).)

Mining or excavation: the removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances or organic substances other than vegetation, from water or land on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.

Mixed use development: a development or building designed and constructed to accommodate more than one (1) principal use.

Mixed uses: the occupancy of a principal building by two (2) or more principal uses.

Mobile home: See *Manufactured home.*

Motel: a building or a group of buildings in which sleeping accommodations are offered for rental primarily to transients and having individual access from the units to the parking lot. A motel is subject to the regulations of the division of hotels and restaurants of the state Department of Business and Professional Regulation.

National Flood Insurance Program (NFIP): the federal program that makes flood insurance available to owners of property in participating communities nationwide through the cooperative efforts of the federal government and the private insurance industry.

Native plants: those plants, including commonized plants, which are appropriate to the ecological setting, are not exotic invasive plants, are tolerant of the hydrological conditions of the site, and require little maintenance upon maturity.

Natural area: an area identified on an approved site plan containing natural vegetation which will remain undisturbed when the property is fully developed.

Natural flow: the rate, volume and direction of the surface [water] or groundwater flow occurring under natural conditions.

Natural vegetation: vegetation existing prior to development of a site which includes understory vegetation and typically includes a wooded area, of generally native species. The term "natural vegetation" does not include invasive exotic or nonnative vegetation.

Noise: a subjective description to an undesirable or unwanted sound.

Nonresidential use or activity: any use or activity occurring on any described parcel of land, whether or not within a structure, with the exception of residential activity as defined herein.

Obstruction: any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Official zoning map: the map that graphically illustrates the boundaries of each zoning district and meets the requirements of the zoning map referred to in chapter 2, article I of the City's Land Development Code.

On-site: occurring or located within the boundaries of a project, lot, or parcel, as may be applicable to the circumstance.

Open space: that portion of a development that is used for landscaping, landscape buffers, landscaped areas above the pop-off elevation of stormwater retention ponds, conservation areas, tree preservation areas, beach outside of public lands and permeable surfaces of outdoor recreation areas. A minimum of twenty percent (20%) of any development's ground surface shall be open space, but may be more to comply with standards set forth in the City's Land Development Code or may be less if explicit standards reduce the minimum open space standard.

Open space, common: an area of land that is reserved primarily for the leisure and recreational or other utilitarian use of all residents of a particular land development project and is owned and maintained in common by such residents or the project management.

Open space use, public: a landscaped or naturalistic area used primarily for passive recreation, active recreation, visual amenity or for purposes of environmental conservation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, and native plant community conservation areas and preserves, public parks, and stormwater facilities that are visual amenities. An open space use is accessible to all residents. An open space use does not include uses requiring membership. An open space use may be privately-owned, owned in common or publicly owned.

Owner: any person or legal entity having sufficient proprietary interest to undertake development authorized through this Comprehensive Plan and the City's Land Development Code.

Park and recreation facilities, private: the use of land, buildings, and structures for park and recreational purposes provided for the exclusive use by residents of a subdivision or development.

Park and recreation facilities, public: the recreational areas and facilities owned, operated and maintained by a municipality, county, state or federal government, or any agency thereof for the purpose of providing park facilities and/or recreation activities such as swimming, tennis, and other court games, field sport and similar indoor/outdoor facilities. Such parks and areas are developed for use by the general public. These facilities may include: (1) ***Parks and recreation, active:*** leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or fields. This may include, but is not limited to, swimming, tennis and other court games, baseball and other field sports, and playground activities. (2) ***Parks and recreation, passive:*** leisure time activities not considered active. This may include water-related activities such as boardwalks and interpretive trails, fishing piers as well as boating. Passive recreation may also include non-water-related activities such as hiking, golfing, observation towers and picnicking.

Parking: a temporary, transient storage of private passenger motor vehicles used for personal transportation while the operators of such vehicles are engaged in other activities. The term "parking" does not include storage of new or used cars for sale, service, rental or any other purpose except as specified herein.

Parking area, off-street: all areas located outside of the right-of-way which are designed and constructed for the circulation and parking of automobiles, motorcycles and bicycles, unless

otherwise authorized by the City for other vehicles (i.e., boats, heavy equipment, etc.), and all land upon which vehicles traverse as a function of the principal uses.

Parking, bicycle: an off-street parking area exclusively for the temporary storage of bicycles.

Parking lot: an off-street, ground level area for the temporary, transient storage of private passenger motor vehicles and such area has been approved by the City for parking, as such term is defined in this article.

Parking, off-street: a lot or parcel of land or structure designed, constructed, or utilized for the temporary parking of operational and licensed motor vehicles and for bicycles.

Parking, remote: a parking lot or parking garage not located within the same lot or an adjacent lot to the use for which the parking facility serves.

Parking, shared: a parking lot or parking garage, whether located on-site or occurring as remote parking, which is approved by the City to accommodate the parking needs for two (2) or more property owners.

Pavement: that part of a street composed of vehicular travel lanes having an improved surface of asphalt, concrete, brick or other paving materials acceptable to the City engineer.

Pedestrian access: an improved surface that connects the public right-of-way with private property or a building entrance.

Permit: an official document or certificate issued by the appropriate City official authorizing the performance of a specified activity.

Permit approving authority: the City agency or official, as authorized by this Comprehensive Plan and the City's Land Development Code, responsible for providing final approval of the overall development applications including, but not limited to, the Site Plan Review Committee, the Planning Board, the City Commission, City Engineer, Planning Director and the Chief Building Official.

Person: any individual, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation, group, or unit of federal, state, county or municipal government, or two (2) or more persons having a joint or common interest, or any other legal entity.

Personal services: beauty parlor, shop or salon, barbershop, tanning salon and similar uses.

Phase: a designated portion of a larger development, which is to be constructed as a unit and which is so designed that it can stand on its own even if the other phases of the development are never constructed.

Pier, access: a pedestrian walkway allowing access to a dock or access to water for recreational purposes.

Plans: the officially approved plans, or exact reproductions thereof, which show the location, character, dimensions and details of the work to be done.

Plat or subdivision plat: a map or delineated representation of the subdivision of lands, being a complete, exact representation of the subdivision and other information in compliance with the

requirement of all applicable sections of chapter 4, article II of the City's Land Development Code, subdivision.

Plaza: an outdoor area to accommodate public assembly and pedestrian movement and which contains landscaping, lighting, pedestrian amenities and has at least forty percent (40%) impervious ground coverage.

Post office, U.S.: a facility operated and occupied by the United States Postal Service for the purpose of delivering, storing, and/or transferring mail, and for carrying out related governmental functions.

Potable water, domestic use: the domestic use of water that is satisfactory for drinking, culinary and domestic purposes meeting current state and federal drinking water standards.

Potentiometric surface: a surface that represents the static head in an aquifer and defined by the levels to which water will rise in a tightly cased well. The water table and the artesian pressure surface are particular potentiometric surfaces.

Practicable alternative: an economically viable alternative to the proposed project that would accomplish the basic purpose of the project and avoid or have less adverse impact on a natural or historic resource.

Preapplication meeting: informal discussions between a developer or individual and the Site Plan Review Committee, planning department, or other designated City department occurring prior to the submission of an application for action by a permit approving authority. The preapplication meeting allows City staff to acquaint the applicant with the applicable procedures and regulations, suggest modifications to a proposed design, encourage the applicant to contact appropriate authorities on the provision of public utility service, and provide the applicant with any pertinent information relating to the proposed application.

Principally responsible: property owner is responsible for all connection, installation, and utility line extension fees.

Property owner: a public or private individual, partnership, corporation, association, group, company, firm, society or other legal entity of human beings, whether natural or artificial, including the City and all other municipal, state and federal governments, to include the plural as well as the singular, holding any legal ownership interest in any real property subject to this Comprehensive Plan and the City's Land Development Code.

Public and private utilities: use of land which is customary and necessary to the maintenance and operation of essential public services, such as electricity and gas transmission systems; water distribution, collection and disposal; communication; and similar services and facilities.

Public facilities, minor: facilities such as switching huts when included as an integral part of a subdivision or planned development, television, radio, or telephone transmission rights-of-way, lines, substations, power stations and other appurtenances; and gas transmission lines or appurtenances, other appurtenances of a private or regulated utility corporation.

Public land: any property owned by a public body such as the city, the county, the state, and the St. Johns River Water Management District. The term "public land" includes utility corridors.

Public school concurrency: the necessary public-school facilities to maintain and ensure level of service standards are in place to ensure the capacity of schools is sufficient to support student growth within the five-year (5) planning period.

Public use: a use of any premises by a municipality, public body or board, commission or authority, county, state or federal government, or any agency thereof for a public service or purpose, other than parks and recreation areas and facilities.

Public utilities: facilities such as underground utilities, City operated lift stations, water towers, and other water, wastewater, reclaimed water storage facilities.

Public water supply well: a well that is constructed for the purpose of supplying water to a public water system.

Public water system: a system for the provision to the public of piped potable water for domestic use or human consumption. If such a system has at least five (5) service connections and regularly serves at least ten (10) individuals at least sixty (60) days out of the year, it is regulated under chapter 3, article V of the City's Land Development Code, utility and infrastructure design standards.

Reclaimed water: water reused for reasonable and beneficial purposes after flowing out of any domestic wastewater treatment facility that has received treatment acceptable to Department of Environmental Protection.

Recreational areas and facilities, indoor: recreational areas and facilities, in a completely enclosed structure, owned, operated and maintained by private or commercial interests for the purpose of providing athletic activities such as swimming, tennis, and other court games, field sports and similar activities including health spa and racquet club. Commercial amusements such as amusement rides, amusement parks, water slides, game rooms, billiard rooms, miniature golf, driving ranges and similar activities shall not be construed to be athletic activities and shall be prohibited unless specifically permitted in the district regulations.

Recreational areas and facilities, outdoor: outdoor recreational areas and facilities owned, operated and maintained by private or commercial interests for the purpose of providing athletic activities such as swimming, tennis, and other court games, field sports and similar activities.

Remove or removal: actual or effective removal through killing, damaging or destroying any trees not listed as exempt.

Replat: the redividing of lots within a platted subdivision for the purpose of recording in the public records of the county.

Restaurant: a building or room, not operated as a dining room in connection with a hotel or motel, where meals or prepared foods, including beverages and confections, are served to customers.

Retail sales and services: those business activities customarily providing retail goods and household services. Such uses shall include daily needs retail sales and services, department stores, variety stores, convenience food stores (type A), drug and sundry stores, laundromats, dry cleaning (pickup only), pharmacies, grocers and markets, gift shops, wearing apparel, home and auto supply, hardware stores, furniture and stationery stores, shoe repair shops, printing shops (limited to copying and duplicating), luggage shops, bakeries and candy shops (provided that all products

made on the premises are sold on the premises), camera and photo supply shops, radio and television sales and services, floor coverings, sporting goods, florists, jewelers, music and piano sales and services, art shops, electrical and lighting fixtures; and wine, beer and liquor stores (when included as an integral part of a supermarket or located within a shopping center) and similar uses. Intensive retail activities include: supermarkets, convenience stores, hardware stores, drug stores, laundromats, department stores, personal services, shopping centers (not including out-parcels or isolated structures designed for restaurant use) and similar uses.

Retention: the collection and storage of a given volume of stormwater or surface water runoff without subsequent discharge into surface waters.

Right-of-way: land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals or governing bodies.

Road, arterial: a roadway providing service which is relatively continuous and of relatively high traffic volumes, long trip length and high operating speed.

Road, collector: a roadway providing service, which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Road, constrained: a road that operates below the adopted level-of-service which may not be feasible to expand by adding two (2) or more lanes due to physical, environmental or policy constraints.

Road, local: a roadway providing service, which is of relatively low traffic volume, short average trip length, minimal through traffic movements and high volume land access for abutting property.

Road, service: a service road is a public or private roadway lying parallel or nearly parallel to a collector or arterial road for the purpose of providing access to two (2) or more lots or parcels. A service road is constructed consistent with road design standards and not by driveway design standards.

Sand dunes: naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Sanitary landfill: a solid waste disposal facility which meets the criteria of F.A.C. ch. 62-701, and is permitted by the state Department of Environmental Protection, excluding those exempted under section 62-701.220(2) of that rule. The term "sanitary landfill" does not include a land spreading site, a surface impoundment, or an injection well-defined under and subject to the provisions of F.A.C. ch. 62C-29.

Sanitary sewer: a sewer which carries sewage and to which stormwater, surface water and groundwater are not intentionally admitted.

School concurrency allocation: a reservation of school capacity made by the county school board after a finding of available school capacity, upon the approval of a final development order for a residential development. The reservation shall be indicated on the school concurrency schedule until such reservation expires.

School concurrency application: an application made on a county school board form requesting a finding of available school capacity and issuance of a school concurrency allocation.

School concurrency schedule: a schedule maintained by the county school board that tracks the availability of school capacity over time.

School board five-year (5) facilities work program: the school board of the county five-year (5) work plan and capital budget as authorized by F.S. § 1013.35.

School, private: any private institution providing instruction at any level from kindergarten through the college level.

School, public: a facility devoted primarily to providing a curriculum of elementary or secondary academic instruction and is so certified by the state. The term "public school" includes all or a portion of all grades from kindergarten through high school (K through twelve (12)).

Sea turtle: any marine turtle, including the species *Caretta caretta* (loggerhead turtle), *Chelonia mydas* (green turtle), *Dermochelys corciacea* (leatherback turtle), *Ertmochelys imbricata* (hawksbill turtle), and *Lepidochelys kempi* (Kemps Ridley turtle).

Sea turtle nest: an area where sea turtle eggs have been naturally deposited or subsequently relocated.

Sea turtle nesting season: the period from May 1 through October 31 of each year.

Sediment: fine particulate material, whether inorganic (minerals) or organic, that is in suspension or has settled in a waterbody.

Sedimentation: the deposition of waterborne sediment into a body of running water, into a lake, on property other than the site of origin, or on public rights-of-way.

Sewage: a combination of the water-carried wastes from dwellings, business buildings, institutions and industrial establishments. In effect, it is the water supply of a community after it has been fouled by various uses and discharged into a sewer.

Shoreline: the mean high-water line for tidal waterbodies and ordinary high-water line for nontidal waters for inland waterbodies.

Sidewalk: an improved walkway intended primarily for pedestrians, usually running parallel to one (1) or both sides of the pavement of a street.

Silviculture: an activity that, in the long-term, maintains the City's urban forest tree cover and involves the ongoing cultivation and harvesting of pine trees from a property with an agricultural exemption which is conducted by a bona fide commercial silviculture operation in a manner primarily consistent with the City's Land Development Code and secondarily consistent with silviculture best management practices.

Single structure, mixed use development: a development consisting of residential and office or specialty retail uses located in a single structure such that the ground floor is used for office or specialty retail uses and the remaining floors may be used for residential purposes.

Site: any tract, lot or parcel of land or combination of tracts, lots or parcels of land which are in one (1) ownership, or are contiguous and in diverse ownership, where development is to be performed as part of a unit, subdivision or project. However, the term "site" shall not be construed to allow any retention areas, primarily serving a use or building in a commercial or industrial zoning district, to be located in a residential zoning district, regardless of land ownership.

Smart growth: a set of cohesive urban and regional planning principles that can be blended together and melded with unique local and regional conditions to achieve a better development pattern. Smart Growth is an approach to achieving communities that are socially, economically, and environmentally sustainable.

Special exception: 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.

Special flood hazard area (SFHA): an area in the floodplain subject to a one (1%) percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1 A30, AE, A99, AH, V1—V30, VE or V.

Specifications: the directions, provisions and requirements contained herein, together with all written agreements made or to be made, setting out or relating to the method and manner of performing the work, or to the qualities of materials and labor to be furnished.

Stakeholder: anyone interested in a topic or anyone who is involved in or affected by a course of action.

Storm sewer: a sewer that carries stormwater and surface waters and drainage, but excludes sewage and polluted industrial wastes.

Street: any access-way, such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those accessways, such as easements and rights-of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers and easements of ingress and egress.

Street centerline: the surveyed and prescribed centerline of a street established by the state Department of Transportation or City Public Works department or, if no centerline has been so established, the line midway between the existing or proposed street right-of-way lines.

Street, private: any street that is not dedicated to any public body, which provides access to more than one (1) property owned in fee simple, and whose primary function is traffic circulation rather than access to individual parking spaces.

Street right-of-way line: the edge of the dedicated street right-of-way.

Structure: that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner but shall not include fences or signs. For the purpose of floodplain management, the term "structure" also includes gas or liquid storage tanks that are principally above ground.

Subdivision: the division of a parcel of land, whether improved or unimproved, into two (2) or more contiguous lots or parcels of land, whether by reference to a plat, by metes and bounds or otherwise, unless such division is exempt pursuant to the City's Land Development Code. The

term "subdivision" includes a resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land subdivided. See Lot split under Lot classification.

Surface water management systems: all artificial stormwater control systems, facilities and structures including, but not limited to, basins, canals, conduits, channels, culverts, dams, impoundments, pipes, reservoirs, swales and other such works or natural features such as wetlands, creeks, rivers and lakes that provide drainage, water storage, conveyance, treatment or other surface water management capabilities located outside publicly-owned rights-of-way or easements.

Systematic growth: a general planning term that seeks to develop in an orderly manor that maximizes infrastructure and City services.

Temporary: a time period of not more than ninety (90) days unless otherwise defined within the City's Land Development Code.

Tenant: any person who alone or jointly or severally with others occupies a building under a lease or holds a legal tenancy.

Tomoka River Aquatic Marsh Preserve: that portion of the Tomoka River designated and protected as a state aquatic preserve pursuant to F.S. Ch. 258 and F.A.C. Ch. 18-20.

Tomoka River Manatee Sanctuary: that portion of the Tomoka River designated as a manatee sanctuary.

Townhouse: an individually-owned single-family dwelling unit constructed as a group of at least three (3), but not more than eight (8), attached single-family dwelling units on individually-owned lots.

Transient lodging: short-term rental of any residential dwelling for a period of less than six (6) months. The term "transient lodging" also includes a facility providing sleeping quarters to the general public for a fee, such that the facility must be licensed by the state for a hotel, motel timeshare resort, bed and breakfast, executive suite or similar use.

Tree: any living, self-supporting wood perennial plant which, at maturity, attains a trunk diameter of at least three inches (3") or more when measured at a point four and one-half feet (4½') above ground level and which normally attains an overall height of at least fifteen feet (15'), usually with one (1) main stem or trunk and many branches.

Tree preservation area: a heavily wooded area preserved as open space for the protection and proliferation of trees.

Tree, street: street trees species in which normally mature to a height of at least twenty feet (20') and have a mature canopy spread of thirty feet (30').

Trip rate or trip generation rate: the average number of vehicle trip ends (one-way (1) trips) which can be attributed to a specific type of land use per unit of development per day as documented in the current ITE trip generation report, and as used in commonly accepted engineering practice.

Upland area, significant: area of land adjacent to a wetland or upland buffer area and comprised of mesic, xeric or other vegetative communities that provide essential functions necessary to maintain the value of the preserved wetland system.

Urban service boundary: is the area where water and sewer services are provided. The Utilities Element includes a water supply map that has been recently updated with the Water Supply Work Plan. The utility service area is adopted as part of this Comprehensive Plan and acted upon by the City Commission.

Use: the purpose for which land or a structure is: (1) Designed, arranged, constructed, altered, converted, rented or leased; (2) Intended to be occupied or utilized; or (3) For which it is occupied or maintained.

Vacant or unimproved land: land on which permanent improvements consisting of one or more buildings do not exist or are not being utilized for the express purpose of engaging in a primary business use; and shall include land for which a business tax receipt has been issued authorizing a business use where discernible business activities that are customarily associated with such business are not being conducted.

Variance: an exception to the regulations of the City's Land Development Code issued by the Board of Adjustment and Appeals where such variance will not be contrary to the public interest and where a literal enforcement of the City's Land Development Code would result in unnecessary and undue hardship.

Vegetation: all plant growth, especially trees, shrubs, vines, ferns, mosses and grasses.

Vegetation, protected: native trees less than six-inch (6") DBH, except unprotected trees, and native plant species located within the following: (1) Wetlands; (2) Conservation easements or similar designated areas; (3) Coastal upland protection zone; (4) Upland buffers; (5) Riparian habitat zones; (6) Lakes or waterbodies, or landscape yards or buffers; (7) Established within a site plan, subdivision plan, plat, easement, planned development or other development permits approved by the City.

Vehicle: any self-propelled vehicle or conveyance designed and used for the purpose of transporting or moving persons, animals, freight, merchandise or any substance. The term "vehicle" includes passenger cars, trucks, buses, motorcycles, scooters and station wagons. The term "vehicle" does not include tractors, construction equipment or machinery or any device used for performing a job except as stated in subsection (2) of this definition.

Water, raw: untreated water withdrawn from the aquifer by the City's wells that is intended to be sent to the water treatment plant for the purposes of processing into potable water.

Wall, retaining: a structure, either masonry, metal or treated wood, designed to prevent the lateral displacement of soil, rock, fill or other similar material.

Water or community waters: any and all water on or beneath the surface of the ground or in the atmosphere. The term "water" or "community waters" includes the water in any watercourse, waterbody or drainage system. The term "water" or "community waters" also includes diffused surface water and water percolating, standing or flowing beneath the surface of the ground, as well as, coastal waters and those waters as may be further defined by F.S. § 403.031(13).

Water conservation plan: a combination of goals, objectives, methods, and an implementation schedule of actions specifically designed to maximize water use efficiency.

Water management plan: the detailed analysis required by chapter 3, article II of the City's Land Development Code, environmental protection.

Water table: that surface of a body of unconfined groundwater at which the pressure is equal to that of the atmosphere; defined by the level at which water within an unconfined aquifer stands in a well that penetrates the aquifer far enough to hold standing water.

Waterbody: any natural or artificial pond, lake, reservoir or other area which ordinarily or intermittently contains water and which has a discernible shoreline.

Watercourse: any natural or artificial stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, swale or wash in which water flows in a definite direction, either continuously or intermittently, and which has a definite channel, bed or bank.

Watercraft: any motorized or nonmotorized vessel designed, constructed, or used for recreation or transportation on the water. The term "watercraft" includes, but is not limited to, all types of a boat, sailboat, motorboat, canoe and personal watercraft. When a trailer or motor vehicle is used to store, support, or transport a watercraft, the watercraft and trailer or motor vehicle shall be considered a single unit and subject to the regulations and restrictions applicable to watercraft.

Watercraft, personal: a vessel less than sixteen feet (16') in length which uses an inboard motor powering a water jet pump, as its primary source of motive power and which is designed to be operated by a person sitting, standing or kneeling on the vessel, rather than in the conventional manner of sitting or standing inside the vessel.

Watershed: a drainage area or drainage basin contributing to the flow of water in a receiving body of water.

Well: any excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise constructed when the intended use of such excavation is for the location, acquisition, development or artificial recharge of groundwater. The term "well" does not include any well for the purpose of obtaining or prospecting for oil, natural gas, minerals or products of mining or quarrying, for inserting media to dispose of oil brines or to repressure oil-bearing or natural gas-bearing formations or for storing petroleum or natural gas or other products or temporary dewatering or subsurface formation for mining, quarrying or construction purposes.

Wellfield: an area of land which contains or is designated for future use for one (1) or more public water supply wells.

Wellfield protection zone, primary: the land area immediately surrounding any public water supply well and extending a radial distance of two hundred feet (200') or that area that is within the first twenty percent (20%) of the total radial distance of the cone of influence, whichever is greater.

Wellfield protection zone, secondary: the land area surrounding the primary wellfield protection zone, and extending a radial distance of eight hundred feet (800') from said primary wellfield protection zone or that area within the cone of influence exclusive of the primary zone whichever is greater.

Wetland areas of influence: all lands in or within one hundred feet (100') of a wetland located within the jurisdiction of the City.

Wetland creation: any artificial or manmade creation of a wetland which did not previously exist in a natural state and which possesses or is intended to possess functions performed by a wetland. See Wetland functions.

Wetland functions: the roles which wetlands serve, including the following: (1) Storage, conveyance, and attenuation of floodwaters and stormwaters; (2) Groundwater recharge (very limited) and discharge; (3) Protection of water quality and reduction of sediment and erosion; (4) Propagation of waterfowl, game and nongame birds, mammals and other living resources; (5) Protection of habitat for rare, threatened and endangered species and species of special concern; (6) Food chain support for a broad range of fish and wildlife; (7) Educational, historical and archaeological value protection; and (8) Scenic, aesthetic and recreational amenities.

Wetland, impacted or altered: wetlands which have incurred adverse impacts from human activities or natural events, but which continue to be characterized by wetland/transitional vegetation and soils that are at least ordinarily saturated or where such characteristics are not evident but which would be reestablished within a reasonable period of time if there occurred a change in human activities or such events.

Wetland, isolated: an area with no natural connections, permanent or seasonal, with waters as defined by F.S. § 403.031(13). It is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Wetland management plan: the detailed analysis and information regarding wetlands that is required to be submitted under chapter 3, article II of the City's Land Development Code, environmental protection standards.

Wetland mitigation: actions including, but not limited to, restoration, enhancement, and creation of wetlands, upland buffers and preservation of significant upland areas required to be taken to offset or compensate for activities and other alterations that adversely impact the functions of wetlands.

> ***Wetland mitigation, off-site:*** restoration or creation of a wetland or preservation of significant upland areas at a location neither adjacent to nor within a project site.
>
> ***Wetland mitigation, on-site:*** restoration, enhancement, or creation of a wetland or preservation of significant upland areas adjacent to or within a project site.
>
> ***Wetland mitigation, out-of-kind:*** the restoration, enhancement or creation of a wetland with vegetation or other characteristics not resembling or approximating those of a specified wetland.
>
> ***Wetland mitigation plan:*** a plan that establishes methods, implementation requirements and maintenance commitments for which wetland mitigation will be performed to compensate for wetland impact or alteration. See *Wetland mitigation.*

Wetland preservation areas: an area set aside for the preservation of wetland, typically with easements granted to the City and the St. Johns River Water Management District.

Wetland restoration: a human activity that returns a wetland or former wetland from a disturbed or altered condition with lesser acreage or functions to an enhanced condition with greater wetland acreage or functions.

Wetlands: those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. The state wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. The state's wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Wetlands, regulated area: any site which contains within its boundaries an identifiable class I wetland area or a one-quarter (¼) acre or larger area of another wetland class or is located within one hundred (100) feet of such areas.

Wildlife habitat impacts of development, secondary: indirect developmental impacts to a species or its habitat, or to a natural community, from activities including, but not limited to, motorized vehicles, noise, man-induced hydrological changes, stack emissions, and pesticide and fertilizer applications, that adversely impact the individuals of a species, its habitat, or a natural community.

Wildlife management areas: public areas that allow a variety of recreational activity, including, but not limited to, aquatic preserves, hunting, fishing, campgrounds, canoe rentals, nature study areas and nature and hiking trails.

Wind energy systems: a facility consisting of a wind turbine generator and associated control and conversion electronic equipment to convert kinetic wind energy into electricity.

Yard, required: a required open space area which shall not be occupied or obstructed by any structure or portion thereof except as necessary for maintenance of plantings or otherwise permitted by the City's Land Development Code.

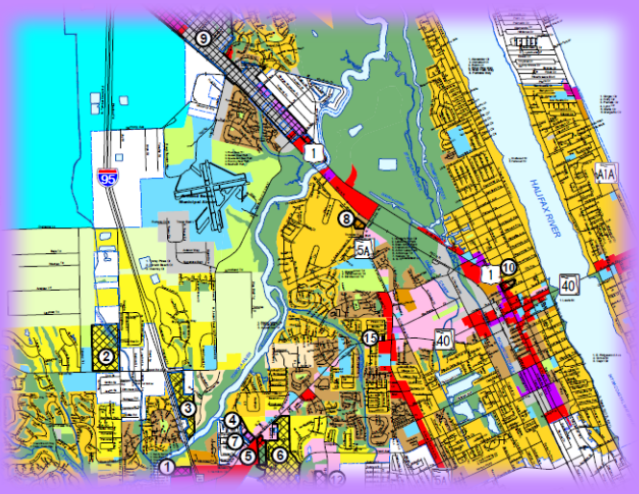
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FUTURE LAND USE ELEMENT









~~FUTURE LAND USE ELEMENT~~
~~ESTABLISHMENT OF FUTURE LAND USE CATEGORIES~~

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OVERVIEW

The Future Land Use Element establishes the pattern of land uses and location of urban growth for the City of Ormond Beach through ~~2025~~ 2045. It identifies locations in the City of Ormond Beach where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the comprehensive plan as a framework for future development.

The Future Land Use Element reflects previously adopted plans, current development trends, established land uses, and zoning patterns. Upon adoption, the Future Land Use Element sets forth the City's policy regarding future zoning and land use patterns. The major goal of the Future land Use Element is to achieve the highest quality of life for all the residents of the City, its visitors and businesses by managing growth in a manner that is consistent with sound social, economic, fiscal, and environmental principals. The element reflects existing urban service capacities and constraints, and it also establishes locations where future service improvements will follow.

Regarding public infrastructure, the areas adjacent to existing public infrastructure will be the primary areas for future infrastructure development. Expansion of existing facilities in a fiscally and environmentally appropriate manner will be the primary objective. The intent is to maximize efficiency of urban services through compact development and utilization of existing development and facilities for planned developments otherwise consistent with the City of Ormond Beach Comprehensive Plan.

In addition to encouraging development near existing or planned public facilities, areas that are outside the proposed development areas or contain environmentally sensitive or historical attributes will receive special attention to ensure proper management of the City's natural and historic resources.

The Future Land Use Element contains all of the material required by Section 163.3177*, Florida Statues,* ~~(6)(a), (F.S.) and Section 9J-5.006, Florida Administrative Code (F.A.C.)~~ which establish the minimum requirements for the content of the Future Land Use Element. The adopted components of the Future Land Use Element include the Goals, Objectives and Policies and the Future Land Use Map presented as Figure 1.

GOAL 1. FUTURE LAND USE CATEGORIES

THE FUTURE LAND USE CATEGORIES ARE DECLARED TO BE A PART OF THE ADOPTED FUTURE LAND USE POLICIES. THE GENERAL FUTURE LAND USE CATEGORIES HAVE BEEN DEVELOPED TO HELP IN THE DETERMINATION OF WHERE DEVELOPMENT SHOULD OCCUR THROUGH ~~2025~~ 2045. THE CATEGORIES ARE DESCRIBED ~~BELOW:~~ IN THE OBJECTIVES AND POLICIES BELOW.

~~1.~~ OBJECTIVE 1.1. RESIDENTIAL

The Future Land Use Map shall include the following Residential land use categories.

POLICY 1.1.1.

~~A.~~ **Rural Estate/Agriculture (REA)**

Purpose: To protect the rural character of certain sections of the City where lands are environmentally sensitive, and also to protect those areas where it is the desire of the property owners to maintain their exurban character. Limited agricultural uses, such as kennels and veterinarians, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: 1 unit per five acres

Maximum ~~FAR~~ Floor Area Ratio: 0.2

POLICY 1.1.2.

~~B.~~ **Rural Residential (RR)**

Purpose: To provide one-acre or larger "exurban" homesites for those landowners who desire a semi-rural environment in close proximity to urban facilities and services. Areas in this classification can also serve as a transition zone between Rural Estate/Agricultural uses and areas proposed for development at suburban level densities. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: 1 unit per 2.5 acres to 1 unit per acre

Maximum ~~FAR~~ Floor Area Ratio: 0.2

POLICY 1.1.3.

~~C.~~ Suburban Low Density Residential (SLDR)

Purpose: To establish development guidelines, densities and land uses appropriate to the undeveloped and outlying suburban areas of the City, including areas that may be the subject of future annexations within the Ormond Water and Sewer Utility Service Area. It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster development to reduce the cost of extending utilities and allow for the efficient delivery of government services.

Maximum potential density or holding capacity within the SLDR District is determined on a case by case basis based on site specific conditions relative to on-site environmental constraints and the availability of central water and sewer services. Environmental constraints for each parcel of property proposed for development are synthesized from high water table, soil characteristics and flood prone area data derived from the U.S. Soil Conservation Service study and the National Flood Insurance Program maps. This information is used by the applicant to arrive at the maximum potential density, or holding capacity, for a particular parcel of land. Actual densities may differ from the maximum potential densities due to zoning requirements that establish minimum lot sizes and setbacks and due to environmental protection requirements, that are designed to maintain the integrity of the natural ecological system. The actual density figure is dependent upon the degree of severity of the environmental constraints, the availability of central utilities, and the type of development that is proposed.

Limited daily need retail, not to exceed 20% of the gross project area, and institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum .2-6 units per acre. Requires holding capacity analysis per the Land Development Code

Maximum ~~FAR~~ Floor Area Ratio: 0.2

POLICY 1.1.4.

~~D.~~ Low Density Residential (LDR)

Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

Maximum ~~FAR~~ Floor Area Ratio: 0.2

POLICY 1.1.5.

~~E.~~ **Medium Density Residential (MDR)**

Purpose: To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the development of relatively low-density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed.

Maximum ~~FAR~~ Floor Area Ratio: 0.3

POLICY 1.1.6.

~~F.~~ **High Density Residential (~~M~~HDR)**

Purpose: To provide lands suitable for the development of multi-family residential structures. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: Minimum 12-32 units per acre.

Maximum ~~FAR~~ Floor Area Ratio: 0.3

~~2.~~ OBJECTIVE 1.2. COMMERCIAL

The Future Land Use Map shall include the following Commercial land use categories.

POLICY 1.2.1.

~~A.~~ **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~~ Floor Area Ratio should be 0.2.

Density: Maximum: 32 units per acre.

Maximum ~~FAR~~ Floor Area Ratio: 0.7 (2.0 within the Downtown Community Redevelopment area)

POLICY 1.2.2.

~~B.~~ Heavy Commercial (HC)

Purpose: A multi-use land use category to provide for the sale, service, display, and storage of certain commodities which, by their nature, are not compatible with most retail uses. Such uses are often related to the automobile, but may also include business and home improvement services. For projects that propose a mixture of residential and non-residential uses, the minimum ~~FAR~~ Floor Area Ratio should be 0.2.

Density: Maximum: 18 units per acre.

Maximum ~~FAR~~ Floor Area Ratio: 0.8

POLICY 1.2.3.

~~C.~~ Tourist Commercial (TC)

Purpose: A multi-use land use category to provide uses along the Atlantic Ocean, SR A1A and highway interchanges, that include transit availability, retail services, tourist attractions, restaurants, multi-family and lodging to visitors to the City. For projects that propose a mixture of residential and non-residential uses, the minimum ~~FAR~~ Floor Area Ratio should be 0.2.

Density: Maximum: 32 units per acre.

Maximum ~~FAR~~ Floor Area Ratio: 1.5

POLICY 1.2.4.

~~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~~ Floor Area Ratio should be 0.2.

Density: Maximum: 15 units per acre.

Maximum ~~FAR~~ Floor Area Ratio: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

POLICY 1.2.5.

~~E.~~ **Low Intensity Commercial (LIC)**

Purpose: A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum ~~FAR~~ Floor Area Ratio should be 0.2.

Density: Maximum: 10 units per acre.

Maximum ~~FAR~~ Floor Area Ratio: 0.6

~~3.~~ OBJECTIVE 1.3. PUBLIC INSTITUTIONAL

The Future Land Use Map shall include the following Public Institutional land use category.

POLICY 1.3.1.

~~A.~~ **Public Institutional (PI)**

Purpose: This category includes governmental and public uses, such as City Hall, post offices, fire and police stations, and libraries; educational facilities, such as elementary, middle, and high schools, whether public, parochial or private; cemeteries; religious facilities; airport, hospitals, and other facilities, such as civic associations and service clubs, child care centers, and facilities for the care of the aged and infirm. Public uses are provided for in all zoning districts either as permitted or special exception uses.

The City does not have a special zoning district for this land use category. Therefore, the underlying zoning district may be any district, provided that it is compatible with the surrounding zoning districts and the use of the parcel is consistent with the uses allowed in the district. In districts where such uses may be questionable, a public hearing may be required.

Due to the scale and impracticability of showing all public/institutional uses, such uses are not always shown on the Land Use Map, even when permitted.

Density: ~~Maximum:~~ Not permitted.

Maximum ~~FAR~~ Floor Area Ratio: 0.8 ~~(2.0 within the Downtown Community Redevelopment area)~~

~~4.~~ OBJECTIVE 1.4. INDUSTRIAL

The Future Land Use Map shall include the following Industrial land use category.

POLICY 1.4.1.

~~A.~~ Light Industrial/Utilities (LI/U)

Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit.

Density: Not permitted.

Maximum ~~FAR~~ Floor Area Ratio: 0.8

~~B. **Heavy Industrial**~~

~~Purpose: To depict those areas of the City that are now developed, or appropriate to be developed, in a general industrial manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. Heavier industrial land uses are generally appropriate to locations with sufficient size to encourage either an industrial park type arrangement with provision for internal service access or as a stand-alone industrial location, both of which incorporate adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served directly by an arterial road network as well as by transit.~~

~~Density: Not permitted.~~

~~*Maximum FAR*: 0.75~~

~~5.~~ OBJECTIVE 1.5. RECREATION/OPEN SPACE

The Future Land Use Map shall include the following Recreation/Open Space land use category.

POLICY 1.5.1.

~~A.~~ Recreation/Open Space (R/OS)

Purpose: To provide land for public, semipublic, or privately-owned areas intended for active recreational uses. Permitted uses within this category include ball fields, golf courses, archery ranges, sports complexes, outdoor recreation areas, contoured golf courses, public parks, picnic areas and gymnasiums. Recreation uses are provided for in all zoning districts as principal uses or special exceptions depending on the specific districts and whether they are public or private and indoor or outdoor.

Density: Not permitted.

Maximum ~~FAR~~ Floor Area Ratio: 0.5

~~6.~~ OBJECTIVE 1.6. OPEN SPACE/CONSERVATION

The Future Land Use Map shall include the following Open Space/Conservation land use category.

POLICY 1.6.1.

~~A.~~ Open Space/Conservation (OS/C)~~.~~

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 waterbody, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum ~~FAR~~ Floor Area Ratio: 0.5

~~B. **Activity Center**~~

~~Purpose: To encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities. Density and intensity standards are listed under Policy 1.7.7 of the Future Land Use Element.~~

OBJECTIVE 1.7. ACTIVITY CENTER

The Future Land Use Map shall include the following Activity Center land use category.

POLICY 1.7.1.

Activity Center (AC)

Purpose: To encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities.

Density: Maximum 2,950 residential units.

Non-Residential Building Area permitted:

Land Use	Total Non-Residential Building Area [1]
Commerce Park:	
Office	900,000 sq. ft.
Business Park/Flex Space	350,000 sq. ft.
Light Industrial	800,000 sq. ft.
Mini-warehouse	240,000 sq. ft.
Warehouse	560,000 sq. ft.
Commercial	200,000 sq. ft.
Institutional	165,000 sq. ft.
Elementary School	720 students

The list of uses identified in the previous table reflects the ideal mixture of uses based on current market conditions. The conversion of non-residential uses within the Ormond Crossings Activity Center to residential or retail commercial uses is strictly prohibited, but the conversion of non-residential uses to other non-residential use, excluding commercial retail, shall be allowed based on the net impacts of the proposed use on the roads, water, sewer and stormwater utilities. Any conversion to a different use cannot create additional impact on these facilities since these intensities and uses reflect the maximum impacts estimated to be produced by the land use mix shown in the table. The amount of a particular non-residential land use within Ormond Crossings may increase or decrease per Policy 2.7.7. of the Future Land Use Element.

GOAL ~~1.~~ 2. 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 FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE ~~1.1.~~ 2.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY ~~1.1.1.~~ 2.1.1.

The basic unit of measurement for residential density is dwelling unit per gross residential acre. In calculating maximum potential densities for any given parcel of property, such calculations shall be exclusive of that portion of the property, which is considered to be submerged lands. Assisted living facilities and transient lodging shall be measured based on the floor area ratio with the maximum number of units established in the Land Development Code.

POLICY ~~1.1.2.~~ 2.1.2.

Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.

POLICY ~~1.1.3.~~ 2.1.3.

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 ~~1.1.4.~~ 2.1.4.

Preserve the single-family estate character of oceanfront properties north of Granada Boulevard. Preserve the existing beachside, single-family residential areas, south of Granada Boulevard and east of South Atlantic Avenue, by maintaining their land use designation of "Low Density Residential."

POLICY ~~1.1.5.~~ 2.1.5.

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.~~ 2.1.6.

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 ~~1.1.7.~~ 2.1.7.

Continuously review and modify development and building regulations to provide for sound residential communities and quality housing.

POLICY ~~1.1.8.~~ 2.1.8.

Maintain the holding capacity requirement of the ~~SLDR~~ Suburban Low Density Residential land use designation in the Land Development Code.

POLICY ~~1.1.9.~~ 2.1.9.

Medium and high-density multi-family residential development shall be encouraged near employment centers with convenient access to public recreational facilities, the thoroughfare system and mass transit routes.

POLICY ~~1.1.10.~~ 2.1.10.

Provide opportunities for housing geared to lower income families and the elderly in close proximity to shopping areas, mass transit facilities, convenient shopping, hospitals and recreational opportunities by designating these "opportunity" areas as Medium Density Residential on the Future Land Use Map.

POLICY ~~1.1.11.~~ 2.1.11.

Encourage medium density multi-family residential development within the Downtown ~~CRA~~ Community Redevelopment Area and in areas where excessive commercial uses currently occur. Generally, maintain the current density ranges in the core City while providing for lower density development in the perimeter areas of the City.

POLICY ~~1.1.12.~~ 2.1.12.

The City shall continue to implement its Community Development Block Grant Program to improve the general quality of existing viable, but deteriorating neighborhoods, and remove blighting influences, in accordance with the programs described in the Housing Element. Building and housing codes shall be strictly enforced to help prevent or eliminate urban blight.

POLICY ~~1.1.13.~~ 2.1.13.

Encourage the redevelopment of blighted residential areas and promote the rehabilitation of deteriorated residential areas to increase the supply of affordable housing.

POLICY ~~1.1.14.~~ 2.1.14.

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.

~~POLICY 1.1.15.~~

~~Densities in the Medium Density Residential (MDR) land use category shall be limited as provided in Section B of the Future Land Use Element. Notwithstanding, on or after April 1, 1993, whenever an individual site is designated MDR and zoned Manufactured Home Community District (T-1), the density of development of such site shall be limited to a maximum of 5 du/ac.~~

~~In the event that such site is subsequently rezoned or is otherwise developed under zoning provisions other than those for Manufactured Home Community District, the maximum density shall nevertheless remain 5 du/ac unless changed pursuant to a duly adopted amendment to the Comprehensive Plan.~~

POLICY ~~1.1.16.~~ 2.1.15.

Properties with the ~~REA~~ Rural Estate/Agriculture land use designation shall maintain their existing land use density. These properties shall not have their land use modified to permit more intensive residential uses.

OBJECTIVE ~~1.2.~~ 2.2. COMMERCIAL LAND USE

Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.

POLICY ~~1.2.1.~~ 2.2.1.

New development and redevelopment shall not exceed the ~~FAR established in Section B~~ Floor Area Ratio established in Goal 1 of the Future Land Use Element. Parking garages shall not be calculated as floor area ratio.

POLICY ~~1.2.2.~~ 2.2.2.

Auto based strip commercial development along existing and future roads shall be discouraged while compact centers located near major intersections with adequate off-street parking shall be encouraged. Uses generating high traffic volumes should be restricted to corner locations.

POLICY ~~1.2.3.~~ 2.2.3.

Shopping centers shall be located in areas along arterials with secondary access to another collector or arterial street providing convenient access to surrounding residential areas as well as opportunity to facilitate return trips. Such uses shall provide adequate off-street parking and loading spaces; adequate on-site traffic circulation; and be encouraged to incorporate landscaping and other aesthetic amenities in their design.

POLICY ~~1.2.4.~~ 2.2.4.

Tourist oriented hotel/motel development and appropriate support facilities shall be located along A1A south of Granada Boulevard and near highway interchanges, and shall not be permitted to intrude into established residential areas north of Granada Boulevard nor established residential areas east of South Atlantic Avenue, further westward of A1A than is currently permitted south of Granada Boulevard.

POLICY ~~1.2.5.~~ 2.2.5.

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

POLICY ~~1.2.6.~~ 2.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

POLICY ~~1.2.7.~~ 2.2.7.

Maintain the tourist commercial character of the A1A corridor, except as noted in Policies ~~1.1.4.~~ 2.1.4. and ~~1.2.4.~~ 2.2.4. Design guidelines ~~should be~~ established in the Land Development Code should be maintained for all new development along the ocean so that, in the future, buildings will be homogeneous and compatible with surrounding constructions and will represent a common theme. Maintain oceanfront setbacks for properties located along the Atlantic Ocean. Oceanfront development should be airy and open with a minimum of interference with the ocean view and breeze.

POLICY ~~1.2.8.~~ 2.2.8.

Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele.

POLICY ~~1.2.9.~~ 2.2.9.

Commercial uses that require open storage should be developed with such areas in the rear while preserving the road frontage for offices, showrooms and landscaping. Adequate landscape buffers shall be provided and maintained by the property owner.

POLICY ~~1.2.10.~~ 2.2.10.

Commercial truck traffic not destined for residential areas should not travel through residential areas.

POLICY ~~1.2.11.~~ 2.2.11.

The present use of those sites that have billboards shall not be allowed to expand as long as the billboards, which are non-conforming structures, remain. Billboards shall not be permitted to be reconstructed if destroyed as defined by state and local law. Reasonable repair and maintenance, not an expansion, is allowed and replacement material must be like kind as existing material.

POLICY ~~1.2.12.~~ 2.2.12.

The City shall maintain an overlay district for US 1 that encourages redevelopment with a mixture of open space, commercial and industrial uses to the north and commercial to the south, to create an attractive entranceway to the City, as implemented by the Land Development Code.

POLICY ~~1.2.13.~~ 2.2.13.

Those properties for which a ~~BPUD~~ Business Planned Unit Development has been approved in the County can develop under those land uses, provided that the Development Agreement with the County is still valid and in effect. Applicants shall be encouraged to meet City land development standards.

POLICY ~~2.1.14.~~ 2.2.14.

The City shall maintain citywide architectural standards for the new development and substantial redevelopment of existing buildings.

OBJECTIVE ~~1.3.~~ 2.3. PUBLIC AND INSTITUTIONAL LAND USES

Ensure that public and institutional facilities are developed in support of residential developments and are based on projected needs.

POLICY ~~1.3.1.~~ 2.3.1.

Avoid deterioration of existing City facilities, and encourage renovation or expansion where needed.

POLICY ~~1.3.2.~~ 2.3.2.

Coordinate with the School Board to provide for the location and development of schools where needed. Provide for shared use of facilities wherever feasible.

POLICY ~~1.3.3.~~ 2.3.3.

The location of public and institutional facilities shall maximize their efficient use, minimize their cost and impact on the natural environment, and provide for an adequate level-of-service.

POLICY ~~1.3.4.~~ 2.3.4.

Care facilities such as day-care centers, nursing homes and ~~ALF's~~ assisted living facilities, should be located in areas where their impact will be reduced such as on the perimeter of residential neighborhoods, or within residential neighborhoods on sites that can be developed with adequate buffers to prevent noise, visual, or traffic impacts on residential properties. When located in residential areas, they shall be designed in a way that will not interfere with the character of the neighborhood.

POLICY ~~1.3.5.~~ 2.3.5.

Public and private schools may be located in all zoning districts permitted under the residential and commercial land use classifications, except for the B-2 (Neighborhood Commercial) and the B-6 (Oceanfront Tourist Commercial) zoning district in the Tourist Commercial classification.

OBJECTIVE ~~1.4.~~ 2.4. UTILITY/INDUSTRIAL LAND USE~~S~~

Provide sufficient land area for the location of utility/industrial land uses, and encourage light industrial development in order to provide increased employment opportunities and to broaden the City's economic base.

POLICY ~~1.4.1.~~ 2.4.1.

Light industry shall be encouraged to locate in the community in those areas where transportation, power, and water and sewer facilities are available or can be provided, and where impact on surrounding residential areas and the environment can be kept to a minimum.

~~POLICY 1.4.2.~~

~~Heavy industrial uses shall be located to minimize impacts to adjoining properties, especially residential uses. It is anticipated that some heavy industrial uses will be annexed into the City as they require connection to City utilities. In general, the heavy industrial land use category should be used sparingly and where no adverse impacts can be demonstrated.~~

POLICY ~~1.4.3.~~ 2.4.2.

Continue to develop the Airport Business Park and encourage employee-intensive, light industry to locate there.

POLICY ~~1.4.4.~~ 2.4.3.

Excessive air, noise, water, and visual pollution from industrial activities shall be prohibited and incorporation of landscaping and other aesthetic amenities in industrial project design shall be encouraged.

POLICY ~~1.4.5.~~ 2.4.4.

Industrial uses shall provide required buffers and landscaping to minimize the negative impact on surrounding less-intensive uses.

POLICY ~~1.4.6.~~ 2.4.5.

Development of industrial sites shall be coordinated with the Goals, Objectives, and Policies of the Conservation Element.

POLICY ~~1.4.7.~~ 2.4.6.

Industrial sites with rail access shall be preserved to the maximum extent possible.

POLICY ~~1.4.8.~~ 2.4.7.

Blight in industrial areas should be avoided. Code enforcement activities shall continue to target such areas.

POLICY ~~1.4.9.~~ 2.4.8.

Industrial uses that require open storage of materials should not occupy sites along major roads. Where such uses occur, the road frontage shall be dedicated to showroom, office and landscaping uses, with the open storage proportion located in the rear. Adequate landscape buffers shall be provided and maintained by the property owner.

POLICY ~~1.4.10.~~ 2.4.9.

Industrial truck traffic not destined for residential areas should not travel through residential neighborhoods.

POLICY ~~1.4.11.~~ 2.4.10.

Adequate sites shall be provided for utility facilities and services (solid waste, drainage, potable water, sanitary sewer, electric, and telephone). Such facilities and services shall be improved and expanded to maintain adopted level of service standards consistent with the Capital Improvements Element.

POLICY ~~1.4.12.~~ 2.4.11.

Industrial and commercial operations shall minimize or, where possible eliminate, the following impacts on the environment:

a. Odor, fumes, vapors, and gases;
b. Erosion and stormwater runoff;
c. Noise;
d. Fire and explosion hazards;
e. Radioactive elements;
f. Electromagnetic interference;
g. Smoke, dust and dirt;
h. Vibrations;
i. Glare;
j. Hazardous Waste;
k. Toxic Waste; and
l. Petroleum contaminants.

OBJECTIVE ~~1.5.~~ 2.5. RECREATION/OPEN SPACE LAND USE

The City shall acquire or dedicate lands for the provision or expansion of active recreation facilities to meet the existing and future needs of the population, as determined in the Capital Improvements Element.

POLICY ~~1.5.1.~~ 2.5.1.

The recreation impact fee ~~rebate program~~ should be continued to offset the recreation and open space impacts of new development.

POLICY ~~1.5.2.~~ 2.5.2.

The City shall upgrade existing facilities when needed to assure that they provide for adequate active recreation opportunities.

OBJECTIVE ~~1.6.~~ 2.6. OPEN SPACE/CONSERVATION LAND USE

The City shall acquire or dedicate lands to ensure their protection where there are environmental assets that shall be preserved, as well as providing community access and/or recreation opportunities/value to the community.

POLICY ~~1.6.1.~~ 2.6.1.

The City shall upgrade existing City-owned parks when, as financially feasible, to assure that they provide for adequate access to passive recreation areas.

POLICY ~~1.6.2.~~ 2.6.2.

The City shall maintain a zoning district ~~category~~ to assure protection of open space/conservation uses entitled: "Special Environmental ~~District~~" (SE). The following criteria shall apply to the implementation of this Policy:

- The ~~SE~~ Special Environmental zoning district applies to all Department of Environmental Protection or Army Corps of Engineers jurisdictional wetland lines. This area includes mosquito impoundment districts.
- The ~~SE~~ Special Environmental zoning district applies to environmentally sensitive areas designated for public acquisition and protection or areas currently in public ownership which should be subject to open space and conservation type land uses.

POLICY ~~1.6.3.~~ 2.6.3.

~~Project~~ Protect existing agricultural lands by allowing existing agricultural operations to continue~~; rezoning of these lands should not occur unless requested by property owners~~.

POLICY ~~1.6.4.~~ 2.6.4.

Encourage retention of natural vegetation and use of native plant species in all projects in order to reduce irrigation needs and minimize vegetation loss during deep freeze periods, protect wildlife habitat areas~~,~~ and provide suitable natural open space areas in the urban environment.

POLICY ~~1.6.5.~~ 2.6.5.

The City shall continually consider the acquisition of sensitive lands in the North US1 corridor and in the flood prone areas south of Granada Boulevard that are shown in the Future Land Use Map as Open Space/Conservation for passive open space use. Environmentally sensitive areas as defined in Policy ~~4~~5.1.1. of this Element with an underlying land use in the Land Use Element are to be carefully monitored for on and off-site environmental impacts during the site plan review process.

OBJECTIVE ~~1.7.~~ 2.7. ACTIVITY CENTERS LAND USE

The City of Ormond Beach establishes the "Activity Center" land use classification to encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities.

POLICY ~~1.7.1.~~ 2.7.1.

The application of the Activity Center land use designation shall be limited to properties with minimum areas of 2,000 acres that are under single ownership. A Development of Regional Impact or rezoning to Planned Development shall be required of all properties designated as "Activity Center" on the Future Land Use Map. The Florida Community Renewal Act of 2009 identified that property owners can decide to not participate in the ~~DRI~~ Development of Regional Impact process if the project is located in a Dense Urban Land Areas (DULA's). The City is a DULA, as so designated by the Florida Department of Community Affairs in July 2009. To ensure that there is a coordinated and integrated development, all property designated as "Activity Center" shall be required to have a zoning classification of "Planned Development." The City shall not use the "Activity Center" land use to prematurely develop lands in a fashion that encourages sprawl. Sprawl shall be identified by the following conditions:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low density or single-use development or uses in excess of the demonstrated need.

2. Fails to maximize use of existing and future public facilities and services.

3. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer

recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

4. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural activities, as well as passive agricultural activities, dormant, unique prime farmlands and soils.
5. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
6. Fails to provide a clear separation between rural and urban uses.
7. Results in the loss of significant open space.

POLICY ~~1.7.2.~~ 2.7.2.

Development proposals for property designated as "Activity Center" shall provide for a diversity of land uses, including, but not limited to industrial, manufacturing, commercial, office, and residential. Emphasis shall be placed on developments that integrate linkages between related land uses; for example, a development that minimizes home to work trips through shorter distance and/or public transportation.

POLICY ~~1.7.3.~~ 2.7.3.

The following guidelines and standards shall be established through the ~~DRI and~~ rezoning to Planned Development procedures and shall, at a minimum, address the following:

1. Integration of land uses and enhancement of economic and environmental opportunities;
2. Urban design and architectural control;
3. Coordinated, transportation systems and access management standards;
4. Innovative land use standards designed to protect and enhance environmental resources;
5. Coordinated and orderly provision of public utilities; ~~and~~
6. Comprehensive provision of educational and recreational activities and facilities. This will require the coordination and approval of the ~~DRI and/or~~ rezoning to "Planned Development" by the appropriate staff member of the Volusia County School Board.

7. The following are specific design guidelines that are established to ensure that projects developed within the "Activity Center" land use provide for a balanced and sustainable mix of uses. All development shall, at a minimum, be required to:

   A. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;

   B. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;

   C. Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;

   D. Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center;

   E. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments; ~~and~~

   F. Use common frontage/service roads where appropriate; and

   G. Use shared or joint facilities, such as stormwater, bus stops, and utility easements.

8. The "Activity Center" land use must provide for a balance of uses within a framework of transportation, social and economic connectivity. The following guidelines will be applied to all projects developed through ~~either a DRI or~~ a Planned Development within the "Activity Center" land use category:

   A. There shall be an industrial component located near major transportation facilities to provide for employment opportunities and expansion of the City's economic base. The development within these areas shall focus on manufacturing, distribution, and warehousing. Other ancillary uses may be allowed provided it is compatible with the industrial uses.

   B. There shall be commercial retail located at critical points to serve local and regional needs. Local retail uses shall be integrated within both residential and non-residential areas, for example within industrial and office complexes the integration of convenience shopping and restaurant uses will be encouraged. The development of town centers shall be identified so that vertical integration of office, retail and residential uses shall be massed in a compact urban form. Lastly, the location of regional retail centers should be located and developed in a manner that does not prohibit the development of industrial and office uses, nor shall it be inconsistent with efforts to develop compact town centers.

POLICY ~~1.7.4~~ 2.7.4.

There are limited opportunities to use this designation, given the existing land use pattern within the City and properties in adjacent unincorporated Volusia County. There is a property that is identified as "Ormond Crossings". This property is located west of US1 and straddles both sides of 1-95. There are approximately 3,095 acres of land ~~included in this amendment~~ that ~~will be~~ was under the sole ownership of one corporation~~, Tomoka Holdings, L.L.C~~. The following provides generalized standards for any property that the City determines to be appropriate for this land use classification. There are also specific standards established solely for the "Ormond Crossings" development. The following are general standards that apply to all properties designated as “Activity Center” on the City’s Future Land Use Map:

1. Land uses within Activity Centers shall include residential, office, business park/flex space, light industrial, mini-warehouse, warehouse, commercial, institutional, schools and recreation. The density and intensity of each land use and the percentage distribution among the mix of uses shall be provided in each land use plan amendment designating an Activity Center.
2. Contain a minimum of 2,000-acres under single ownership.
3. Located adjacent to major transportation systems such as interstate and intrastate highways, transit/bus route, rail lines and/or the municipal airport to ensure access to various modes of travel.
4. Incorporate a balanced integration of varied land uses that are interrelated and dependent on each other. For example, multi-family elements in close proximity to retail and work-related uses.
5. Provide for a land use pattern that emphasizes employment-based uses (light industrial, manufacturing, distribution, and corporate headquarters), daily and regional retail and various residential uses.
6. The land use pattern within Activity Centers shall be designed to ensure sufficient connectivity between these uses through various travel opportunities. The intent is to internalize the trips and minimize the length of the home to work; home to school, and home to shopping trips.
7. Integrate urban design and architectural standards that provide for enhanced value and improved use of space. Typical standards would include, but not be limited to, the regulation and design of signage, tree preservation and landscape buffering, building placement and architectural style, parking arrangement and orientation, and pedestrian/transit opportunities.
8. Establishing specific master plans for the protection and enhancement of natural resources, including but not limited to, wetlands, protected species and protection of the floodplain.

9. Site development/civil engineering plans that emphasize connection to public supplies of water, sanitary sewer and effluent that provide incentives to projects to develop in areas appropriate for development.
10. Traffic circulation and access management that integrate the project into the local, county, regional, and State road system in a manner that maintains the applicable level of service. The focus is to ensure that the appropriate facility is being used to move the maximum volume of traffic in the most efficient way.
11. Establishing a master plan for recreational, public safety and educational facilities to serve the development. Emphasis shall be placed on integration of educational and recreational facilities to better serve the population. Public safety facilities shall be designed to serve the entire project and shall be constructed at time where there are adequate response times from the various public safety providers.

POLICY ~~1.7.5.~~ 2.7.5.

The application of the Activity Center land use designation shall be limited to properties with minimum area of 2,000 acres that are under single ownership. A ~~Development of Regional Impact or~~ rezoning to Planned Development shall be required of all properties designated as "Activity Center" on the Future Land Use Map. The Florida Community Renewal Act of 2009, identified that property owners can decide to not participate in the DRI process if the project is located in a Dense Urban Land Areas (DULA's). The City is a DULA, as so designated by the Florida Department of Community Affairs in July 2009. To ensure that there is a coordinated and integrated development, all property designated as "Activity Center" shall be required to have a zoning classification of "Planned Development." The City shall not use the "Activity Center" land use to prematurely develop lands in a fashion that encourages sprawl. Sprawl shall be identified by the following conditions:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low density or single-use development or uses in excess of the demonstrated need.
2. Fails to maximize use of existing and future public facilities and services.
3. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
4. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural activities, as well as passive agricultural activities, dormant, unique prime farmlands and soils.
5. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including

roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

6. Fails to provide a clear separation between rural and urban uses.
7. Results in the loss of significant open space.

~~POLICY 1.7.6.~~

~~The following guidelines and standards shall be established through the rezoning to Planned Development procedures and shall, at a minimum, address the following:~~

~~1. Integration of land uses and enhancement of economic and environmental opportunities;~~

~~2. Urban design and architectural control;~~

~~3. Coordinated, transportation systems and access management standards;~~

~~4. Innovative land use standards designed to protect and enhance environmental resources;~~

~~5. Coordinated and orderly provision of public utilities; and~~

~~6. Comprehensive provision of educational and recreational activities and facilities. This will require the coordination and approval of the rezoning to "Planned Development" by the appropriate staff member of the Volusia County School Board.~~

~~7. The following are specific design guidelines that are established to ensure that projects developed within the "Activity Center" land use provide for a balanced and sustainable mix of uses. All development shall, at a minimum, be required to:~~

~~A. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;~~

~~B. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;~~

~~C. Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;~~

~~D. Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center;~~

~~E. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments; and~~

~~F. Use common frontage/service roads where appropriate; and~~

~~G. Use shared or joint facilities, such as stormwater, bus stops, and utility easements.~~

POLICY ~~1.7.7.~~ 2.7.6.

The Ormond Crossings Activity Center is a project that consists of 2,940 acres of land situated southwest of the ~~FEC~~ Florida East Coast Railroad, north of the City of Ormond Beach Municipal Airport, east of the Flagler County line. There are 155-acres of land located between the ~~FEC~~ Florida East Coast Railroad and US1 that was part of the original annexation. This area is disconnected from the Activity Center project by the ~~FEC~~ Florida East Coast Railroad and is best developed under the commercial and industrial land uses that were originally assigned by the City or Volusia County.

The owner of the property~~, Tomoka Holdings, L.L.C.~~, working in conjunction with the City, plans to develop the property for a mixed-use development. The City of Ormond Beach vision, as defined by the City Commission in July 2004, establishes specific design, use and development goals for the entire property. The property owner has cooperated with the City of Ormond Beach and prepared a Preliminary Assessment Report that provides better details and direction to the vision established by the City Commission. Both of these documents have been referenced and ~~shall be used for conceptual guidance of the review of the~~ were used in the rezoning to "Planned Development." There are specific conditions that establish minimum standards for the development within the "Activity Center" and the City cannot approve any development orders that deviate from those standards. The standards applicable to the Ormond Crossings project include the following:

1. The project shall consist of a mixture of uses, with the following establishing the minimum building area allocated by use. In order to ensure that the project provides the necessary economic diversity there shall be a minimum of 1,000-acres of land (inclusive of rights-of-way, wetlands and stormwater facilities) to be developed for a "Commerce Park" that will have a mixture of industrial, warehousing, distribution, office and limited retail. This will be coordinated with retail and residential uses in order to minimize net external trips outside the boundary of the Activity Center land use area. The following table establishes the maximum intensities of the uses allowed within the Ormond Crossings project. The table reflects the development intensities required by the City of Ormond Beach and Volusia County in order to ensure a viable economic impact to the area.

Ormond Crossing Activity Center Land Use

Land Use	Total Non-Residential Building Area (1)	Dwelling Units
Commerce Park:		
Office	900,000 sq. ft.	
Business Park/Flex Space	350,000 sq. ft.	
Light Industrial	800,000 sq. ft.	
Mini-warehouse	240,000 sq. ft.	
Warehouse	560,000 sq. ft.	

Commercial	200,000 sq. ft.	
Institutional	165,000 sq. ft.	
Elementary School	720 students	
Residential:		2,950

2. The list of uses identified in the previous table reflects the ideal mixture of uses based on current market conditions. The conversion of non-residential uses within the Ormond Crossings Activity Center to residential or retail commercial uses is strictly prohibited, but the conversion of non-residential uses to other non-residential use, excluding commercial retail, shall be allowed based on the net impacts of the proposed use on the roads, water, sewer and stormwater utilities. Any conversion to a different use cannot create additional impact on these facilities since these intensities and uses reflect the maximum impacts estimated to be produced by the land use mix shown in the table. The amount of a particular non-residential land use within Ormond Crossings may increase or decrease, provided:

   A. Aggregate potable water, wastewater and reclaimed water demands of Ormond Crossings shall not exceed the totals proposed for the uses identified in the table above. Any change of land use must address changes to the potable water usage and identify if the potable water capacity allocation under the applicable consumptive use permit is available.

   B. The intensity within the Business Park shall not exceed 1.0 ~~FAR~~ Floor Area Ratio on any individual building site or an average .35 ~~FAR~~ Floor Area Ratio throughout the entire Business Park.

   C. The building height shall not exceed 75'.

   D. Increasing the number of residential units and retail commercial uses is strictly prohibited.

   E. The change will not increase total offsite traffic impacts from the project (4,551 Net External Peak Hour Trips).

3. The development of this mixed-use project shall incorporate focal points of retail, office, residential and open space to create “Town Centers” that will provide a variety of services to corporate, industrial and residential developments located throughout the project. The final development shall incorporate residential uses in urban, suburban and rural settings. Densities shall be established in the Planned Development Orders, but the total number of units allocated to the portion of Ormond Crossings project in Ormond Beach shall not exceed 2,950 units. There shall be a fixed number of units allowed in the Ormond Beach portion of the project. The final residential densities shall be coordinated with the adjacent uses to ensure compatibility. It is important that the Planned Development use development standards that encourage the use of buffers and clustering of units to ensure that the rural and natural resources of the area are protected. To encourage compact urban development higher density residential uses should be integrated into the office and commercial development occurring within the project.

Due to the amount of environmentally sensitive lands located at the southwest portion of the Ormond Crossings Activity Center, west of I-95, near Durance Acres, the use of clustering to establish large tracts of open land for preservation and conservation shall be encouraged.

A. Provision of utilities and other urban infrastructure shall be the responsibility of the Developer and shall be coordinated with the adjacent counties and municipalities to ensure efficiency. The City shall work with the Developer to establish a Community Redevelopment Agency that will facilitate the design and construction of a "spine road" that serves as a principal arterial roadway. This roadway shall provide for elevated crossings of the Florida East Coast Railroad and I-95 so as to connect the east and west sides of the project. The road shall span from US1 on the east side of I-95 to over I-95 and terminate at Tymber Creek Road on the west side of I-95.

B. The I-95 and US1 corridors provide for valuable inter and intrastate transportation. The visual impact of this project on these two roadways has been identified as a primary concern by the City Commission. The Planned Development zoning development orders shall include specific design standards for the appearance of the project adjacent to these roadways. The plans shall also include an access management plan that protects the efficiency of the roadway by limiting driveway access, limited number of full turning movement intersections and a hierarchy of principal arterial, collector and local roads that feed into US1.

C. The project shall provide for a master plan regarding wetland impacts and mitigation. The plan shall also address floodplain issues, such that there is a comprehensive approach to the wetland and flood-prone areas to be impacted by development. The primary purpose is to identify marginal wetland areas that may be developed as well as larger pristine areas that should be protected. The second purpose is to establish a mitigation plan that allows for the transfer of impacts and mitigation that preserves and protects large ecosystems within the project boundary.

D. The interim use of the property for silviculture, pasture lands and similar low-intensity agricultural uses shall be allowed. A site will no longer be deemed to be in a bona fide agricultural use after there is an active development proceeding on the site. Active development shall mean a site plan or subdivision application for non-agricultural uses has been reviewed and approved by the City. Intensive agricultural uses such as mining, animal/crop processing or animal holding pens for food production shall not be allowed within the project. Provisions implementing this policy shall be incorporated into the Planned Development zoning.

E. The primary goal of the Ormond Crossings development is to provide an opportunity for the development of industrial uses on the east side of I-95 that is integrated with other commercial, office and residential uses. The final outcome is an integrated mixed-use development that provides opportunities for work, home,

social/cultural and preservation of natural resources. The following are guidelines to be used in the drafting of the Planned Development rezoning.

1. Accessibility: In regard to the Ormond Crossings project, accessibility is a primary resource to draw ~~both~~ employment-based users. It is understood that market conditions indicated that the development of the property for residential uses can be accomplished quickly. The primary rationale for attempting to diversify the land uses for non-residential uses is to capitalize on the accessibility to truck and rail freight. This provides the area with a strong attraction. In order to assure that the diversity of land uses within this project is realized, the following conditions should be in place:

    a. Thoroughfares identified to service industrial uses shall be identified through the zoning to Planned Development. These roads shall be designed to accommodate the loading and travel demands of the pending industrial users. Integration with a grid or modified grid system shall be incorporated into the final design to ensure simplicity in movement of truck and passenger vehicles. The integration of multi-modal opportunities shall be developed and incorporated into the design of all development types.

    b. Integration with non-industrial uses within Ormond Crossings shall be accomplished through a series of collector roads that connect to the proposed arterial roadway that connects US1.

    c. Residential development shall be laid out such that each neighborhood shall provide pedestrian connectivity throughout the neighborhood to sidewalks, off-street paths and roadways. The integration of multi-modal opportunities shall be developed and incorporated into the design of all development types.

    d. Commercial and office uses shall provide for vehicular, pedestrian and multi-modal accessibility throughout the development.

2. Land Use Compatibility: The balancing of industrial retail, residential land use with the natural resources within the Ormond Crossings area is the principal concern of the City. The project provides opportunities to attract significant employment-based land uses, as well as opportunities to preserve, protect and enhance significant natural resources. The following guidelines shall be used as additional requirements to Federal, State and Regional regulations:

    a. Industrial land uses shall be located to minimize potential negative impacts to wetlands and upland systems. The primary location of intensive industrial uses shall be concentrated on the east side of I-95. There are wetlands of varying quality located on this side of I-95. The large cypress dome located near Harmony Road and Pineland Trail should be preserved and integrated into the stormwater management systems. This area also serves as a potential buffer to the residential uses located south of Ormond Crossings. The other significant wetland resources consist of wet prairies and isolated

cypress domes. All of this area has been impacted by wildfires and silviculture. The development of industrial uses adjacent to the ~~FEC~~ Florida East Coast railroad shall be done in a fashion that limits negative impacts to those wetland resources that are to be preserved. Preservation shall be through either public ownership or through private ownership with conservation easements granted to the City and other reviewing agencies.

b. Traditional retail and industrial uses along the US1 corridor, outside the Activity Center area shall be allowed, however there shall be sufficient standards to ensure:

   1) Architectural and landscaping standards that provide for a coordinated and unified development theme to ensure stability and vitality along the corridor;

   2) Integration of public spaces connected to the retail areas such as linear parks, sidewalks and trails to ensure that pedestrian and bicycle traffic can easily access the retail centers; and

   3) Development of access easements and/or frontage road systems to ensure connectivity between sites and encouraging traffic to remain off of US1.

c. Office, Multi-family residential and retail uses shall be encouraged to be developed in a "Town Center." The exact location and size shall be determined by the final conceptual plan for the master plan for the Planned Development zoning, but the following guidelines shall be used to finalize the land use plan:

   1) Town centers shall have automobile and pedestrian access from local streets to encourage connection to the adjacent neighborhoods;

   2) The development standards for town center shall encourage and include for vertical mixes of uses within the same structure such that residential, office, commercial and parking needs are serviced within one building;

   3) The town center mix of uses shall include uses that provide for employment-based uses (office, service centers and administrative facilities) combined with service and daily retail needs to service both the residents within the town center and the adjacent residential neighborhoods; ~~and~~

   4) The use of civic plazas, parks and defined open space shall be used with streetscape treatments and urban design standards to ensure that the built environment addresses the functional and aesthetic~~s~~ needs of the residents and businesses within the town center; ~~and~~

   5) Corporate offices and research and development uses may be located on both sides of I-95 within the Commerce Park. Additionally, these types of uses are appropriate at the interchange of US 1 and I-95 and along

the US 1 and I-95 corridors where the buildings, landscaping and design of the site serve as landmarks identifying the Ormond Crossings project to the public;

6) Wetland communities have been identified and cataloged as part of the Comprehensive Plan amendment process. This has identified the need to preserve and protect significant resources that are located along the City municipal boundary with Flagler County. The primary areas targeted for preservation are the uplands and wetlands located in Flagler County that cross into Ormond Beach at the southwest quadrant of the Ormond Crossings project. There are pockets of isolated wetlands throughout the site. The goal is to use an ecosystems management philosophy of protecting both wetlands and uplands in both Ormond Beach and Flagler County. The final outcome will be large tracts of land preserved through either public ownership or conservation easement;

7) Public structures/parks shall be integrated on both sides of I-95. The need for approximately 45-acres of additional park land will be needed on the west side of I-95. There is approximately 20-acres needed on the east side of I-95. The City working with the property owner will either purchase or extend impact fees in lieu of credit for some portions of these lands. Additionally, the Volusia County School Board will be required to review and approve the Planned Development to ensure that there are adequate facilities being provided to address the intensification of the residential uses. There are opportunities within the town centers of the project to incorporate recreational, social and educational facilities;

8) The Developer shall deed an elementary school site to the Volusia County School Board, using a deed form acceptable to the City and the School Board, the Developer shall deed this land to the School Board prior to the City issuing building permits for residential development within the Ormond Crossing project. The school site shall contain a minimum of 20 contiguous, reasonably compact useable, upland acres and shall be located proximate to the residential land uses within the Ormond Crossings project. The Developer working with the School Board and the City shall provide for interconnected bicycle and pedestrian trails systems that provide direct access from the residential areas of the project;

9) Archeological Resources shall be protected by requiring that all development be consistent with currently adopted standards within the City of Ormond Beach Land Development Code. At a minimum, construction personnel at the Ormond Crossings project shall be notified through posted advisories or other methods of the potential for artifact discoveries and to report suspected findings to the Developer. In the event of discovery of artifacts of historic, archeological or

paleontological significance during development of Ormond Crossings, the Developer shall stop construction at the site of discovery and notify the City and the Division of Historical Resources (DHR) of the Florida Department of State. From the date of notification, development shall be suspended within a radius of 100 feet around the site of discovery for a period of 120-days to allow for evaluation of the site. The Developer shall provide proper protection of the discovery to the satisfaction of the Division of Historical Resources ~~DHR~~, Volusia County and the City;

10) The Developer shall provide for affordable housing to persons who are considered to be within the low- and moderate-income levels. Low and moderate income are defined as 60% of ~~AMI~~ Area Median Income to 80% of ~~AMI~~. Area Median Income. ~~AMI is Area-wide Median Income.~~ Those units set aside to meet the minimum number units as established in the Planned Development zoning shall be subject to covenants and restrictions to assure the continued affordability of the units;

11) Energy conservation shall require that all residential construction within the Ormond Crossings Activity Center shall utilize energy saving techniques consistent with the EnergyStar standard for new homes. Non-public and public common facilities, such as community clubhouse buildings, shall follow the elements of sustainable development standard established by appropriate organizations, such as Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC). Commercial and Industrial buildings are encouraged to follow these standards to the maximum extent feasible. Additionally, the development shall utilize "dark skies" measures to reduce light pollution, subject to the City's review and approval as based on the latest standards for safety and security; and

12) The Developer shall deed to the City a fire station site, acceptable to the City, containing up to 3 upland acres, which shall be located within a service delivery area acceptable to the City for purposes of providing fire and emergency management services to the Project. The fire station site shall be deeded to the City free of charge, on a form acceptable to the City, and shall be free and clear of liens or encumbrances. The Developer shall convey title to the fire station site to the City within 90 days following a request from the City. The Developer is responsible for the full cost of construction of the structure and purchase of a pumper and ladder truck, as specified by the City of Ormond Beach Fire Department.

GOAL ~~2.~~ 3. LAND USE COMPATIBILITY

THE LAND USE ELEMENT SHALL~~,~~ ENSURE THAT LAND USES ARE AVAILABLE IN A COMPATIBLE ARRANGEMENT MAXIMIZING EFFICIENCT USE OF PUBLIC INFRASTRUCTURE WHILE MINIMIZING NEGATIVE IMPACTS UPON EACH OTHER. THE CITY SHALL ENSURE ADEQUATE MANAGEMENT OF FUTURE DEVELOPMENT THROUGH THE CONTINUED REVIEW OF EXISTING REGULATONS AND, WHERE NECESSARY, THE GENERATION, ADOPTION AND IMPLEMENTATION OF EFFECTIVE, COMPREHENSIVE, AND EQUITABLE DEVELOPMENT STANDARDS IN ORDER TO FURTHER THE QUALITY OF NEW DEVELOPMENT.

OBJECTIVE ~~2.1.~~ 3.1. DEVELOPMENT REGULATIONS

The City's Land Development Code shall include innovative techniques to guide development of land in such a manner as not to reduce reliance upon land use type separation as the sole way of assuring compatibility of various uses. This would include increased landscaping, buffering, fencing (and walls), lighting, signage, and architectural controls.

POLICY ~~2.1.1.~~ 3.1.1.

The City shall adopt and maintain land development regulations that contain specific provisions required to implement the Comprehensive Plan and which at a minimum:

a. Regulate the subdivision of land;

b. Regulate the use of land and waterbodies consistent with this Plan and ensure the compatibility of adjacent land uses;

c. Provide for open space;

d. Protect the City's natural resources;

e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

f. Protect potable water well fields and aquifer recharge areas;

g. Regulate signage;

h. Ensure safe and convenient traffic flow on and off site and vehicle parking needs;

i. Provide that development orders and permits issued shall not result in a reduction below the level of service standards adopted in the Comprehensive Plan;

~~j. Provide for the transfer of development rights;~~

~~k.~~ j. Contain performance standards for protecting archaeological or historically significant properties or buildings;

~~l.~~ k. Protect against adverse impacts to wildlife and their habitats; and

~~m.~~ l. Provide architectural control regulations for commercial, multi-family and industrial buildings.

POLICY ~~2.1.2.~~ 3.1.2.

Innovative land development regulations, which may include planned developments, mixed-use land use development techniques, form-based regulations, and redevelopment plans for the Downtown Community Redevelopment Area, shall be encouraged where appropriate.

POLICY ~~2.1.3.~~ 3.1.3.

The City shall, through the site plan review process, carefully evaluate potential on-site and off-site environmental impacts and require appropriate buffers and other site design features for development in those areas defined as "Environmentally Sensitive" in Policy 45.1.1. of this Element.

POLICY ~~2.1.4.~~ 3.1.4.

The City shall maintain an on-going, informal program to research and evaluate alternative development controls including performance standards, and solicit input from other planning agencies, private developers and concerned citizens.

POLICY ~~2.1.5.~~ 3.1.5.

Where commercial and/or industrial uses abut residential areas, the City shall continue to require the provision of appropriate buffers and establish operational and development standards to reduce or eliminate any negative environmental impacts (e.g., excess noise, odor, or light intrusion) that such commercial uses may generate.

POLICY ~~2.1.6.~~ 3.1.6.

The City shall periodically review and revise its existing zoning, landscaping, and environmental control regulations to ensure their effectiveness in controlling development activities in compliance with the intent of the Future Land Use Element.

POLICY ~~2.1.7.~~ 3.1.7.

Existing zoning shall be changed as necessary to be consistent with the Future Land Use Element.

POLICY ~~2.1.8.~~ 3.1.8.

The City shall review existing strip commercial developments to improve their function, access, appearance, and other aspects that make strip commercial development undesirable, as provided by the non-conforming provisions of the Land Development Code.

POLICY ~~2.1.9.~~ 3.1.9.

Infrastructure and utility structures, such as cellular communication towers, water, sewer, and energy transmission facilities shall be designed and located to minimize adverse visual impacts on the landscape. Utilities shall locate underground to the maximum extent possible.

POLICY ~~2.2.10.~~ 3.1.10.

The City shall continually review existing zoning regulations to incorporate requirements that would help reduce the impact that a high intensive use would have on a less intensive use.

POLICY ~~2.2.11.~~ 3.1.11.

The City will encourage the elimination and ~~inconsistent~~ inconsistencies with the City's character through its Land Development Code regulations. Uses inconsistent to the Comprehensive Plan shall be brought into conformance with a change of use or when they have been vacant for six months or longer.

OBJECTIVE ~~2.2.~~ 3.2. CONCURRENCY

The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

POLICY ~~2.2.1.~~ 3.2.1.

Development orders and permits shall be specifically conditioned on the availability of facilities and services necessary to serve the proposed development, in accordance with the Concurrency Management System.

POLICY ~~2.2.2.~~ 3.2.2.

Future land use designations, requests for rezoning, and development approval shall be coordinated with the availability of adequate facilities and services including, but not limited to, schools, roads, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water and sanitary sewer services, parks and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.

POLICY ~~2.2.3~~ 3.2.3.

Require that water supply, production facilities and Consumptive Use Permit (C.U.P.) capacity is available for new site plan and/or subdivision developments, prior to issuance of development orders.

OBJECTIVE ~~2.3.~~ 3.3. URBAN SPRAWL

The City shall manage the available supply of developable land by delineating the amount of land and by distributing the types of land uses needed to accommodate growth and development. The City shall, through intergovernmental coordination, discourage urban sprawl by directing urban development to the areas within its urban service area boundaries.

POLICY ~~2.2.1.~~ 3.3.1.

The City shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available.

POLICY ~~2.2.3.~~ 3.3.2.

The City recognizes that the urban growth area must be relatively stable and shall thus resist expansion of the area unless it can be demonstrated that the supply of available land inside the urban boundary will be exhausted within a five-year period.

POLICY ~~2.2.4.~~ 3.3.3.

Future urban development requiring access or connection to public facilities shall be located within the incorporated area or within the designated urban service boundaries in the unincorporated areas established by interlocal agreement.

POLICY ~~2.2.5.~~ 3.3.4.

In order to protect natural resources, new development and redevelopment shall be encouraged to infill existing developed areas.

OBJECTIVE ~~2.4.~~ 3.4. SMART GROWTH

Future land use designations, requests for rezoning, and development approval shall be in accordance with smart growth principals to foster a sense of community including:

- **Creating a range of housing opportunities;**
- **Creating walkable neighborhoods;**
- **Encouraging stakeholder collaboration;**
- **Fostering a sense of place;**

- **Promoting mixed land uses;**
- **Preserving open space~~,~~ and agricultural and environmentally sensitive lands;**
- **Providing a variety of transportation choices;**
- **Directing development towards existing public facilities; and**
- **Promoting compact building design.**

POLICY ~~2.4.1.~~ 3.4.1.

Encourage development projects to include homes affordable to a diversity of income ranges.

POLICY ~~2.4.2.~~ 3.4.2.

Ensure opportunities for meaningful stakeholder participation throughout all stages of planning and policy implementation.

POLICY ~~2.4.3.~~ 3.4.3.

Maintain a sense of place by preserving the character of historic districts and areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.

POLICY ~~2.4.4.~~ 3.4.4.

Maintain a sense of community through the landscaping of parks, recreation areas and medians, as well as the City's greenbelt and gateway preservation overlay district.

POLICY ~~2.4.5.~~ 3.4.5.

Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the downtown.

POLICY ~~2.4.6.~~ 3.4.6.

Direct future growth away from environmentally sensitive areas.

POLICY ~~2.4.7.~~ 3.4.7.

Encourage cluster development which promotes the efficient use of open space and reduces development costs, in areas where services and facilities exist or are planned.

POLICY ~~2.4.8.~~ 3.4.8.

Expand transportation choices by ensuring an efficient network of roads, sidewalks, and bike paths that are safe for pedestrians, bicyclists and vehicular traffic.

POLICY ~~2.4.9.~~ 3.4.9.

Implement Transit-Oriented Development in accordance with the Transportation Element.

POLICY ~~2.4.10.~~ 3.4.10.

Direct development towards existing residential communities and planned growth areas already served by infrastructure, to utilize resources that existing neighborhoods offer, thereby conserving open space and natural resources on the urban fringe.

POLICY ~~2.4.11.~~ 3.4.11.

Promote shared driveway access, shared parking spaces, and coordinated site plan designs to avoid new commercial strip development.

POLICY ~~2.4.12.~~ 3.4.12.

Promote environmental protection, reduced natural resource consumption and energy management into the design and construction of buildings.

OBJECTIVE ~~2.5.~~ 3.5. COMPREHENSIVE PLAN AMENDMENTS

The City shall review proposed text and Future Land Use Map amendments based upon state requirements, Volusia ~~County~~ Growth Management Commission regulations, and the Goals, Objectives, and Policies of the City's Comprehensive Plan.

POLICY ~~2.5.1.~~ 3.5.1.

The intensity of use in non-residential categories shall be measured by five (5) parameters that are common to the type and character of development that generally prevails in each category. These include percentage of impervious surface or its converse, the amount of open space and landscaping; the height of buildings; the amount of traffic generation; visual impact in terms of aesthetic considerations; and external impacts in the form of odor, noise, glare, vibrations, and air pollution. The following table has been developed to measure intensity levels for non-residential uses.

Land Use Designation	Impervious Surface	Height	Traffic Generation	Visual Impact	Glare Noise Odor	Total	Intensity Level
General Commercial	5	2	5	3	3	18	4
Heavy Commercial	5	2	4	5	5	21	6
Tourist Commercial	5	5	3	4	3	20	5
Residential/Office, Retail	4	4	4	2	1	15	2
Industrial/Utilities	3	2	3	4	4	16	3
Government/Institutional	2	2	4	1	1	10	1

POLICY ~~2.5.2.~~ 3.5.2.

The following criteria shall be used in reviewing Comprehensive Plan amendments:

1. Consistency with the Goals, Objectives, and Policies of ~~this~~ the City's Comprehensive Plan.
2. Consistency with state requirements, including ~~9J-5 and~~ Florida Statute requirements.
3. If the amendment is a map amendment, is the proposed change an appropriate use of land.
4. If the amendment is a map amendment, the impacts on the Level-of-Service Standards of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.
5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

POLICY ~~2.5.3.~~ 3.5.3.

All Comprehensive Plan amendments shall require the advertising and notification requirements of Florida Statutes and Chapter I, Introduction, Plan Administration of this Comprehensive Plan.

OBJECTIVE ~~2.6.~~ 3.6. SUSTAINABILITY

Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, to reduce greenhouse gases (GHGs).

POLICY ~~2.6.1.~~ 3.6.1.

The City shall seek opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water ~~and~~ conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant prevention, and environmental improvements.

POLICY ~~2.6.2.~~ 3.6.2.

Develop an Energy Efficiency and Conservation Strategy and an Energy Conservation Master Plan in accordance with the Energy Efficiency and Conservation Block Grant Program to develop City ~~GHGs~~ greenhouse gases emissions baseline data, to set ~~GHG~~ greenhouse gases emission goals and develop strategies to reduce greenhouse gases.

POLICY ~~2.6.3.~~ 3.6.3.

Promote technology to change and adapt the heating, cooling, insulation, ventilation, and lighting systems of structures to achieve greater energy efficiency.

POLICY ~~2.6.4.~~ 3.6.4.

Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

POLICY ~~2.6.5.~~ 3.6.5.

Encourage integration of passive solar design, green roofs, active solar, and other renewable energy sources into development projects through the Land Development Code.

POLICY ~~2.6.6.~~ 3.6.6.

Encourage urban design strategies that maximize use of renewable, sustainable, active, and passive sources of energy design in architecture.

POLICY ~~2.6.7.~~ 3.6.7.

Encourage food production for local consumption to reduce ~~VMTs~~ Vehicle Miles Traveled, thereby reducing ~~GHG~~ greenhouse gases, by encouraging farmers markets and community gardens.

POLICY ~~2.6.8.~~ 3.6.8.

The potential for reducing Vehicle Miles Traveled ~~(VMTs)~~ and ~~GHG~~ greenhouse gases emissions shall be considered in all location and investment decisions for public facilities.

POLICY ~~2.6.9.~~ 3.6.9.

Promote the redevelopment of brownfield and greyfield sites to reduce ~~VMTs~~ Vehicle Miles Traveled to reduce pressures for greenfield development.

POLICY ~~2.6.10.~~ 3.6.10.

Support technology and business practices that enable people to reduce ~~VMTs~~ Vehicle Miles Traveled from home to work, including increased flexibility for home office uses.

POLICY ~~2.6.11.~~ 3.6.11.

Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts, such as the City's Website.

POLICY ~~2.6.12.~~ 3.6.12.

Encourage design techniques and materials that reduce heat absorption, thereby reducing the heat island effect.

POLICY ~~2.6.13.~~ 3.6.13.

The designated Transportation Concurrency Exception Areas as identified in the Transportation Element and depicted as Figures 6 through 10 in the Future Land Use Map Series, shall also be designated as the City's Energy Conservation Areas.

GOAL ~~3.~~4. BUILDING HEIGHT

THE CITY SHALL MAINTAIN HEIGHT RESTRICTIONS TO PRESERVE THE LOW-RISE CHARACTER OF THE CITY.

OBJECTIVE ~~3.1.~~ 4.1. HEIGHT LIMITS

Height limits shall be maintained consistent with the voter approved charter amendments.

POLICY ~~3.1.1.~~ 4.1.1.

In order to maintain consistency with the 2006 City Charter amendment, there shall be a limitation such that all buildings within the corporate limits of the City of Ormond Beach will not exceed a maximum height of 75' as per the approved 2006 charter amendment.

POLICY ~~3.1.2.~~ 4.1.2.

Any multi-family or nonresidential building taller than seventy-five (75) feet that existed on November 14, 2006, or (ii) the only development order that received final development approval before November 14, 2006, for the construction of a multi-family building over seventy-five (75) feet in height, so long as the development order has not lapsed, expired or been terminated. Any such building may be maintained, repaired, constructed and reconstructed to the same height and within the same building footprint as it existed on November 14, 2006, and in accordance with any applicable development order then in effect, subject to any other applicable federal, state and local laws.

GOAL ~~4.~~ 5. PROTECTION OF NATURAL AND HISTORIC RESOURCES

THE CITY SHALL ENSURE THAT PLANNING AND DEVELOPMENT POLICIES MANAGE, CONSERVE, AND PROTECT THE NATURAL, SCENIC AND HISTORIC RESOURCES AND ENVIRONMENTAL QUALITY OF THE CITY.

OBJECTIVE ~~4.1.~~ 5.1. DEVELOPMENT IN "ENVIRONMENTALLY SENSITIVE" AREAS

The City shall monitor and review any development that occurs or is proposed to occur in or adjacent to "Environmentally Sensitive" areas to ensure that new development and site management practices are compatible with the ecological function of these areas.

POLICY ~~4.1.1.~~ 5.1.1.

Environmentally sensitive land shall be designated as follows:

1. All areas of the City shown as "Open Space/Conservation" on the Future Land Use Map.
2. All areas proposed for acquisition for conservation (~~e.g.~~ included but not limited to, Conservation and Recreational Lands, Land and Water Conservation Fund, Volusia County Land Acquisition Trust Fund proposal sites).
3. Halifax River and adjacent lands, including wetlands and vegetative buffers.
4. Tomoka River and adjacent lands, including wetlands and vegetative buffers.
5. Intact sand dunes and beach.
6. All creeks or streams, adjacent lands including wetlands and vegetative buffers (e.g., Thompson's, Strickland, Groover, Priest, and Dodson's Creeks; Misner's Branch and the Little Tomoka River).
7. All floodways and flood prone areas.
8. Critical habitat areas for designated flora, fauna, and marine species.
9. Primary aquifer recharge areas.
10. Wellfield protection zones of influence associated with municipal wellfields.
11. Areas subject to erosion.
12. Tomoka Marsh Aquatic Preserve and the Tomoka River Manatee Sanctuary.

POLICY ~~4.1.2.~~ 5.1.2.

The City shall continue planning efforts to more specifically define "Environmentally Sensitive" areas and assist developers in minimizing environmental impacts through location and design measures.

POLICY ~~4.1.3.~~ 5.1.3.

The City shall establish regulations and standards to protect wellfields and their wellfield protection zones of influence, when determined by the St. Johns River Water Management District, from negative impacts.

POLICY ~~4.1.4.~~ 5.1.4.

Any activity proposed in or adjacent to environmentally sensitive lands shall be consistent with the requirements of the appropriate policies of the Comprehensive Plan and City ordinance and any adopted management plans.

POLICY ~~4.1.5.~~ 5.1.5.

The City shall refer, as appropriate, development proposals in or adjacent to environmentally sensitive areas to the respective Federal, State and regional agencies for their review and comment.

POLICY ~~4.1.6.~~ 5.1.6.

The City shall, in conjunction with the Department of Environmental Protection, maintain and review its environmental protection regulations as necessary to protect environmentally sensitive lands within the Tomoka Marsh Aquatic Preserve and shall continue to review development activity to ensure general consistency with the Tomoka Marsh Aquatic Preserve Management Plan.

POLICY ~~4.1.7.~~ 5.1.7.

Dredge ~~spoil~~ material management sites are a public use required for the safe and efficient operation of the Intracoastal Waterway. It is the legislative mandate of the Florida Inland Navigation District (FIND) to provide all lands necessary for the construction, operation and maintenance of the Atlantic Intracoastal Waterway in Florida. Site selection for ~~spoil~~ dredge material management sites are performed by ~~FIND~~ the Florida Inland Navigation District in conformance with their legislative mandate. Site inventories as part of ~~FIND's~~ the Florida Inland Navigation District's ~~annual~~ public facilities report shall be submitted to the City ~~annually starting with the 1998 annual report~~ as directed by Section 189.08, Florida Statutes.

POLICY ~~4.1.8.~~ 5.1.8.

The City shall be notified by the Florida Department of Environmental Protection when ~~FIND~~ the Florida Inland Navigation District submits a permit for a new or modified ~~dredge spoil site~~ Dredged Material Management Area. The City Commission may submit comments to the Florida Department of Environmental Protection regarding the consistency/inconsistency of the permit application with the City's Comprehensive Plan compatible with the provisions of Chapter 403.973~~(24)(a)~~, Florida Statutes.

POLICY ~~4.1.9.~~ 5.1.9.

~~No new spoil islands shall be developed except when showing that their development is in the public interest and a hardship would result if the development is not authorized consistent with Rule 18.012, Florida Administrative Code.~~ The City will continue to work with the Florida Inland Navigation District and the U.S. Army Corps of Engineers to maintain the Intracoastal Waterway for the benefit of its citizens and visitors and seek opportunities for the beneficial re-use of dredge material.

~~POLICY 4.1.10.~~

~~Proposals for the public development of spoil islands within the City of Ormond Beach should receive public comments through a public hearing conducted within the City limits of Ormond Beach, consistent with Rule 18.012, Florida Administrative Code.~~

~~POLICY 4.1.11.~~

~~Unauthorized structures that have been constructed on spoil islands shall be removed in a manner consistent with Rule 18-21.012, Florida Administrative Code~~.

POLICY ~~4.1.12.~~ 5.1.10.

The City of Ormond Beach adopts and incorporates the Ormond Scenic Loop & Trail vision statement and map series in the Future Land Use Element as included in the adopted Ormond Scenic Loop & Trail Corridor Management Plan.

OBJECTIVE ~~4.2.~~5.2. FLOOD CONTROL AND STORMWATER RUNOFF

Through the provisions of the Land Development Code, the City shall manage development to minimize flood damage and runoff from development to lessen the potential degradation of the City's surface water bodies, as per the intent of the Conservation, Coastal Management and Utilities Elements of the City's Comprehensive Plan.

POLICY ~~4.2.1.~~5.2.1.

The City shall review all development plans to ensure that development is consistent with the City's ~~Flood Damage Control~~ Floodplain Management and Protection, Surface Water Runoff Control, and Wetlands Protection provisions in the Land Development Code and the Comprehensive Plan, and that all practical and feasible measures have been incorporated to minimize flood damage potential.

POLICY ~~4.2.2.~~5.2.2.

The City shall use detailed area-wide drainage plans to reduce flooding potential and minimize direct discharge of stormwater runoff into surface waterbodies. The City shall cooperate with Volusia County and adjoining communities in this effort.

POLICY ~~4.2.3.~~5.2.3.

Wherever feasible, the viability of natural drainage systems shall be maintained to prevent potential flooding problems and costly structural water control measures.

POLICY ~~4.2.4.~~5.2.4.

On an ongoing basis, the City shall update its mapping of flood prone areas to include an inventory of existing land uses, structures susceptible to damage and flooding, and an inventory of flood water conveyance structures and features. The update shall be incorporated into the Comprehensive Plan Update and shall further inventory and analyze future land uses proposed for flood prone areas to determine the suitability of such uses.

OBJECTIVE ~~4.3.~~5.3. PRESERVATION OF NATURAL FLORA AND FAUNA

The City shall encourage developers to incorporate, to the extent feasible, retention of natural vegetation in project design and ensure that significant aesthetic and natural features are not destroyed.

POLICY ~~4.3.1.~~5.3.1.

All new developments shall be reviewed for potential adverse environmental impacts.

POLICY ~~4.3.2.~~5.3.2.

The City shall maintain on-going programs that identify and preserve unique aesthetic and natural features.

POLICY ~~4.3.3.~~5.3.3.

The City shall, in cooperation with Volusia County, monitor and analyze surface water quality in the Tomoka River and Halifax River. The City shall take remedial action and adopt new regulations, as appropriate to maintain or improve its quality.

OBJECTIVE ~~4.4.~~5.4. COORDINATION WITH NATURAL RESOURCES

The density and intensity of future land uses and any proposed development activity shall be coordinated with the natural conditions of the area, including topography, drainage, and soil conditions in order to maintain and protect vital natural functions and environmentally sensitive areas.

POLICY ~~4.4.1.~~5.4.1.

Review land use change and development approval requests for potential impact on natural conditions and for consistency with the environmental protection requirements of the Surface Water Runoff Control, Wetlands Protection, and Floodplain Management and Protection ~~Damage Control~~ Ordinances and with the Utilities, Coastal Management and Conservation Elements of the Comprehensive Plan.

POLICY ~~4.4.2.~~5.4.2.

Encourage the use of cluster development or innovative design measures to ensure the protection of natural resources.

POLICY ~~4.4.3.~~5.4.3.

The City shall update its Land Development Code, as necessary, to maintain specific and detailed provisions which regulate the use of land and water bodies consistent with the Comprehensive Plan and to ensure the compatibility of such uses with the natural resources of the community.

POLICY ~~4.4.4.~~5.4.4.

The location, development, and significance of topography, vegetation, wildlife habitat, flood hazard, the 100-year flood area, and soils for a particular site will be determined during the development review process from information required to be submitted to the City, in accordance with the criteria of Environmental Assessment Reports and that criteria of the relative ordinances for tree protection, wetlands protection, stormwater management, and ~~flood damage control~~ floodplain management and protection. This shall include recordation of Federal Emergency Management Administration (FEMA) flood zone designations on site plans and plats.

OBJECTIVE ~~4.5.~~5.5. SIGNIFICANT HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

The City shall continue to maintain land development regulations that identify, designate, and protect historical resources.

POLICY ~~4.5.1.~~5.5.1.

The City shall maintain the ~~Local~~ Ormond Beach Historic Landmark List and continue to identify and designate historically significant sites and buildings.

POLICY ~~4.5.2.~~5.5.2.

The City shall continue to implement the historic preservation ordinance that protects historic landmarks from alteration or demolition, and apply it to historical, architectural, archaeological, and paleontological resources in accordance with the Cultural and Historical Resources Element.

OBJECTIVE ~~4.6.~~5.6. ENVIRONMENTAL CORE OVERLAY

To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Ormond Beach.

POLICY ~~4.6.1.~~5.6.1.

To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Ormond Beach, the city adopts the Environmental Core Overlay or "ECO" Map as ~~a component~~ Figure 13 of the Future Land Use Map series.

POLICY ~~4.6.2.~~5.6.2.

The City supports the adopted smart growth goals, objectives and policies of ~~the~~ Volusia County's Comprehensive Plan and will actively participate with Volusia County and local jurisdictions in the further development of policies that serve to manage future development that occurs within developable tracts of the adopted ~~ECO~~ Environmental Core Overlay Map.

POLICY ~~4.6.3.~~5.6.3.

Where land is partially or fully within ~~ECO~~ the Environmental Core Overlay, proposed development activities shall be encouraged to utilize innovative and flexible land development and planning techniques ~~such as transfer of development rights~~.

GOAL ~~5.~~6. ANNEXATION

THE CITY PROVIDES UTILITY SERVICE BEYOND IT'S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGUOUS FOR UTILITY SERVICE.

OBJECTIVE ~~5.1.~~6.1. ANNEXATION

Newly annexed areas and new development shall not impose additional tax burdens on City residents or adversely impact City managed natural resources, public facilities and services, including potable water, sanitary sewer, drainage, solid waste, parks and recreation, and cultural facilities. Future land uses shall be located consistent with the provision of public facilities and services.

POLICY ~~5.1.1.~~6.1.1.

Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.

POLICY ~~5.1.2.~~6.1.2.

The cost of off-site water and sewer trunk lines shall be borne by the Developer with reimbursements limited to the amount specifically provided for in the ~~impact~~ connection fee structure for such areas.

POLICY ~~5.1.3.~~6.1.3.

~~Impact~~ Connection fee districts shall be established with the ~~impact~~ connection fee rate structure reflective of the availability or non-availability of a trunk line system. The plant ~~impact~~ connection fee shall be paid on the same basis as the remainder of the City, even where development is converted from on-site to City systems.

POLICY ~~5.1.4.~~6.1.4.

Water and/or sewer service ("city utilities") may be provided to property or areas outside of the city's municipal boundaries that are considered suitable for annexation, as follows:

1. For property that is contiguous to the city's municipal boundaries and that meets other legal requirements for annexation, the property owner must annex the property prior to or concurrent with connection to the city's utilities.
2. Except as otherwise provided in paragraph 6 of this policy, the property owner executes and records an agreement to annex at the time the property is contiguous to the city's municipal boundaries and meets all other legal requirements for annexation.

3. If connection to city utilities is necessary to develop the property, the proposed development is found to be generally consistent with the goals and policies of the ~~SLDR~~ Suburban Low Density land use category ~~district~~ or other appropriate land use designation.
4. The proposed development is contiguous to a water and/or sewer service area.
5. As otherwise provided by an interlocal agreement between the city and a governmental entity.
6. As otherwise provided for properties in a utility service area established by the city commission; such utility service areas include at the present time but are not necessarily limited to the following:

   a) North Peninsula Water District (Ormond-By-The-Sea) established in 1979 by Ordinance 79-45 (Article 1, Division 3, Chapter 22, Code of Ordinances). Neither annexation nor an annexation agreement shall be required for connection to city utilities; and for properties with existing annexation agreements, annexation shall not be compelled without the consent of the property owner at the time of annexation.

   b) West Ormond Utilities District established in 1989 by Ordinance 89-43 (Article VI, Chapter 22, Code of Ordinances). Annexation or an annexation agreement shall be required as conditions to connect to city utilities.

   c) North U.S. Highway 1 Interlocal Planning and Municipal Service Area established in 2014 by Ordinance 2014-27 recorded on August 28, 2014, at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida. (Article VII, Chapter 2, Land Development Code). The Interlocal Service Boundary Agreement was amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida for the first amendment related to the Plantation Oaks project. The Interlocal Service Boundary Agreement was amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida for the second amendment related to the RidgeHaven project. The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County. Annexation or an annexation agreement shall be required as conditions to connect to city utilities within the North U.S. Highway 1 Interlocal Planning and Municipal Service Area.

   d) Hunter's Ridge-Flagler County ~~DRI~~ Development of Regional Impact Service Area established in 2016 by Ordinance 2016-25 (Article IV, Chapter 22, Code of Ordinances). The properties in this service area are situated in Flagler County; therefore, the city's utility connection policy that would otherwise require a property owner to annex or to execute an annexation agreement shall not apply.

e) As may be provided in other utility service areas that are established after the adoption of this policy.

7. Except as otherwise provided in this policy, connection to city utilities shall be deemed to be consent to annexation.

POLICY ~~5.1.5.~~6.1.5.

Proposed developments in annexed areas that are not located in close proximity to water and sewer infrastructure may be allowed to provide interim on-site water and sewer infrastructure, provided that all necessary State permits are secured; the development is dry-lined and all related infrastructure is in place to ensure future connection to the City system when available. To facilitate connection, ~~impact~~ connection fees shall be prepaid, bonded for, or otherwise guaranteed in a manner acceptable to the City.

POLICY ~~5.1.6.~~6.1.6.

New development shall be encouraged to provide on-site amenities commensurate with their projected populations including common open space, recreation facilities including game courts, swimming pools, community centers, and tot-lots.

POLICY ~~5.1.7.~~6.1.7.

The City shall cooperate with ~~the~~ Volusia County in establishing urban service areas as appropriate for police, fire, recreation, cultural and other activities and centers so that appropriate ~~impact~~ connection fees can be paid or bonded for development in the unincorporated area that may be annexed to the City, or such funds transferred to the City where the impact fee had previously been collected by Volusia County.

POLICY ~~5.1.8.~~6.1.8.

The City shall not reject annexation requests of strip commercial uses based solely on their design or functionality.

POLICY ~~5.1.9.~~6.1.9.

All new development proposing the use of interim package plants shall occur in an orderly and economical manner, with those areas having the greatest combined complement of urban public facilities and services receiving development first. New land areas will be staged for urbanization in a contiguous manner that minimizes additional public investments.

GOAL ~~6.~~7. PLANNING PROCESS

CONTINUE TO IMPLEMENT A PERMANENT AND EFFECTIVE LOCAL LAND USE PLANNING PROCESS, BASED ON SOUND PROFESSIONAL PLANNING PRINCIPLES AND THE DESIRES OF THE CITIZENRY TO GUIDE THE FUTURE DEVELOPMENT OF THE CITY TO ENSURE THE HIGHEST QUALITY OF LIFE POSSIBLE FOR ALL EXISTING AND FUTURE RESIDENTS.

OBJECTIVE ~~6.1.~~7.1. PUBLIC PARTICIPATION

The City should continue to provide adequate opportunity for citizen initiative and participation in the planning process. This shall include notification procedures appropriate to the planning issue.

POLICY ~~6.1.1.~~7.1.1.

The City, through the City Commission, the Planning Department, and advisory boards, shall continue to solicit public input and involvement in all areas of planning.

POLICY ~~6.1.2.~~7.1.2.

The City Commission and the Planning Department shall continue and, where necessary, improve and initiate measures to increase citizen awareness concerning planning issues.

OBJECTIVE ~~6.2.~~7.2. COORDINATION OF POPULATION WITH HURRICANE EVACUATION PLANS

New development and coastal area population densities shall be coordinated with the local peacetime emergency management plan and any other interagency hurricane evacuation plans.

POLICY ~~6.2.1.~~7.2.1.

New development shall be managed so that public facility and service needs required to meet adopted hurricane evacuation times and needs ~~as~~ are maintained at the adequate level-of-service.

POLICY ~~6.2.2.~~7.2.2.

All requests for rezoning and land use~~s~~ changes shall be considered in coordination with the criteria of the City's Coastal Management Element and the Volusia County Comprehensive Emergency Management Plan.

GOAL ~~7.~~8. DOWNTOWN COMMUNITY REDEVELOPMENT AREA

THE DOWNTOWN MASTER PLAN UPDATE WAS ADOPTED BY THE CITY COMMISSION ON ~~SEPTEMBER 18, 2007~~ OCTOBER 1, 2019. COVERING THE AREA BETWEEN ORCHARD STREET AND THE OCEAN AND BETWEEN LINCOLN AND TOMOKA AVENUES~~,~~. THE PLAN REPRESENTS THE CITIZENS' VISION FOR REDEVELOPMENT AND GROWTH. THE VISION ENCOMPASSES THE FOLLOWING THEMES.

- **ECONOMIC DEVELOPMENT – FOSTER A SUCCESSFUL AND ATTRACTIVE PEDESTRIAN ORIENTED DOWNTOWN RETAILING PLACE;**
- **SENSE OF PLACE & APPEARANCE – PROMOTE A SENSE OF PLACE AND PHYSICAL PRESENCE;**
- **ARTS & CULTURE – ENHANCE "COMMUNITY" UTILIZING THE ARTS AND DOWNTOWN'S CULTURAL ASSETS;**
- **~~MAXIMIZE THE WATERFRONT AS AN ASSET FOR REDEVELOPMENT~~;**
- **TRANSPORTATION & CIRCULATION – RECLAIM GRANADA BOULEVARD AS A SHARED PUBLIC REALM;**
- **RESIDENTIAL NEIGHBORHOODS – PRESERVE AND ENHANCE RESIDENTIAL NEIGHBORHOODS;**
- **STANDARDS & REGULATIONS – CREATE A SUPPORTIVE REGULATORY ~~ENVIRONMENT~~ AND GOVERNMENTAL STRUCTURE THAT ENABLES POSITIVE REINVESTMENT; ~~AND~~**
- **~~HAVE A BIAS FOR ACTION.~~ENSURING THE VISION – COMMIT TO A STRATEGY OF ACTION ORGANIZED AROUND PROJECTS AND CHAMPIONS TO GET RESULTS.**
- **RECREATION & OPEN SPACE – MAXIMIZE THE USE OF AVAILABLE OPEN SPACE FOR COMMUNITY ENJOYMENT; AND**
- **ENVIRONMENTAL SUSTAINABILITY – FOSTER AN ENVIRONMENTALLY CONSCIOUS COMMUNITY;**

THE PLAN ADDRESSES A WIDE RANGE OF ISSUES INCLUDING INFILL DEVELOPMENT, RECREATION, LAND DEVELOPMENT REGULATIONS, PUBLIC ART, STREETSCAPE IMPROVEMENTS, AND PUBLIC PARKING. FUTURE DEVELOPMENT, REDEVELOPMENT, AND CITY CAPITAL INVESTMENT IN THE REDEVELOPMENT AREA SHALL BE CONSISTENT WITH THE MASTER PLAN, AS AMENDED.

OBJECTIVE ~~7.1.~~ 8.1. DEVELOPMENT AND REDEVELOPMENT REGULATIONS

Acknowledging that development and redevelopment in the Downtown Community Redevelopment Area is unique based on its location, history, and existing development pattern, the City shall continue developing regulations that promote development consistent with the recommendations of the adopted Downtown Master Plan.

POLICY ~~7.1.1.~~8.1.1.

The City shall utilize a Form Based Code to implement the vision stated in the adopted ~~2007~~ Downtown Redevelopment Master Plan.

POLICY ~~7.1.2.~~8.1.2.

The Ormond Beach Community Redevelopment Area through the adoption of the ~~2007~~ Downtown Redevelopment Master Plan for the Downtown Overlay District has established a Form Based Code that places an emphasis on the relationship between the street and buildings, pedestrian and vehicles, public and private spaces, and the relationship between multiple buildings, a block, a neighborhood, and transitions in scale.

POLICY ~~7.1.3.~~8.1.3.

In the Downtown Redevelopment Area only, building orientation for vacant sites shall be close to the street with "build to" lines at the front setback line. Main entrances should face the street or the street corner when located along two streets and parking shall be located to the rear of the building.

POLICY ~~7.1.4.~~8.1.4.

In accordance with the adopted ~~2007~~ Downtown Redevelopment Master Plan, new development and redevelopment shall be incentivized by providing alternative parking provisions to include:

- Off-site parking facilities;
- Parking reductions due to transit availability;
- Parking waivers for smaller tenant spaces; and
- Shared parking between day and evening users.

POLICY ~~7.1.5.~~8.1.5.

New developments which build residential medium or high-density infill housing, either as stand-alone or incorporated into mixed-use projects, are encouraged and shall take priority in financial assistance from the City.

POLICY ~~7.1.6.~~8.1.6.

The Land Development Code shall be ~~amended and~~ maintained to allow urban style signage within the commercial areas of the Downtown Community Redevelopment Area stressing wall, canopy, and projecting signs as opposed to pole and ground signage.

POLICY ~~7.1.7.~~8.1.7.

New Development and redevelopment within the Downtown and Beachside districts where the building is substantially removed (>50% of floor area), the building shall be set at the build-to-line. ~~ROW~~ A Right-of-Way (ROW) dedication or a private easement for increased sidewalk shall be required. Development may be placed behind the build-to-line if an outdoor café or courtyard is planned or with approval by the City Commission.

POLICY ~~7.1.8.~~8.1.8.

To promote development and redevelopment within the Downtown, the City shall pursue a downtown stormwater conceptual permit from St. John~~'~~s River Water Management District as an alternative to individualized stormwater retention and treatment.

POLICY ~~7.1.9.~~8.1.9.

The City shall include incentives in the development review process to encourage upper story residential development with supporting uses such as ground floor retail and office development.

OBJECTIVE ~~7.2.~~8.2. PUBLIC INVESTMENT

The City shall utilize Tax Increment Financing to develop infrastructure and capital projects to further the Redevelopment Plan.

POLICY ~~7.2.1.~~8.2.1.

The City shall pursue the underground placement of utilities where deemed financially feasible within the Downtown Community Redevelopment Area.

POLICY ~~7.2.2.~~8.2.2.

The City shall evaluate stormwater needs in the Downtown Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.

POLICY ~~7.2.3.~~8.2.3.

Financial assistance programs shall be designed and implemented to further the implementation of the vision expressed in text and renderings contained in the Downtown Redevelopment Master Plan.

POLICY ~~7.2.4.~~8.2.4.

The City shall continually assess and implement a streetscape program along Granada Boulevard and other major roadways in the Downtown Community Redevelopment Area. The streetscape program should include street trees, decorative pavers and lighting, way-finding signage, and street furniture.

POLICY ~~7.2.5.~~8.2.5.

The City shall continue to review and improve the public park facilities in the Downtown Community Redevelopment ~~a~~ Area and provide a full range of recreational opportunities, such as fishing, tot lots, performance, and festival areas.

POLICY ~~7.2.6.~~8.2.6.

The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Downtown Community Redevelopment Area.

POLICY ~~7.2.7.~~8.2.7.

The City shall continue to work with organizations such as Ormond MainStreet, the Chamber of Commerce, and the Ormond Memorial Art Museum, as ~~will~~ well as business and property owners to implement capital projects in Downtown Master Plan Update.

POLICY 8.2.8.

The City should promote public art within the Downtown Community Redevelopment Area per the Downtown Public Art Master Plan.

OBJECTIVE ~~7.3.~~8.3. PARKING

The City shall encourage the shared parking of private parking lots, public on-street parking, and public parking lots within the Downtown Community Redevelopment Area.

POLICY ~~7.3.1.~~8.3.1.

The City shall pursue a market-based approach to required off-street parking in the Downtown Overlay District. Off-street and on-site parking is permitted, but public parking may be counted towards the parking requirement provided such parking is within the downtown pedestrian walking shed distance.

POLICY ~~7.3.2.~~8.3.2.

The City shall establish pedestrian sheds denoting walkability between existing public, offsite parking lots, and destination points within the Downtown Overlay District.

POLICY ~~7.3.3.~~8.3.3.

The City shall provide additional public parking in the Downtown Overlay District when it is determined through parking studies that parking demand exceeds parking supply.

POLICY ~~7.3.4.~~8.3.4.

The Land Development Code shall be maintained to allow for parking waivers in the Downtown Community Redevelopment Area, utilization of public lots for commercial parking calculations, and shared private parking lots.

POLICY ~~7.3.5.~~8.3.5.

While on-street parking along Granada Boulevard within the Downtown Community Redevelopment Area is regulated by the Florida Department of Transportation, the City's desire is to maintain existing on-street parking and expand where possible.

POLICY ~~7.3.6.~~8.3.6.

Wherever possible, local roads within the Downtown Community Redevelopment Area ~~redevelopment area~~ shall provide on-street parking.

POLICY ~~7.3.7.~~8.3.7.

The City shall continually identify opportunities to provide public parking where demand exceeds supply within the Downtown Community Redevelopment Area.

OBJECTIVE ~~7.4.~~8.4. ENERGY MANAGEMENT PRACTICES

Promote effective energy management practices in the downtown community redevelopment ~~community~~ area.

POLICY ~~7.4.1.~~8.4.1.

Encourage an urban design pattern in redevelopment areas, where appropriate, that will reduce vehicle miles travel~~l~~ed among trip destinations.

POLICY ~~7.4.2.~~8.4.2.

Continue developing new regulations to the land development code that will support the development of energy efficient infill and redevelopment of commercial and industrial areas.

GOAL ~~8.~~9. ECONOMIC DEVELOPMENT

TO PROMOTE AND SUPPORT POSITIVE ECONOMIC PROSPERITY BY CONDUCTING STRATEGIC ACTIVITIES DESIGNED TO EXPAND AND DIVERSIFY THE EXISTING ECONOMY AND CREATE ADDITIONAL EMPLOYMENT AND INVESTMENT OPPORTUNITIES.

OBJECTIVE ~~8.1.~~ 9.1. BALANCED ECONOMIC GROWTH

The City shall implement economic development using a number of strategies including a Strategic Economic Development Plan designed to encourage investment in Ormond Beach and by being proactive in business retention, expansion, and attraction.

POLICY ~~8.1.1.~~9.1.1.

The City shall maintain a working relationship with the Ormond Beach business community and update economic development assistance programs, as necessary.

POLICY ~~8.1.2.~~9.1.2.

The City shall continually work to expand the Ormond Beach non-residential tax base and other revenue sources.

POLICY ~~8.1.3.~~9.1.3.

The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.

POLICY ~~8.1.4.~~9.1.4.

The City shall continue to collect, analyze and disseminate relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.

POLICY ~~8.1.5.~~9.1.5.

The City shall coordinate marketing strategies to attract regional, national, and international companies to the City.

POLICY ~~8.1.6.~~9.1.6.

The City shall identify and recruit industries involved in the "Green" sustainable energy related research, development, and manufacturing industries.

POLICY ~~8.1.7.~~9.1.7.

The City shall continue to partner with Volusia County and the Ormond Beach Chamber of Commerce to promote economic development within Ormond Beach.

POLICY ~~8.1.8.~~9.1.8.

The City shall consider the impacts on neighborhoods and environmental protection as well as job and tax base growth when evaluating proposed development classified as heavy industrial.

POLICY ~~8.1.9.~~9.1.9.

The City shall seek new business locations and existing business expansions that are compatible with the City's land use plans and policies.

OBJECTIVE ~~8.2.~~9.2. BUSINESS RECRUITMENT, REDEVELOPMENT AND FUTURE BUSINESS CENTERS

The City shall ensure a sufficient amount of commercial and light industrial properties available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Ormond Beach.

POLICY ~~8.2.1.~~9.2.1.

The City shall promote and create financial and other incentives for redevelopment of the downtown~~, community~~ redevelopment areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.

POLICY ~~8.2.2.~~9.2.2.

The City shall continually attract new industries to locate at the Ormond Beach Municipal Airport and Airport Business Park and other industrial parks in the City.

POLICY ~~8.2.3.~~9.2.3.

The City shall assist development to understand and use the Brownfields Redevelopment Program to encourage redevelopment of areas with real and/or perceived environmental contamination.

POLICY ~~8.2.4.~~9.2.4.

The City shall continue to review and update land development regulations that encourage the redevelopment of areas of the City (such as the Downtown ~~CRA~~ Community Redevelopment Area, US1, and SRA1A) that have existing infrastructure and are vacant or underutilized.

OBJECTIVE ~~8.3.~~9.3. PLANNING FOR ECONOMIC DEVELOPMENT

The City should plan for business retention, redevelopment, and attraction as part of economic development.

POLICY ~~8.3.1.~~9.3.1.

All City departments shall program funding for the maintenance and expansion of infrastructure necessary for business attraction in all areas of the city.

POLICY ~~8.3.2.~~9.3.2.

All City development-related departments shall regularly evaluate development review procedures to ensure that they are efficient. Inefficient programs and procedures shall be modified consistent with Smart Growth principles to provide certainty in the process with review and approval at the lowest possible level.

POLICY ~~8.3.3.~~9.3.3.

The City shall regularly evaluate the demand for land designated for economic activity, ~~and~~ the availability and location of land suited for economic development activities, and opportunities for revitalization and reuse.

~~TABLE 1 PERCENTAGE OF DISTRIBUTION OF LAND ACCORDING TO LAND USE DESIGNATION~~

~~LAND USE DESIGNATION~~	~~1988~~		~~1995~~		~~2008~~	
	~~Area (acres)~~	~~% of Total~~	~~Area (Acres)~~	~~% of Total~~	~~Area (acres)~~	~~% of Total~~
~~Residential~~	~~3,752~~	~~44%~~	~~8,090~~	~~60%~~	~~9,199~~	~~44%~~
~~Commercial~~	~~403~~	~~5%~~	~~546~~	~~4%~~	~~1,436~~	~~7%~~
~~Institutional~~	~~670~~	~~8%~~	~~803~~	~~6%~~	~~898~~	~~4%~~
~~Industrial~~	~~275~~	~~3%~~	~~336~~	~~3%~~	~~630~~	~~3%~~
~~Recreation/Open Space~~	~~3,497~~	~~41%~~	~~3,627~~	~~27%~~	~~5,537~~	~~26%~~
~~Activity Center~~	~~N/A~~				~~3,095~~	~~15%~~
~~TOTAL~~	~~8,597~~	~~100%~~	~~13,402~~	~~100%~~	~~20,715~~	~~100%~~

Source: City of Ormond Beach Planning Department and GIS Division

Note: 2008 excludes 2,204 acres of water and roads within City limits. Total gross area of the City in 2008 is 22,919 areas.

TABLE 2 DEVELOPED AND UNDEVELOPED LAND ACCORDING TO LAND USE DESIGNATION

Land Use Classification	Developed Property		Undeveloped Property		Total (Acres)	% of Total
	Area (Acres)	% of Total	Area (acres)	% of Total		
Institutional	849	95%	49	5%	898	4%
Residential, Office, Retail	263	62%	159	38%	421	2%
General Commercial	583	86%	92	14%	675	3%
Tourist Commercial	186	85%	34	15%	220	1%
Heavy Commercial	106	88%	14	12%	120	1%
Industrial/Utilities	371	59%	259	41%	630	3%
Activity Center	1,270	0%	1,825	100%	3,095	14%
High Density Residential	101	97%	3	3%	104	.5%
Medium Density Residential	1,027	81%	244	19%	1,271	6%
Low Density Residential	4,505	90%	519	10%	5,024	22%
Suburban Low Density Residential	1,152	77%	349	23%	1,501	7%
Rural Estate	795	70%	348	30%	1,143	5%
Rural Residential	139	89%	17	11%	156	1%
Recreation/Open Space	N/A	N/A	N/A	N/A	532	2%
Open Space/Conservation	N/A	N/A	N/A	N/A	5,005	22%
Water bodies/ROW	N/A	N/A	N/A	N/A	2,204	10%
CITY TOTAL AREA					**22,919**	

Source: City of Ormond Beach Planning Department

TABLE 3

POPULATION PROJECTIONS 2000-2025

Year	Population Projection
2000 (Census)	36,301
2005 (BEBR Estimate)	39,683
2009 (BEBR Estimate)	40,832
2010	42,533
2015	45,951
2020	48,880
2025	51,079

GOAL ~~9.~~10. NORTH US 1 MUNICIPAL SERVICE AREA (MSA)

TO IMPLEMENT THE PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY AND THE COUNTY OF VOLUSIA PURSUANT TO CHAPTER 171, PART II, FLORIDA STATUTES, AS AMENDED.

OBJECTIVE ~~9.1.~~ 10.1. NORTH US 1 ~~MSA~~ MUNICIPAL SERVICE AREA (MSA) PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY

The City shall have sole and singular authority within the boundaries of the ~~MSA~~ Municipal Service Area (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 City 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, and as amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida. The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County.

POLICY ~~9.1.1.~~10.1.1.

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.~~10.1.2.

Pursuant to the ~~ISBA~~ Interlocal Service Boundary Agreement (ISBA), the City may annex noncontiguous parcels and create enclaves within the ~~MSA~~ Municipal Service Area notwithstanding Policy ~~5~~6.1.4.

~~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.~~10.1.3.

The City's future land uses on Figure 11 are described under "Goal ~~1~~2. Land Use Distribution" of the current adopted Comprehensive Plan. For the purposes of the ~~MSA~~ Municipal Service Area, 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, ~~and in~~ Table 5, and ~~in~~ Table 6 of the Future Land Use Element.

TABLE 1. PERCENTAGE OF DISTRIBUTION OF LAND ACCORDING TO LAND USE DESIGNATION

LAND USE DESIGNATION	2024	
	Area (acres)	% of Total
Residential	9,208	40%
Commercial	1,326	6%
Institutional	806	3%
Industrial	421	2%
Recreation/Open Space	4,761	21%
Activity Center	2,798	12%
Waterbodies/ROW	3,822	17%
TOTAL	23,142	100%

TABLE 2. DEVELOPED AND UNDEVELOPED LAND ACCORDING TO LAND USE DESIGNATION

Land Use Classification	2024 Developed Property		2024 Undeveloped Property		Total (Acres)	% of Total
	Area (Acres)	% of Total	Area (acres)	% of Total		
Institutional	603	75%	203	25%	806	3%
Residential, Office, Retail	376	92%	34	8%	410	2%
General Commercial	423	77%	125	23%	548	2%
Tourist Commercial	167	61%	108	44%	275	1%
Heavy Commercial	79	85%	14	15%	93	1%
Industrial/Utilities	420	99%	1	1%	421	2%
Activity Center	17	1%	2,780	99%	2,798	12%
High Density Residential	115	96%	5	4%	120	1 %
Medium Density Residential	1,063	88%	142	12%	1,205	5%
Low Density Residential	3,900	75%	1,275	25%	5,177	22%
Suburban Low Density Residential	1,293	90%	150	10%	1,443	6%
Rural Estate	705	63%	407	37%	1,112	5%
Rural Residential	134	89%	16	11%	151	1%
Recreation/Open Space	N/A	N/A	N/A	N/A	543	2%
Open Space/Conservation	N/A	N/A	N/A	N/A	4,218	18%
Waterbodies/ROW	N/A	N/A	N/A	N/A	3,822	17%
CITY TOTAL AREA					**23,142**	100%

TABLE 3. POPULATION PROJECTIONS, 2025-2045

YEAR	POPULATION PROJECTION
2025	46,255
2030	50,773
2035	55,238
2040	58,986
2045	63,542

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

TABLE 5. FIRST AMENDED NORTH US 1 MSA FUTURE LAND USE CATEGORIES

Note	Existing Volusia County Land Use	Proposed City Land Use	City Map Annotation
A.	Rural (R) (769.62 acres)	Low Density Residential (LDR)	Maximum Dwelling Units shall not exceed 1,947 for Plantation Oaks owned and City LDR Land Use designation.
A.	Rural (R) (1.3 acres)	Low Intensity Commercial (LIC)	
A.	Urban Low Intensity (ULI) (274.39 acres)	Low Density Residential (LDR)	See Annotation above for LDR, Note A.
A.	Urban Medium Intensity (UMI) (9.75 acres)	Low Density Residential (LDR)	See Annotation above for LDR, Note A.
B.	Rural (R) (3.27 acres))	Low Density Residential (LDR)	
B.	Urban Low Intensity (ULI) (1.91 acres)	Low Density Residential (LDR)	
B.	Urban Medium Intensity (UMI) (11.42 acres)	Medium Density Residential (MDR)	Maximum Dwelling Units per acre shall not exceed 8 for properties not owned by Plantation Oaks with City MDR Land Use designation.
Note: A. Properties owned by Plantation Oaks. B. Individual properties not owned by Plantation Oaks.			

TABLE 6. SECOND AMENDED NORTH US 1 MSA FUTURE LAND USE CATEGORIES

Existing Volusia County Land Use	Proposed City Land Use	City Density Conditions	City Intensity Conditions
Urban Medium Intensity (UMI)	Low Density Residential (LDR)	Not to exceed 3 units per acre and no more than 298 dwelling units for entire RidgeHaven owned lands including the 19.19 acres to the south.	Not to exceed 0.20 FAR
Urban Medium Intensity (UMI)	Medium Density Residential (MDR)	Not to exceed 8 DU per acre for properties not owned by RidgeHaven.	Not to exceed 0.30 FAR

DENSITY/INTENSITY RESTRICTIONS				
#	Project	ORD#	Land Use	Restriction
1	Calvary Church	2007-39	TC	790 AADT Trip Limit
2	Marshside/Tattersall	2008-54	SLDR	Max. 3.47 DU/Acre
3	River Oaks	2008-54	SLDR	Max. 1.74 DU/Acre
4	1291 W Granada Blvd.	2009-28	ROR	904 AADT Trip Limit
5	1298 West Granada Blvd.	2013-59	COM/OSC	0 DU/Acre. OSC – stormwater only.
6	Chelsea Place	2014-18	SLDR	Max. 4.93 DU/Acre
7	1287 & 1301 W Granada Blvd.	2014-26	LIC	Max. 0.12 FAR, certain uses prohibited
8	640 North Nova Rd.	2014-30	HDR	Max. 20 DU/Acre
9	Original N. US 1 ISBA/MSA Policy 9.1.4, Table 4 – Land Use Element	2014-42	LI/U	Max. 0.60 FAR
			REA	Max. 1 DU/10 Acres
			LIC	Max. 8 DU/Acre Max. 0.50 FAR for retail or 0.55 for other Nonresidential
10	145 N. Yonge St.	2019-23	MDR	Max. 0.20 FAR
			GC	Max. 22 DU/Acre
11	First Amended N. US 1 ISBA -Plantation Oaks and individually owned properties Policy 9.1.4, Table 5 – Land Use Element	2019-43 & 2019-44	LDR	Max. 1,947 DU Plantation Oaks
			MDR	Max. 8 DU/acre
12	350 Clyde Morris Blvd.	2020-46	ROR	Max. 4 DU/acre and 0.45 FAR
13	Second Amended N. US 1 ISBA – RidgeHaven and individually owned properties Policy 9.1.4, Table 6 – Land Use Element	2022-18	LDR	Max. 3 DU/acre & Max. 298 DU for RidgeHaven.
			MDR	Outparcels Max. 8 DU/Acre
		2022-12	MDR	Max. 8 DU/acre & Max. 298 units for RidgeHaven
14	Bradford Park	2023-07	MDR	Max. 8 DU/Acre
15	101 Fiesta Dr.	2023-08	ROR	0 DU/Acre and 0.0 FAR

Note: Map updated from 2025 Comprehensive Plan

FIGURE 1

City of Ormond Beach Future Land Use Map (February, 2025)

Legend

- Ormond Beach City Limits

Future Land Use

- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Residential, Office, Retail (ROR)
- Low Intensity Commercial (LIC)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Light Industrial/Utilities (LI/U)
- Recreation/Open Space (R/OS)
- Open Space/Conservation (OS/C)

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - February 2025

FIGURE 2A

City of Ormond Beach
Vacant Residential Zoned Property

Legend

- VACANT RESIDENTIAL PROPERTY
- ORMOND BEACH CITY LIMITS

Note: Map updated from 2025 Comprehensive Plan

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - February 2025

FIGURE 2B

City of Ormond Beach Vacant Commercial and Industrial Zoned Property

Note: Map updated from 2025 Comprehensive Plan

Legend

- VACANT COMMERCIAL AND INDUSTRIAL PROPERTY
- ORMOND BEACH CITY LIMITS

N
W E
S

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department February 2025

Note: Map updated from 2025 Comprehensive Plan

FIGURE 3

City of Ormond Beach Wetland Vegetation Map

Legend

- Wetland Vegetation *
- Water *

* Source: St. Johns River Water Management District

- Ormond Beach City Limits

TOMOKA BASIN

HALIFAX RIVER

ATLANTIC OCEAN

INTRACOASTAL WATERWAY

STRICKLAND CREEK

TURNBULL CREEK

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - February 2025

Note: Map updated from 2025 Comprehensive Plan

FIGURE 4

City of Ormond Beach Soils Map

Legend

Potable Waterwell

Soils*
* Source: Volusia County GIS

Ormond Beach City Limits

HALIFAX RIVER

ATLANTIC OCEAN

INTRACOASTAL WATERWAY

A1A

95

1

40

5A

N
W E
S

0 0.5 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - February 2025

Note: Map updated from 2025 Comprehensive Plan

FIGURE 5

City of Ormond Beach Energy Conservation Areas Map

Legend

- Votran Bus Stops**
- Trails
- Sidewalks
- Bike Paths
- Transportation Concurrency Exception Areas
- Mixed Use Corridor
- Ormond Beach City Limits
- Environmental Core Overlay*
- Parks
- Downtown Community Redevelopment Area

** Source: VOTRAN

* Source: Volusia County GIS

Associated Uses

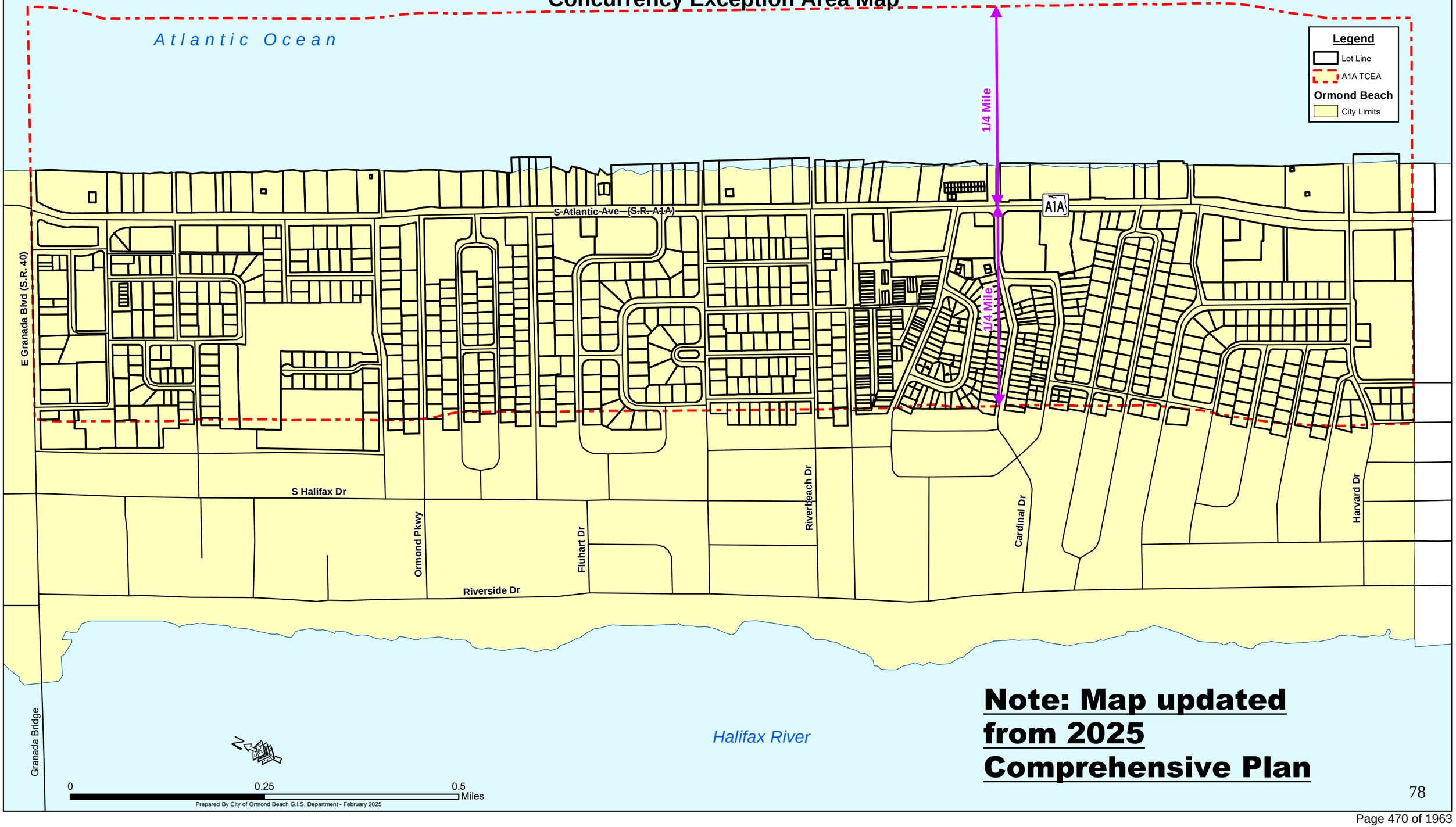
- Recreation/Open Space
- Open Space/Conservation

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - February 2025

FIGURE 6

City of Ormond Beach
A1A Transportation
Concurrency Exception Area Map



Note: Map updated from 2025 Comprehensive Plan

FIGURE 7

City of Ormond Beach
Downtown Transportation
Concurrency Exception Area Map

Legend
- Lot Line
- Downtown TCEA

Ormond Beach
- City Limits

N US 1 Hwy
N Ridgewood Ave
N Beach St (C.R. 4011)
John Anderson Dr
N Halifax Dr (C.R. 2803)
Ocean Shore Blvd (S.R. A1A)
E Granada Blvd (S.R. 40)
Granada Bridge
Atlantic Ocean
S Halifax Dr
S Atlantic Ave (S.R. A1A)
Riverside Dr
Halifax River
N Orchard St
W Granada Blvd (S.R. 40)
FEC R.R.
S Yonge St (US 1 Hwy)
S Ridgewood Ave
S Beach St (C.R. 4011)

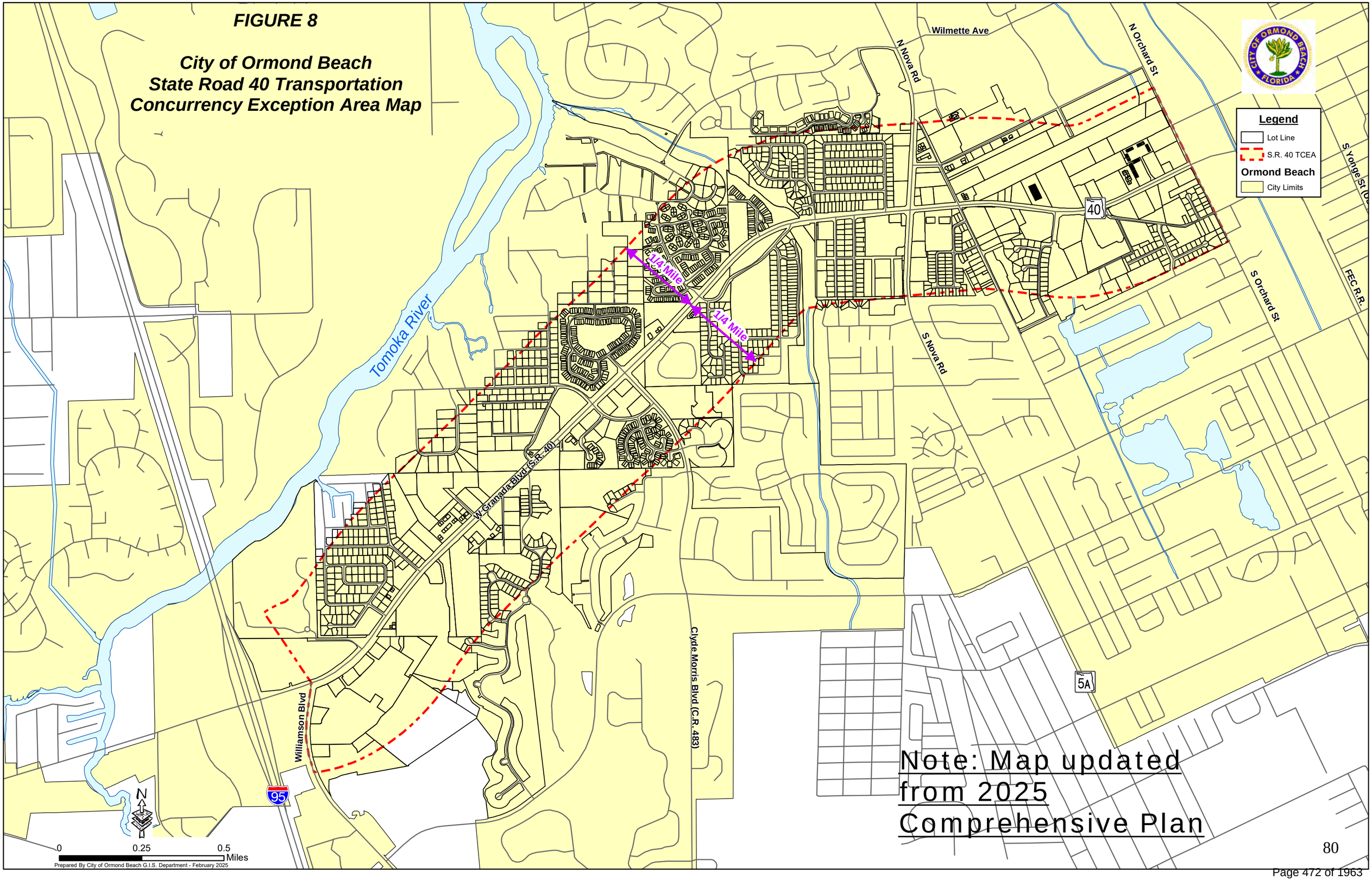
0 0.25 0.5 Miles

Prepared By City of Ormond Beach G.I.S. Department- February 2025

Note: Map updated from 2025 Comprehensive Plan

FIGURE 8

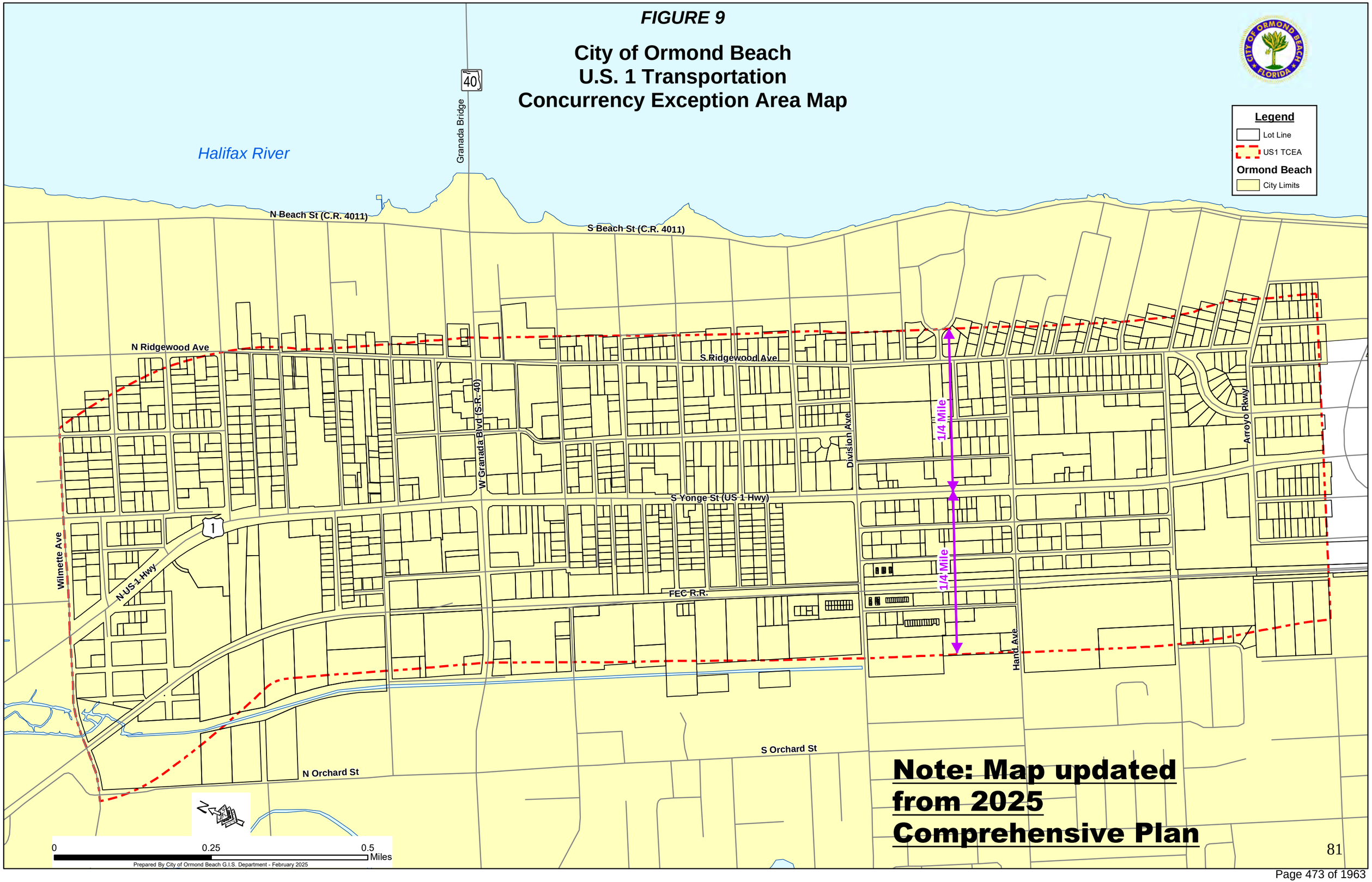
City of Ormond Beach
State Road 40 Transportation
Concurrency Exception Area Map



Note: Map updated from 2025 Comprehensive Plan

FIGURE 9

City of Ormond Beach
U.S. 1 Transportation
Concurrency Exception Area Map



Note: Map updated from 2025 Comprehensive Plan

FIGURE 10

City of Ormond Beach
Ormond Crossings Transportation Concurrency Exception Area Map

Note: Map updated from 2025 Comprehensive Plan

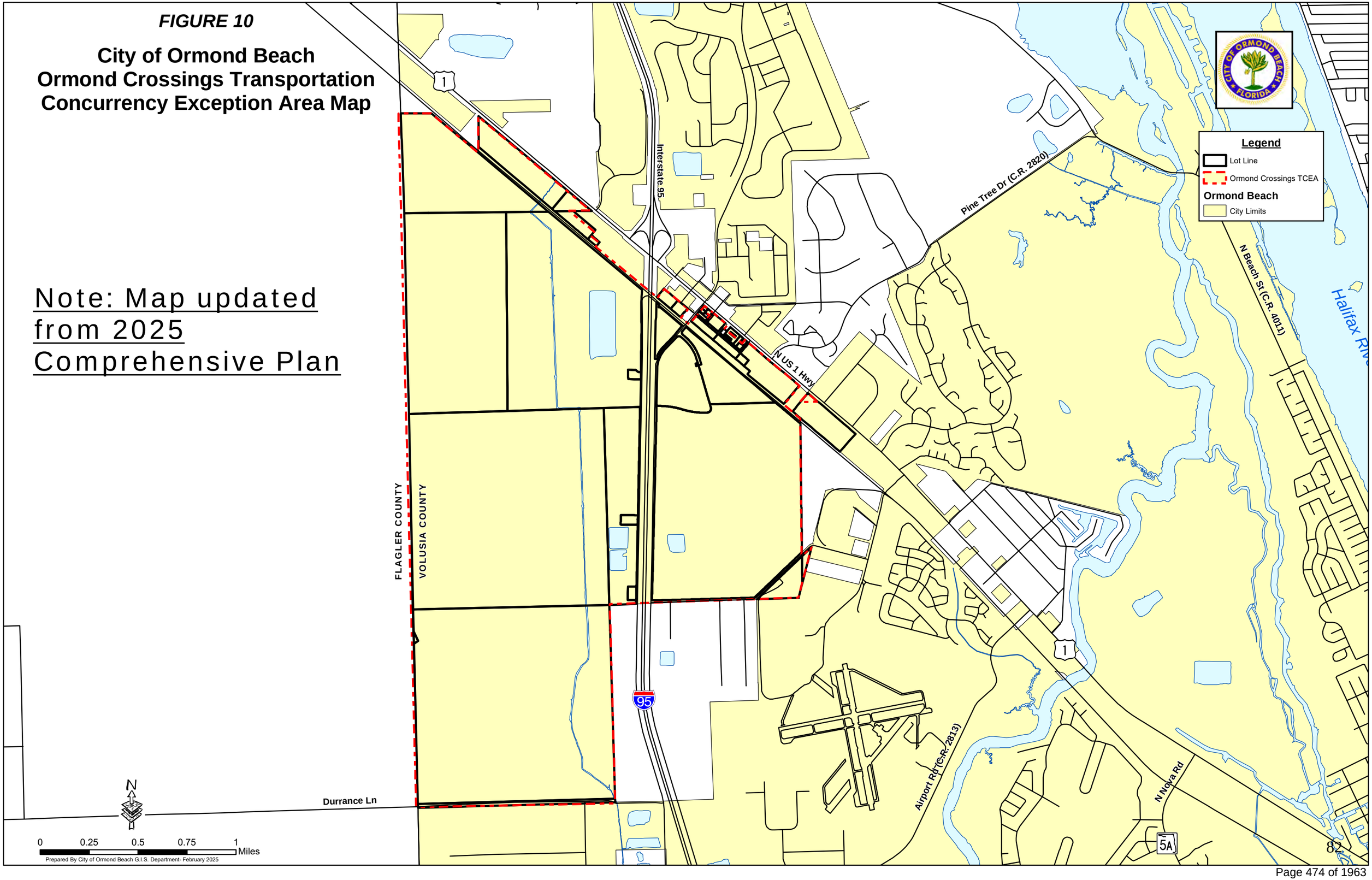
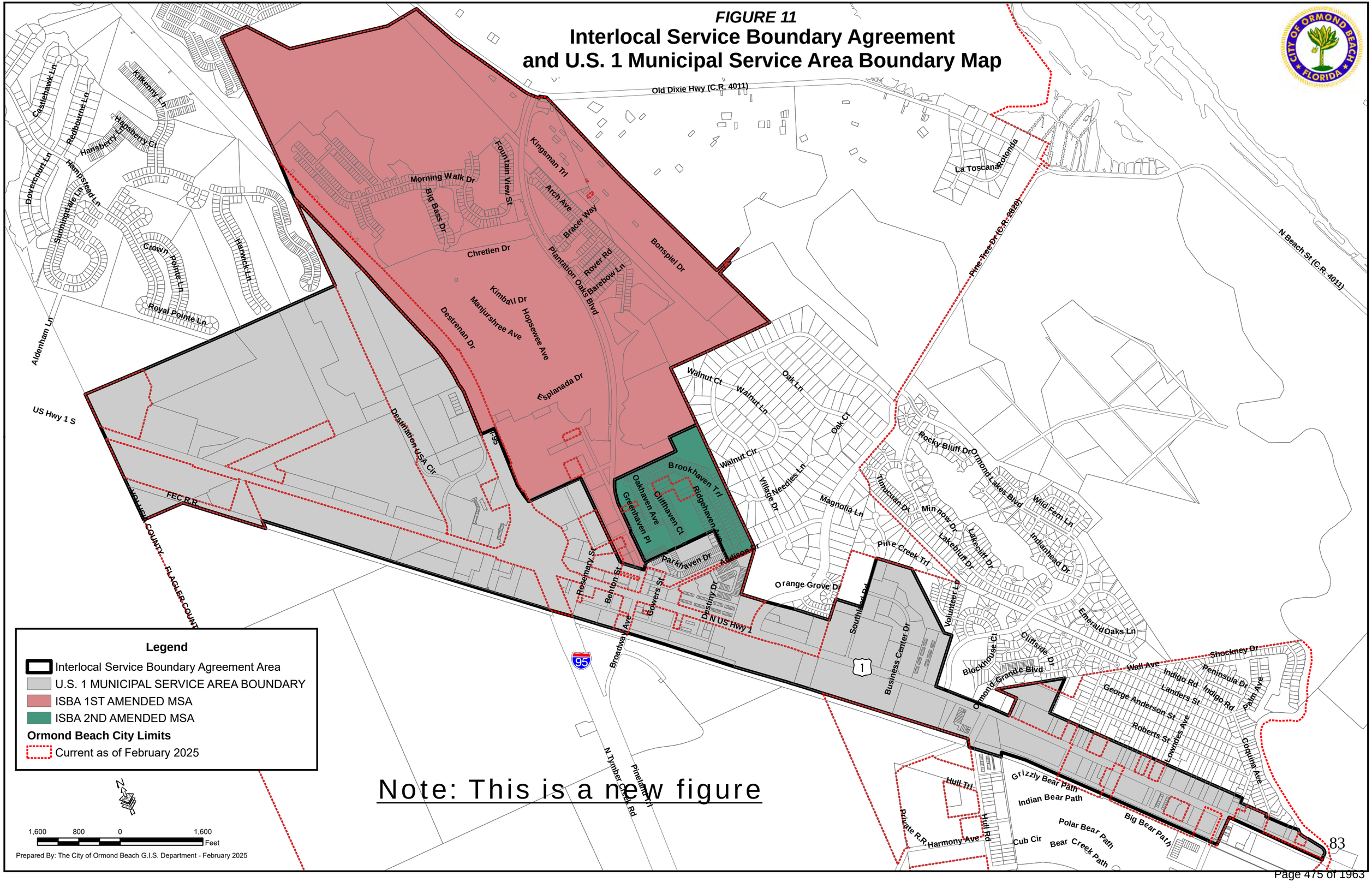


FIGURE 11

Interlocal Service Boundary Agreement and U.S. 1 Municipal Service Area Boundary Map



Legend

- Interlocal Service Boundary Agreement Area
- U.S. 1 MUNICIPAL SERVICE AREA BOUNDARY
- ISBA 1ST AMENDED MSA
- ISBA 2ND AMENDED MSA

Ormond Beach City Limits

- Current as of February 2025

1,600 800 0 1,600 Feet

Prepared By: The City of Ormond Beach G.I.S. Department - February 2025

Note: This is a new figure

Note: This is a new figure

FIGURE 12

City of Ormond Beach Redevelopment Areas

Legend

- Downtown
- Ormond Crossings
- Ormond Beach City Limits

TOMOKA BASIN

HALIFAX RIVER

ATLANTIC OCEAN

INTRACOASTAL WATERWAY

FLAGLER COUNTY
VOLUSIA COUNTY

Ormond Beach Municipal Airport

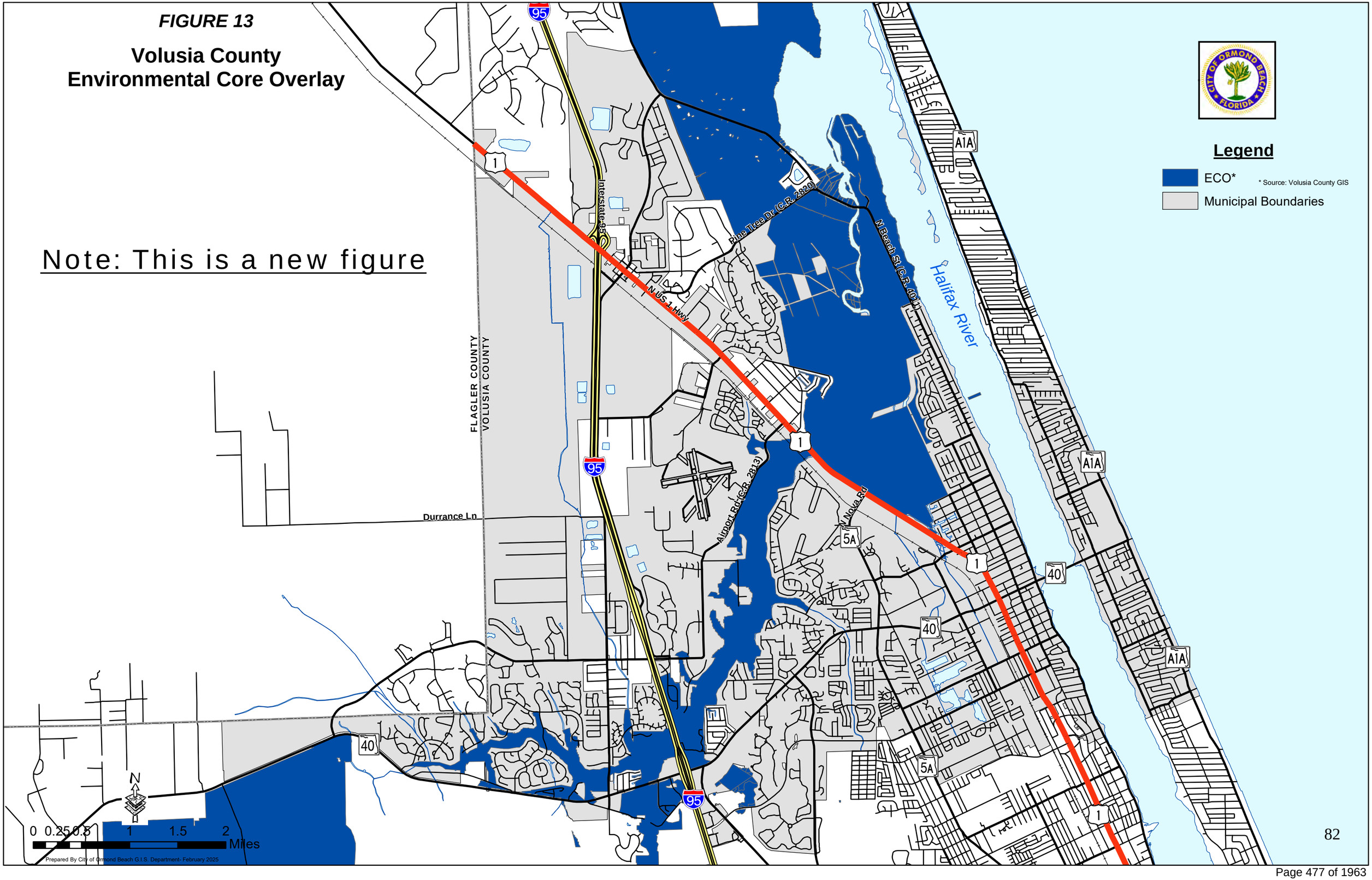
1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - February 2025

FIGURE 13

Volusia County
Environmental Core Overlay

Note: This is a new figure



New Page Added

TRANSPORTATION ELEMENT









~~TRANSPORTATION ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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TRANSPORTATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GENERAL STATEMENT

THE OBJECTIVES AND POLICIES PRESENTED IN THIS ELEMENT ARE BASED UPON THE 2008 EVALUATION APPRAISAL REPORT. THE CITY RECOGNIZES IT CAN NOT CONTINUE TO RELY ON INCREASING ROADWAY CAPACITY AS ITS SOLE TRANSPORTATION STRATEGY. TO THAT END, A MULTI-MODAL STRATEGY IS PRESENTED THAT PLACES GREATER EMPHASIS ON REDUCING VEHICLE MILES TRAVELED (VMT) THAN PROVIDING MORE ROADWAY SUPPLY. THIS STRATEGY PROVIDES FOR FUTURE ROADWAY CORRIDOR PRESERVATION, MORE EFFECTIVE ACCESS MANAGEMENT, GREATER EMPHASIS ON PEDESTRIANS AND BIKE TRAILS, AND IMPLEMENTATION OF SMART GROWTH DESIGN PRINCIPLES TO AREAS WHERE (RE) DEVELOPMENT SHOULD OCCUR BASED UPON CURRENT TRANSIT CORRIDORS.

WHILE THE CITY IS DESIGNATED A DENSE URBAN LAND AREA (DULA) AND IS EXEMPT FROM STATE TRANSPORTATION CONCURRENCY (TOP DOWN) CITYWIDE, THE CITY (BOTTOM UP) IS REQUIRING THAT TRANSPORTATION IMPACTS ON STATE, COUNTY AND CITY ROADWAYS BE MITIGATED EXCEPT FOR THE DOWNTOWN, AIA (SR 40 SOUTH TO THE CITY LINE), US 1 (FROM WILMETTE AVENUE SOUTH TO THE CITY LINE); AND SR 40 (FROM AIA TO I95). FOR THESE AREAS, VOTRAN PROVIDES CORE BUS SERVICE WHICH WILL BE ENHANCED THROUGH DEVELOPMENT AND (RE) DEVELOPMENT AT HIGHER DENSITIES AND INTENSITIES. DEVELOPMENT AT OR ABOVE THRESHOLDS RECOMMENDED BY VOTRAN TRANSIT DESIGN GUIDELINES SHALL BE REQUIRED TO MAKE TRANSIT FACILITY OR OPERATIONAL IMPROVEMENTS.

THROUGHOUT THE CITY LEVEL OF SERVICE (LOS) FOR PERCENTAGE OF SIDEWALK COVERAGE LINKING RESIDENTIAL AREAS TO DESTINATION POINTS AND TRANSIT STOPS WILL BE ESTABLISHED AND ADOPTED INTO THE COMPREHENSIVE PLAN BY JULY 2012. WHERE SIDEWALK LOS IS BELOW THE ADOPTED LOS, APPLICANTS FOR DEVELOPMENT AND (RE) DEVELOPMENT SHALL BE REQUIRED TO CONSTRUCT OR PAY A FEE IN LIEU OF TO IMPROVE THE CURRENT SIDEWALK LOS TO THE ADOPTED LOS WITHIN THE ¼ MILE PEDESTRIAN SHED THAT SERVES THAT PARTICULAR DEVELOPMENT.

ORMOND BEACH DUE TO ITS SIZE AND LOCATION HAS A LIMITED ROLE IN DEVELOPING TRANSPORTATION DEMAND MANAGEMENT STRATEGIES, HOWEVER, THE CITY IS HOME TO MANY INDUSTRIAL USERS MOSTLY LOCATED ON US 1 BETWEEN WILMETTE AVENUE AND THE I95 INTERCHANGE THAT COULD BENEFIT FROM A PRIVATELY ORGANIZED TRANSPORTATION MANAGEMENT INITIATIVE (TMI) OPERATED THROUGH AN EXISTING ENTITY SUCH AS THE CHAMBER OF COMMERCE OR ECONOMIC DEVELOPMENT ORGANIZATION THAT COULD MARKET, ADVOCATE AND HOST TDM INITIATIVES.

GOAL 1. LAND USE

PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.

OBJECTIVE 1.1. STRATEGIC INTERMODAL SYSTEM

Protect Florida's Strategic Intermodal System (SIS) by preserving future Right-of-Way ~~ROW~~ corridors.

POLICY 1.1.1.

The City shall utilize ~~Map~~ Figure 1 entitled, "The Future Traffic Circulation Map" as well as Tables ~~6~~1 and ~~7~~2 of the ~~Future Land Use~~ Transportation Element for addressing its long-range transportation needs.

POLICY 1.1.2.

The Future Traffic Circulation Map shall be derived primarily through use of ~~MPO~~ the Transportation Planning Organization's travel demand forecast models, where applicable, and shall reflect the ~~of MPO~~ Transportation Planning Organization's Adopted Cost Feasible Plan, locally designated corridors, corridors identified for Project Development Studies, and any future identified corridors. The Future Traffic Circulation Map shall not be subject to the financially feasible criteria applied to the five- and ten-year planning horizon.

POLICY 1.1.3.

The City shall utilize the long-range traffic circulation map for:

a. Review of all proposed development orders for consistency with the map;

b. Establishing the long range (20~~3~~45) level of service standards on major existing or future roadways by determining the resultant level of service on each roadway impacted by a project travel demand as determined using the ~~MPO~~ Transportation Planning Organization, or other travel demand forecasting models;

c. Reviewing all proposed capital projects proposed to widen existing or develop new major roadways. All capital projects shall be consistent with the Future Traffic Circulation Map; and

d. Achieving consistency of this Comprehensive Plan where appropriate with: the long-range transportation plans of all local governments adjacent to Ormond Beach; the Florida Department of Transportation's ~~FDOT's~~ Transportation Plan and approved work program; and the ~~of MPO's~~ Transportation Planning Organization's transportation improvement plan.

OBJECTIVE 1.2. STUCTURE FREE RIGHT(S)-OF-WAY

The City shall insure the availability of structure free right(s)-of-way for major and important minor roadways and for Votran transit corridors necessary or desirable to accommodate projected travel demand in 20~~3~~45.

POLICY 1.2.1.

The City shall adopt a major thoroughfare provision in the ~~LDC~~ Land Development Code which:

a. References the Future Traffic Circulation Map that will provide for adequate traffic circulation within the city;

b. Identifies the right-of-way widths for each roadway in a manner consistent with the Future Traffic Circulation Map and in a manner consistent with the inventory of right-of-way already provided by Ormond Beach, other local governments, or the State of Florida;

c. Establishes the Future Traffic Circulation Map as the official listing of right(s)-of-way to be reserved pursuant to Policy ~~2~~1.2.2 below; and

d. Establishes procedures and guidelines for the appropriate amendment of the map.

POLICY 1.2.2.

A right-of-way protection provision shall be adopted for the purpose of protecting right(s)-of-way necessary to develop the roadway network shown on the Future Traffic Circulation Map. This right-of-way protection is required so as to ~~insure~~ ensure compliance with long range level-of-service standards established by those policies within the Comprehensive Plan. Such ordinance shall prohibit the development of any structures, parking areas, or drainage facilities (except as allowable on an interim basis) within the corridors indicated on the Future Traffic Circulation Map or within any other surface transportation corridors (i.e. rail corridors) identified by ~~FDOT~~ the Florida Department of Transportation. Other uses, consistent with this Comprehensive Plan, may be considered within the protective right-of-way. Nothing in the right-of-way protection ordinance shall preclude location of temporary uses within protected right(s)-of-way. Any right-of-way protected under the right(s)-of-way protection ordinance may be dedicated to Ormond Beach during the development of a project. Dedication shall be accompanied with a Level 1 Environmental Audit of the ~~ROW~~ right-of-way dedicated or the parcel from which the ~~ROW~~ right-of-way was dedicated, whichever is appropriate. Any such dedication shall not be subject to time limits on right(s)-of-way reservation as required by Chapter 336 F.S. As used in this policy, "corridors" means that area of protected right-of-way for any roadway, as generally configured and as located on the Future Traffic Circulation Map. Protected right(s)-of-way shall be defined as:

1. Required right-of-way on either side of the centerline of an existing roadway shown as having more lanes on the Future Traffic Circulation Map than the number of lanes currently existing.

2. Required right-of-way for roadway or other transportation corridors for which no centerline has been established. The location of the roadway right(s)-of-way shall be established during the review of proposed projects in proximity to future roadway corridors located on the Future Traffic Circulation Map. These newly established alignments selected during project review shall be continuous so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross section as required by city policy for facility types specified on the Future Traffic Circulation Map.

POLICY 1.2.3.

The City shall ensure that protected right(s)-of-way are reserved at the time of project review for issuance of a level of service compliance decision. Failure to reserve protected right(s)-of-way as a condition of level of service determination shall be considered a violation of the 2034<u>4</u>5 (long range) level of service standard for that roadway and shall, therefore, be prohibited. Such ordinance shall also contain mitigation measures designed in part to preclude the taking of private property unless fair compensation for any such taking is provided. These measures shall address properties which are located in a manner or exhibit characteristics that precludes the reasonable use of such property if the protected right-of-way is maintained free of drainage facilities, structures, or parking during the development of the property. Measures may include, but not be limited to:

1. The transfer of development right(s), which may be considered pursuant to <u>the</u> future land use policy from the area within a protected right-of-way to an area outside of the protected right-of-way on the same project site.
2. The reduction of required building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such reduced requirements are considered on a case-by-case basis and are granted pursuant to a finding of overriding public interest by the local government.

~~POLICY 1.2.4.~~

~~Adopt a right-of-way reservation ordinance that requires the dedication to Ormond Beach as a condition of issuance of a level of service compliance finding. Upon adoption of an ordinance, or upon recording of any update to the Future Traffic Circulation Map, the reserved right(s)-of-way shall be prohibited from all development of drainage facilities, parking or structures, and dedication of the reserved right-of-way shall be required upon issuance of the development order for any property encompassing said right-of-way. Appropriate access through reserved right-of-way as determined by Ormond Beach, will be permitted. Any such reservation of right-of-way for a particular transportation corridor~~

~~shall be effective for a period not to exceed five years from time of initial right-of-way reservation, unless the extends this five-year period in one-year increments not to exceed an additional five-year period.~~

~~POLICY 1.2.5.~~

~~The City shall provide, on an annual basis, and to the Florida Department of Transportation (FDOT) a listing of those State right(s)-of-way for which right-of-way protection or right-of-way reservation is in effect pursuant to the above policies, and for which level of service is worse than, or is projected within the next five years to decline to a level of service that is worse than the adopted level of service. Also, to coordinate with the Metropolitan Planning Organization and FDOT, so as to establish increased priorities for construction of improvements to such roadways based on enhanced availability facilitated by the City's plan and right-of-way protection or reservation ordinances.~~

~~POLICY 1.2.6.~~ POLICY 1.2.4.

Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.

~~POLICY 1.2.7.~~ POLICY 1.2.5.

Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

~~POLICY 1.2.8.~~ POLICY 1.2.6.

All building setbacks shall be measured from the future right(s)-of-way line.

~~POLICY 1.2.9.~~ POLICY 1.2.7.

The impact of new and/or widened right(s)-of-way on existing residential use or residentially zoned property shall be minimized by the use of walls or combination of berm/landscape buffers, as appropriate to the particular site. Impacts to be considered shall include noise levels, safety, aesthetics, usefulness and property values. Walls and other buffers will be constructed by developers.

~~POLICY 1.2.10.~~ POLICY 1.2.8.

No existing right(s)-of-way for major roads shall be abandoned, vacated or otherwise conveyed from public ownership unless a positive recommendation has been made by the Site Plan Review Committee to the City Commission that the right-of-way will not be needed for the future expansion of the roadway as required in Table ~~6~~1, "Future Roadway Functional Classification."

OBJECTIVE 1.3. FUTURE ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM

New streets and intersections shall be planned, designed, constructed and operated to be consistent with Tables ~~6~~1 and 2 of the Transportation Element ~~– Future Roadway Functional Classification System~~ as well as maximize safety and convenience.

POLICY 1.3.1.

All new streets shall be paved with a minimum paved driving surface to meet the requirements of the Land Development Code.

POLICY 1.3.2.

Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.

POLICY 1.3.3.

Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

POLICY 1.3.4.

Implement traffic calming and other measures where needed to encourage motorists to drive with caution and consideration in residential communities.

POLICY 1.3.5.

Work with ~~FDOT~~ the Florida Department of Transportation to incorporate medians and separate turning lanes in the design or redesign of roadways having four or more travel lanes.

OBJECTIVE 1.4. ACCESS MANAGEMENT

Protect existing roadway capacity through access management by ensuring on-site circulation for new development shall not interrupt traffic flow on public road facilities.

POLICY 1.4.1.

All land use plan amendments, zonings, plats and site plans requiring City approval and access to Federal, State, County and City roads shall comply with the following access management strategies, if determined applicable to the location:

a. Traffic circulation and maneuvering shall be accomplished on-site;

b. Driveway entrances and exits shall be located as far as possible from street intersections;

c. Nonresidential lots having frontage on two or more public streets shall have access to the street(s) with the lowest functional classification, unless specifically approved by the City Commission;

d. Interior throughways within parking areas shall be separated from parking aisle areas;

e. Peripheral outparcels designed for freestanding uses shall be integral parts of the total interior circulation system for a larger site;

f. Driveways should align with opposite driveways;

g. Joint curb cuts, cross-access easements, internal access for outparcels and other transportation system management strategies shall be employed to effectively reduce the number of curb cuts and median openings on all public road facilities;

h. Curb cuts for driveways shall be minimized, and the location and number of cuts should relate to lot size, turnover rate, relationship to adjoining streets and the type of clientele served. Access points shall be designed to prevent hazards to vehicular or non-vehicular traffic. Turnout lanes and traffic dividers shall be provided on abutting roadways and on-site where existing or anticipated heavy flows of traffic indicate the need;

i. Internal streets, roads, driveways and parking, loading and service areas shall be designed so as to provide safe and convenient vehicular access to all uses and facilities;

j. Development proposals exceeding the thresholds established in the ~~2008~~ Votran Transit Design Guidelines shall include transportation demand management strategies, such as: ride sharing, van pooling, carpooling, flextime and bicycle usage, as methods to alleviate the need for automobile trips;

k. Joint curb cuts with adjacent development parcels shall be provided where feasible;

l. Residential and non-residential developments shall provide internal as well as external connectivity in order to support public transportation facilities for bicyclists and pedestrians;

m. Reduce and consolidate private entrances, median crossovers, and similar disruptions to traffic flow;

n. Minimum throat distances shall be established for driveway entrances based upon the floor area size of developments to ensure development related traffic does not disrupt through traffic on public roadways;

o. New residential developments that exceed 200 average daily trips should provide emergency access independent of the primary access to the development as determined acceptable by the Site Plan Review Committee ~~SPRC~~; and

p. Residential subdivisions shall have internal road, pedestrian, and bicycle connectivity between each other.

OBJECTIVE 1.5. TRANSPORTATION CONCURRENCY EXCEPTION AREAS

~~Establish~~ Maintain Transportation Concurrency Exception Areas along Votran core transit corridors to support intensified mixed-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 Transportation Concurrency Exception Areas ~~TCEAs~~ are exempt from traditional state-mandated transportation concurrency requirements but shall comply with Objective 1.6. of the Transportation Element and associated policies as well as transit design principles.

POLICY 1.5.3.

Development and redevelopment within Transportation Concurrency Exception Areas ~~TCEAs~~ shall enhance community design by incorporating the following mobility strategies:

a) Transportation demand management;

b) Transportation system management;

c) Alternative modes of transportation;

d) Land use densities and intensities to support alternative modes of transportation;

e) Mix of land uses;

f) Plans to maintain or improve connectivity between all modes of transportation; and

g) Transit and pedestrian-oriented design.

~~POLICY 1.5.4.~~

~~By July 2011, the City shall enter into an Interlocal Agreement with Volusia County for development of a transit option as an alternative to the current road mitigation policy contained in the Volusia County's Traffic Impact Assessment Guidelines which is applicable to the City's TCEAs.~~

~~POLICY 1.5.5.~~ POLICY 1.5.4.

The mobility fee(s) (transit, and non-motorized) which replace the local impact fee within the Transportation Concurrency Exception Areas ~~TCEAs~~ shall be maintained. ~~become effective on the effective date of the Comprehensive Plan. All three fees shall be assessed outside of the TCEAs.~~

~~POLICY 1.5.6.~~ POLICY 1.5.5.

A mix of residential and non-residential uses shall be encouraged in the Downtown Community Redevelopment Area ~~shall be required such that a minimum of 10 percent of the floor area of commercial/office uses shall be in the form of residential dwelling units~~. Residential units may be vertically or horizontally mixed with the non-residential portion of the development.

OBJECTIVE 1.6. MULTI-MODAL STRATEGIES

Coordinate a multi-modal strategy with transportation planning and the land use element to provide alternative travel modes which are sufficient to accommodate the uses depicted on the Future Land Use Map and adopted Downtown Community Redevelopment Area Plan.

POLICY 1.6.1.

Multi-Modal Corridors shall be established for roadway corridors which have at least three of the following characteristics:

a) Presence of transit;

b) Opportunities for redevelopment or infill development;

c) Downtown; and

d) Constrained roadways.

POLICY 1.6.2.

Transportation Concurrency Exception Areas ~~The TCEAs~~ identified on Figures 6 through 10 of the Future Land Use Element shall also be classified as Multi-Modal Corridors and all Multi-Modal strategies shall apply to the corridors.

POLICY 1.6.3.

The land use and transportation strategies that support and fund mobility are contained in the Ormond Beach Multi-Modal Strategy~~, October 2010,~~ which is adopted and incorporated herein as part of the Comprehensive Plan, and shall be adhered to as it relates to the non-motorized and transit vision plans articulated therein.

POLICY 1.6.4.

~~Where d~~ Development proposals ~~that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and~~ located along the Multi-Modal Corridors ~~where current and projected 2017 level-of-service standards are currently met,~~ shall implement the following strategies ~~will be implemented~~:

a) Access management;

b) Bike facilities; and

c) Sidewalk connectivity.

~~POLICY 1.6.5.~~

~~Where development proposals are consistent with the City's FLUM in terms of land use type and density and intensity, but are located along Multi-Modal Corridors where current and projected 2017 level-of-service standards will not be met, the following strategies will be implemented:~~

~~a) All of the strategies identified in policy 1.6.4.; and~~

~~b) On or off-site transit facility improvements as recommended by Votran.~~

~~POLICY 1.6.6.~~

~~Where development proposals require a comprehensive plan amendment in order to be consistent with the City's FLUM in terms of land use and density or intensity for property that is located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented:~~

~~a) All of the strategies identified in policy 1.6.4.;~~

~~b) All of the strategies identified in policy 1.6.5.; and~~

~~c) A negotiated contribution for operations to support existing or enhanced transit service.~~

~~POLICY 1.6.7.~~

~~The City shall not encourage development proposals that require comprehensive plan amendments in order to be consistent with the City's FLUM in terms of land use and~~

density or intensity for property that is located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are not being met.

POLICY 1.6.8.

Until the completion of redevelopment plans for A1A and US 1, the City shall review and require development to comply with the standards contained in Votran's Transit Guidelines and to provide on-site and off-site transit improvements, as necessary.

POLICY 1.6.9.

Redevelopment plans on A1A and shall identify:

a) Areas where private investment supports efficient transit operations and related facilities shall be located;

b) Infrastructure needs;

c) Opportunities for density bonuses which shall not exceed the densities illustrated below, intensity transfers, affordable housing, and alternative forms of transportation to ensure level of service standards are maintained and improved;

Maximum Densities for A1A and US 1 TCEAs		
	Proposed	
Land Use Classification	**Density**	**FAR**
Low Density Residential	4.3 upa	0.2
Medium Density Residential	5-15 upa	0.3
Tourist Commercial	32	1.5
General Commercial	32	0.7
Heavy Commercial	18	0.8
Public Institutional	N/A	0.8
Recreation/Open Space	N/A	0.5

d. Land assembly opportunities; and

e. Public parking areas in lieu of private on-site parking.

POLICY 1.6.10. POLICY 1.6.5.

The City shall evaluate land use plan amendments for reductions in vehicle miles traveled along Multi-Modal Corridors in accordance with the City's adopted Multi-Modal Strategy.

POLICY 1.6.11. POLICY 1.6.6.

The City shall utilize enhanced access management strategies along the Multi-Modal Corridors to improve the efficiency of the corridors.

~~POLICY 1.6.12.~~ POLICY 1.6.7.

For all land use plan amendments, re-zonings, plats, and site plans where the development proposal exceeds the thresholds contained in Votran's Transit Guidelines, Votran shall be requested to review and provide the City and the applicant transit improvement options.

POLICY 1.6.8.

The City shall seek a redevelopment plan and implementing strategies to create a Community Redevelopment Area within the US Highway 1 (South Yonge Street) corridor.

~~POLICY 1.6.13.~~

~~The City shall adopt a redevelopment plan and implementing strategies for the US 1 CRA Corridor by December 2012 and for the A1A CRA Corridor by December 2014. After the redevelopment plan is adopted, it shall be incorporated into the comprehensive plan through an amendment to the comprehensive plan.~~

OBJECTIVE 1.7. ALTERNATIVE MODES OF TRANSPORTATION

The City shall promote alternative modes of transportation through the construction of bike paths, pedestrian facilities and the use of transit.

~~POLICY 1.7.2.~~ POLICY 1.7.1.

Bike lanes and multimodal paths shall be established where feasible on one side of every arterial (except I-95) and collector street with sidewalks established on the opposite side of the street.

~~POLICY 1.7.3.~~ POLICY 1.7.2.

The City shall incorporate Votran as a reviewing entity for those developments which meet or exceed the recommended review thresholds contained in Votran's Transit Design Guidelines, as amended.

~~POLICY 1.7.4.~~ POLICY 1.7.3.

In order to promote pedestrian safety, pedestrian activated walk signals shall be incorporated at all signalized intersections in Downtown Ormond Beach, at beach access points and other appropriate areas as warranted.

~~POLICY 1.7.5.~~ POLICY 1.7.4.

The City shall continue to implement the ~~its adopted 2002~~ Sidewalk Master Plan and Bicycle Master Plan as amended to add sidewalks based upon evaluation criteria that includes safety, school access, recreational access, and transit access and road classification. Amendments shall be included in the annual update of the Capital Improvements Element and in the non-motorized fee calculation.

~~POLICY 1.7.6.~~ POLICY 1.7.5.

The City shall permit a payment in lieu of sidewalk construction for development if it is determined by the Site Plan Review Committee that the construction of the sidewalk is not feasible and that the need for a sidewalk is ~~much~~ greater in other areas of the city.

~~POLICY 1.7.7.~~ POLICY 1.7.6.

The City shall implement the Bicycle and Pedestrian Safety Master Plan recommendations prepared by the ~~VTPO~~ Transportation Planning Organization for all elementary schools within the City through its annual sidewalk program.

~~POLICY 1.7.8.~~ POLICY 1.7.7.

The City shall educate the public as to the benefits of bicycling, walking and other non-motorized transportation options including those benefits related to improving air quality, reducing energy consumption, reducing congestion, stimulating the economy and promoting health and physical fitness.

~~POLICY 1.7.9.~~ POLICY 1.7.8.

Increase the use of transportation alternatives to the automobile by providing increased opportunities for the use of transit, and encouraging carpools, vanpools, walking and bicycling, and by reducing the need for new or expanded ~~automobile and~~ automobile parking facilities.

~~POLICY 1.7.10~~ POLICY 1.7.9.

Encourage the use of alternative fuels for City vehicles, transit vehicles and as feasible, any other motor vehicles as a means for reducing greenhouse gas emissions and conserving energy.

POLICY 1.7.10.

The city shall prioritize the use of Complete Streets efforts as a method for planning, designing, redesigning, building, operating and maintain streets that enables safe access for all people who utilize roadways, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

OBJECTIVE 1.8. TRANSIT DESIGN PRINCIPLES

Integrate transit supportive design policies into the Land Development Code.

POLICY 1.8.1.

Reduce the amount of parking in new development and redevelopment by promoting and permitting the following strategies:

a) Shared parking between uses which have different peak parking characteristics;

b) Encouraging grass parking for low trip generating land uses; and

c) Accepting alternative parking demand ratios based upon parking studies.~~; and~~

~~d) Establishing parking maximum ratios of no more than 2.0 spaces per residential unit and 3 parking spaces/1000 square feet of office or retail floor area.~~

POLICY 1.8.2.

Financial and regulatory incentives within the Downtown Community Redevelopment Area shall be tailored to ~~favor~~ encourage single parcel and mixed-use developments. The City shall provide the following incentives to encourage a horizontal or vertical mixed-use component containing residential and non-residential uses:

a) Flexible parking requirements in accordance with Policy ~~7~~8.1.4 of the Future Land Use Element; and

b) Funding assistance through loans and grants through Tax Increment Financing.

c) Public, regional stormwater facilities in lieu of private individual site-specific storm water retention.

d) Administrative regulatory relief as it pertains to dimensional and yard standards.

POLICY 1.8.3.

To recognize the availability of transit, on-site parking requirements outside of the Downtown Redevelopment Area shall be reduced by 20 percent~~%~~ for all development and redevelopment along a recognized Multi-Modal Corridor.

POLICY 1.8.4.

Provide bicycle parking and separate, high quality, pathway connections for pedestrians and bicycles between internal parts of a development as well as to adjacent parcels.

POLICY 1.8.5.

Applicants for individual development projects shall be encouraged ~~required~~ to fund and maintain continuity of off-site transit, roadways, circulation between adjacent parcels, and provide easements for trails, pathways, or sidewalks.

POLICY 1.8.6.

Sidewalks shall have direct connections between main building entry points and designated transit stops.

~~POLICY 1.8.7.~~

~~By July 2012, the City shall incorporate level of service standards for sidewalk coverage within Multi-Modal Corridors into the Comprehensive Plan to ensure connectivity exists between residential areas, shopping areas, public services, recreation, and transit stops.~~

GOAL 2. MITIGATION

ALL DEVELOPMENT AND REDEVELOPMENT OUTSIDE OF LOCALLY DESIGNATED TRANSPORTATION CONCURRENCY EXCEPTION AREAS ~~TCEA'S~~ SHALL BE REQUIRED TO MITIGATE IMPACTS OF DEVELOPMENT ON STATE, COUNTY AND CITY ROADS.

OBJECTIVE 2.1. MITIGATION

All new developments that may be considered significant traffic generators shall provide a traffic impact assessment consistent with the requirements in the City's Land Development Code and if required, transportation improvements to mitigate their impacts on the City's transportation system.

POLICY 2.1.1.

The City shall utilize ~~Volusia County Metropolitan~~ the Transportation Planning Organization's ~~(VCMPO)~~ Transportation Impact Analysis (TIA) Guidelines Methodology as the principal means for assessing site development impacts on state, county and city roads.

POLICY 2.1.2.

New development shall construct that portion of any proposed road identified in the ~~Long Range~~ Future Traffic Circulation Map that abut or bisect their property and shall align new roads with existing and proposed facilities.

POLICY 2.1.3.

Mitigation funded through monetary or Proportionate Fair Share contributions may include either singularly or in combination any of the following improvements: road improvements, transit facility improvements, transit operation contributions, bicycle trail construction, ~~TDM~~ Transportation Demand Management strategies, or other appropriate measures which reduce vehicle miles traveled.

POLICY 2.1.4.

The City shall adopt level of service standards adopted for roadways Citywide outside of the Transportation Concurrency Exception Areas ~~TCEAs~~ as amended and listed in the Capital Improvements Element of the Comprehensive Plan.

POLICY 2.1.5.

The following major collector or higher classification roadways within the City are considered constrained for road widening purposes only by their respective jurisdiction.

Constrained Roads by Jurisdiction	City	County
SR 40 from Nova to A1A	X	
A1A from North City Line to SR 40	X	
A1A from SR 40 to South City line	X	
US 1 from Wilmette to the southern ~~e~~City line	X	
North and South Beach Street from ~~Big~~ Pine Tree Drive to the ~~e~~City line respectively		X

For the purposes of ~~p~~Policy 2.1.5., the following terms shall apply:

a. Road widening is defined as improvements made specifically to add traffic capacity to a road segment(s) which may or may not require additional right-of-way. Segments do not include intersections.

b. Road reconstruction is any improvement made to an existing substandard road in order to bring it up to adopted roadway standards.

c. Road efficiency improvements are those made to increase safety or efficiency of an existing intersection which may or may not require right-of-way.

Constrained roadways may be improved through road reconstruction or efficiency improvements.

GOAL 3. DECISION-MAKING AND DESIGN

TRANSPORTATION DECISION-MAKING AND DESIGN SHALL TAKE INTO CONSIDERATION THE PHYSICAL ENVIRONMENT THROUGH WHICH ROADWAYS PASS THROUGH.

OBJECTIVE 3.1. DESIGN

The transportation system shall be designed to: 1) be context sensitive, thereby improving integration of roads into the physical environment and community; and 2) promote aesthetics through the creation of overlay districts and the provision of appropriate landscaping of medians which will not adversely impact public safety.

POLICY 3.1.1.

Medians in subdivision roadways shall utilize drought resistant landscaping whenever possible. Irrigation systems shall be installed in the landscaped medians and maintained in perpetuity by property owner associations.

POLICY 3.1.2.

The City shall utilize Greenbelt and Gateway Preservation District Standards on selected major arterial and collector roadways leading into the City. Enhanced setback distances, building design and ground mounted signs shall be signature elements to creating attractive entranceways into the City.

POLICY 3.1.3.

The City shall not as a general policy, support improving roadway Level-of-Service ~~LOS~~, regardless of roadway jurisdiction, at the expense of reducing or eliminating landscaped medians, except for as approved by the City Commission.

POLICY 3.1.4.

The City shall formally recognize and provide appropriate protection for scenic highways and roadways.

POLICY 3.1.5.

The City shall assist the Corridor Management Entity to implement the vision statement within the adopted Corridor Management Plan of the Florida State designated Ormond Scenic Loop and Trail.

GOAL 4. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

IMPLEMENT TRANSPORTATION DEMAND MANAGEMENT STRATEGIES DESIGNED TO INCREASE TRANSPORTATION SYSTEM EFFICIENCY BY MANAGING THE DEMAND SIDE OF THE DEMAND/CAPACITY RELATIONSHIP THUS REDUCING TOTAL VEHICLE TRIPS.

OBJECTIVE 4.1. TRANSPORTATION DEMAND MANAGEMENT

Promote Transportation Demand Management (TDM) to support efficient use of the transportation and transit system.

POLICY 4.1.1.

Develop ~~TDM~~ Transportation Demand Management strategies and programs in cooperation with the ~~VCMPO~~ Transportation Planning Organization, ~~VOTRAN~~ Votran, ~~FDOT~~ the Florida Department of Transportation and other local jurisdictions.

POLICY 4.1.2.

Work with the School District, city residents, developers, homeowner associations and property management companies through residential based programs to promote the use of Votran, non-motorized travel, and other alternatives.

POLICY 4.1.3.

Work with the Chamber of Commerce or similar entity dedicated to economic development and business prosperity to establish a Transportation Management Initiative (TMI) designed as an Employer Outreach Service to market ~~TDM~~ Transportation Demand Management programs, advocate transit improvements, and act as host of ridesharing databases for industrial concerns located at the City's Airport Business Park and Ormond Crossings.

POLICY 4.1.4.

Develop a multi-modal access guide providing concise information about how to use various travel modes to get to a particular destination. The multi-modal guide should include but shall not be limited to the following information:

a) Maps and graphics on how to use transit as well as walk and bicycle to a particular destination;

b) Transit information such as frequency, fares, routes, and schedules;

c) Contact information for transit providers, to include telephone numbers;

~~d) Contact information;~~

~~e~~ d) Times and distances for those walking from a transit stop to a particular destination such as the beach;

~~f~~ e) Information about other modes, such as schedules and contact information for airport service;

~~g~~ f) Information for people with disabilities, such as how to make transit access arrangements; and

~~h~~ g) Information on bicycle facilities, such as parking, at destinations.

POLICY 4.1.5.

Require all development and redevelopment to incorporate bicycle facilities such as bike racks into the overall design of the site and encourage ~~require all~~ developments which exceed the Votran Transit Guideline thresholds for review to also incorporate lockers and showers to support employees to walk or bicycle to and from work.

POLICY 4.1.6.

Require all applicants requesting a city approval whose development exceed the Votran Transit Guidelines thresholds to show evidence that they have analyzed and evaluated potential TDM strategies.

POLICY 4.1.7.

Require all development to provide sufficient provisions for connection to existing and proposed pedestrian facilities.

GOAL 5: ORMOND CROSSINGS ACTIVITY CENTER

THE ORMOND CROSSINGS ACTIVITY CENTER SHALL INCORPORATE A MOBILITY STRATEGY THAT ENSURES THAT A TRANSPORTATION NETWORK (ROAD, TRANSIT, TRAVEL DEMAND MANAGEMENT) IS IN PLACE TO FACILITATE AN ECONOMICALLY VIABLE COMPONENT OF THE CITY'S ECONOMIC DEVELOPMENT GOALS. THIS SHALL BE IMPLEMENTED THROUGH THE APPLICATION OF A TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA) SO THAT MULTIPLE TRANSPORTATION MITIGATION SOLUTIONS THAT INCLUDE ROADWAY IMPROVEMENTS, MULTI-MODAL OPPORTUNITIES AND TRANSPORTATION DEMAND MANAGEMENT SYSTEMS CAN BE USED TO PROVIDE FOR A SUSTAINABLE TRANSPORTATION NETWORK.

OBJECTIVE 5.1. ORMOND CROSSINGS ACTIVITY CENTER TRANSPORTATION CONCURRENCY EXCEPTION AREA

Consistent with Section 163.3180, *Florida Statutes,* the City hereby establishes a Transportation Concurrency Exception Area (TCEA) for the Ormond Crossings Activity Center to support a mixed-use development and address redevelopment concerns by implementing a mobility strategy that addresses the impacts to the City and County road network, as well as emphasizing opportunities for transit-oriented design, integrated pedestrian and bicycle facilities, and transportation demand management strategies that mitigates for its impacts to the regional network.

POLICY 5.1.1.

The City has determined that it is good public policy to use multiple methods of transportation mitigation that can be developed through the Ormond Crossings Transportation Concurrency Exception Area ~~TCEA~~ since the associated mobility strategy addresses the impacts of a mixed-use Activity Center that is located within a Dense Urban Land Area as defined in Section 163.3164, *Florida Statutes,* and facilitates the implementation of the Ormond Crossings/North Mainland Community Redevelopment Master Plan.

POLICY 5.1.2.

The ~~City, working in coordination with the~~ Developer of the Ormond Crossings Activity Center, shall complete the mitigation measures set forth in Policy 5~~6~~.1.3. to ensure implementation of a mobility strategy that addresses the transportation impacts of the Ormond Crossings Activity Center project.

POLICY 5.1.3.

The City shall require that the Developer of the Ormond Crossings Activity Center mitigate for cross-jurisdictional transportation impacts in accordance with the standards established by the Volusia County Metropolitan Planning Organization as follows:

~~a. No later than July 31, 2013, the Developer shall pay the Florida Department of Transportation ("FDOT") $500,000 as funding for a PD&E study for general consideration of State Road 40 improvements from Tymber Creek Road to I-95 (the "PD&E study"). The limits of the PD&E study will be subject to the FDOT's discretion. If the PD&E study is completed and/or paid for prior to July 31, 2013, instead of paying the $500,000 to the FDOT, the Developer shall apply the $500,000 to traffic related improvements that benefit Ormond Crossings as the City directs, or at the direction of the City, some or all of the $500,000 shall be applied to improvements or operations that have the affect of reducing vehicle miles traveled from and to Ormond Crossings. In the event the $500,000 is paid to FDOT for the PD&E study, and Developers, builders or property owners at Ormond Crossings have paid or thereafter pay mobility fees that are collected for the purpose of funding state transportation improvements, including studies like the PD&E study, then the Developer may be entitled to mobility fee credits from the FDOT or the State of Florida.~~

~~b. Subject to approval of Volusia County (the "County"), the Developer shall upgrade the approximately 4.15-mile segment of Tymber Creek Road from Airport Road to the I-95 underpass near the project's northern boundary (the "Tymber Creek Road Upgrade"). The Tymber Creek Road Upgrade shall consist of upgrading and repaving Tymber Creek Road within the existing right-of-way to a standard 2-lane typical cross section acceptable to the County. "Upgrade" shall mean utilizing existing pavement and road base to the maximum extent possible and providing lane widths and shoulders meeting the County's currently adopted standards for a 2-lane undivided roadway. The Developer is not responsible for new drainage improvements, modifying existing turn lanes previously installed at the entrance to the Southern Pines subdivision or building sidewalks or bicycle trails along the roadway. The Tymber Creek Road Upgrade shall commence within 1-year of the first subdivision or site plan approval for the portion of Ormond Crossings that is located west of I-95 and shall be completed within 1-year from the date of commencement. If the County does not approve all or a portion of the roadway improvements as proposed in this paragraph, instead of completing those roadway improvements, the Developer shall make alternative related improvements or contributions to operations as provided for in paragraph 22 below.~~

~~c.~~

a. As a contribution to the future 4-laning of Tymber Creek Road from Peruvian Trail to Airport Road (the "Tymber Creek 4-laning"), the Developer shall defer its right to use or sell transportation impact fee credits to which it may be entitled in connection with the Tymber Creek Road Upgrade until the County has collected $3,500,000 of transportation impact fees in connection with building permits issued for construction at Ormond Crossings, provided the County agrees to escrow or otherwise earmark the

$3,500,000 to construct the Tymber Creek Road 4-laning when the County has acquired any necessary right-of-way, designed and permitted the Tymber Creek Road 4-laning and has sufficient additional funds available, if additional funds are needed, to construct that roadway improvement. Developer's agreement to defer the use or sale of transportation impact fee credits shall not reduce the amount of transportation impact fee credits to which the Developer may be entitled pursuant to the applicable County ordinance or a separate agreement between the Developer and Volusia County.

~~d.~~

b. The Developer, the City and the North Mainland/Ormond Crossings Community Redevelopment Area ~~CRA~~ Authority ("CRA Authority") shall pursue the design and construction of Crossings Boulevard, including the overpass of I-95, to address the conditions of blight identified in the Master Redevelopment Plan North Mainland CRA~~, dated March 2005~~. A portion of the funding for the improvement shall be generated through the use of tax increment financing ~~funds~~ ("TIF") funds and a portion shall be provided by the Developer or generated by the proposed Ormond Crossings Community Development District (CDD) through the use of special assessment bonds.

~~e.~~

c. The segment of Crossings Boulevard from US-1, including a railroad fly-over, to a round-about will be part of Ormond Crossings Phase A ("Segment 1"). The Developer shall design and permit Segment 1 and the Developer or the Community Development District ~~CDD~~ shall loan sufficient funds to the Community Redevelopment Area ~~CRA~~ Authority (the "Segment 1 Loan") so the Community Redevelopment Area ~~CRA~~ Authority can commence construction of Segment 1 within 5 years after the Phase A plat is recorded. The terms and conditions of the Segment 1 Loan shall be provided for in a separate agreement between the Developer or the Community Development District ~~CDD~~ and the Community Redevelopment Area ~~CRA~~ Authority, provided that regardless of the amount of the loan to the Community Redevelopment Area ~~CRA~~ Authority, repayment, including reimbursement of the lender's cost of money, shall be limited to the extent that the County's contribution of tax increment financing ~~TIF~~ shall be limited to $4,000,000 and the City's contribution shall be limited to $8,000,000, totaling a maximum contribution of $12,000,000. Segment 1 shall be designed and constructed as a 4-lane divided roadway with landscaped medians. The roadway shall be completed prior to the project exceeding 2,017 net peak-hour external trips.

~~f.~~

d. Crossings Boulevard shall be extended from Segment 1, including an I-95 fly-over, to connect to an internal roadway within Ormond Crossings, west of I-95 ("Segment 2"). The Developer or the Community Development District ~~CDD~~ shall commence design and permitting of Segment 2 at such time as the Community Redevelopment Area ~~CRA~~ Authority provides written notice that it can reasonably foresee having the ability, within 2 years, to repay the Segment 1 Loan. The Developer or the Community Development District ~~CDD~~ shall proceed with the construction of Segment 2 upon

repayment of the Segment 2 Loan or as soon as the design and permitting of Segment 2 are completed, whichever is later. Segment 2 shall be designed and constructed as a 2-lane undivided roadway, but the Developer shall provide sufficient right-of-way to accommodate widening to a 4-lane divided cross section in the future. The roadway shall be completed prior to the project exceeding 4,000 net peak-hour external trips.

~~g.~~

e. The Developer shall construct or cause a successor developer or developers to construct an internal roadway system that provides a connection from the terminus of Segment 2 to US-1, northwest of its interchange with I-95. That roadway connection to US-1 shall be completed prior to buildout of 1,000 residential units at Ormond Crossings.

~~h.~~

f. Within 6 months following commencement of construction of Segment 1 by the Community Redevelopment Area ~~CRA~~ Authority, the Developer or the Community Development District ~~CDD~~ shall commence construction of a road segment from the point of terminus of Segment 1 northward to connect to Tymber Creek Road via an I-95 underpass (the "East-West Connector Road"). The East-West Connector Road shall be completed within 1 year following commencement or when Segment 1 is completed, whichever is later.

~~i. The Developer shall install a traffic signal at US-1 and Broadway Avenue and turn lane improvements (the "Broadway Signal and Turn Lanes"). The Broadway Turn Lane improvements shall consist of an eastbound left-turn lane, through lane, and right-turn lane on Broadway Avenue at US 1 and a southbound right-turn lane on US-1 at Broadway Avenue. The Turn Lane improvements shall be constructed prior to the eastbound (Broadway Avenue) approach traffic exceeding 53 vehicles during the eight highest hours of an average weekday, as documented in the Annual Report. The Broadway Signal shall be installed within one year of when the eastbound (Broadway Avenue) approach traffic meets traffic signal warrants based on FDOT study procedures.~~

~~j.~~

g. The Developer shall install a traffic signal and additional turn lanes at US-1 and Hull Road (the "Hull Road Signal and Turn Lanes"). The Hull Road Signal and Turn Lanes shall consist of a southbound right-turn lane at Hull Road, extension of the northbound (US-1) left-turn lane to 600 feet, and signalization. Construction shall be completed by December 31, 2012, provided that if the traffic signal is not warranted or if there have been no certificates of occupancy issued within Ormond Crossings by then, the Hull Road Signal and Turn Lanes shall be installed and constructed within 1-year following the date the traffic signal is warranted or the first certificate of occupancy has been issued, whichever is later.

~~k.~~

h. The Developer shall install the Broadway Signal as specified in number 9 above. The Developer shall also install traffic signals at the entrances to Ormond Crossings from north and south of the I-95 interchange when traffic meets the traffic signal warrants based on the ~~FDOT~~ Florida Department of Transportation study procedures. Concurrently with the installation of each of those three signals, the Developer shall also install communication cable connecting the new traffic signals to adjacent traffic signals within 0.5 mile along US-1. Within 6 months following a request from the City or County, but not later than December 31, 2020, the Developer shall provide the City with a timing study for the traffic signals on US-1 from the traffic signals on from the northern entrance to Ormond Crossings on US-1 to the southern entrance on at Crossing Boulevard/Pine Tree Road.

~~l.~~

i. Prior to the project exceeding 2,275 net external peak-hour trips, the Developer shall complete the following improvements at the I-95/US-1 interchange:

1. At the I-95 southbound ramps, add a second southbound I-95 to southbound US-1 left-turn lane, convert the existing inside left-turn lane to a shared through/left-turn lane and extend the southbound I-95 to northbound US-1 right-turn lane to 550 feet.
2. At the I-95 northbound ramps, add a second, I-95 northbound to US -1 southbound left-turn lane and extend the northbound I-95 to northbound US-1 right-turn lane to 550 feet.
3. In the event adjustments to existing traffic signals are necessary with the ramp improvements, the Developer shall make those adjustments but shall not be required to upgrade the signals with mast arms.

~~m.~~

j. All roadways within Ormond Crossings shall be designed and constructed in accordance with applicable standards of the ~~FDOT~~ Florida Department of Transportation, the County or the City, depending on the agency responsible for the particular roadway. All site plan and site-specific development issues shall be addressed in the Planned Mixed-Use Development ~~PMUD~~ and as part of the subdivision and site plan review processes to ensure compliance with the City's Comprehensive Plan. The Developer shall be responsible for construction of new roadways and improvements, based on the City's local road design standards, to portions of Pineland Trail and Harmony Avenue that are within or bordering Ormond Crossings, which will be reviewed and approved through the Planned Mixed-Use Development ~~PMUD~~ and site plan processes to insure compliance with the City's requirements. The layout, design and roadway construction standards shall be determined by City staff in accordance with the typical City roadway details during the rezoning and development approval processes. The Developer has a right under the Planned Mixed-Use Development (PMUD) zoning process to request waivers and alternative design standards as prescribed by the City's Land Development Code or as may be provided for in the Planned Mixed-Use Development ~~PMUD~~. If increased

roadway capacity resulting from improvements by the Developer to City streets or roadways is not all required for project related traffic, the Developer or assignee may be entitled to credits for transportation impact fees due to the City in connection with construction within the project. Any transportation impact fee credits shall be determined in accordance with the provisions of the City's impact fee ordinance or separate agreement between the Developer and the City.

~~n.~~

k. Except as provided for herein with respect to Crossings Boulevard or hereafter specifically agreed in writing, the City and the entity with jurisdiction over the facilities have no financial responsibility to contribute to or participate in the funding of the design, engineering, permitting and/or construction of roadway improvements for Ormond Crossings.

~~o.~~

l. In order to provide safe access and preserve operational capacity, left and right turn deceleration lanes shall be installed by the Developer at all entrances to Ormond Crossings on collector and arterial roadways, as determined by the appropriate maintaining agency. Pedestrian and transit considerations shall be considered in the design. The Developer and the appropriate maintaining agency shall confirm the need for and the cost of signalization at the entrances to Ormond Crossings consistent with policies of the appropriate governmental entity and when nationally recognized warrants (Federal Highway Administration's ~~FHWA's~~ Manual of Uniform Traffic Control Devices) are met. Signal costs at entrances to Ormond Crossings are the financial responsibility of the Developer through buildout of the project.

~~p.~~

m. As part of the Ormond Crossings Activity Center mobility strategy, the City will emphasize the use of a multi-modal transportation district for the project and surrounding area that includes, but is not limited to transit services, facilities and amenities as well as transit-oriented development practices and principles to accommodate growth in the area. Ormond Crossings shall adhere to transit-oriented development design principles and concepts within an area appropriate for future transit (see "Accessing Transit, design handbook for Florida Bus Passenger Facilities," ~~FDOT~~ Florida Department of Transportation~~, Version II 2008~~). The Developer shall provide annual reports based on methodology acceptable to the City. The City shall use the annual reports to determine if changes to the transportation demand management or multimodal system are warranted. The City shall provide the annual reports to Volusia County and Votran to ensure a coordinated effort for the multimodal improvements and operations. Prior to the issuance of the first certificate of occupancy, the Developer shall enter into an agreement which addresses roadway and transit capital, operations and maintenance funding. This agreement shall be reviewed and updated five years after the original approval by the City and Votran, and thereafter shall be reviewed and updated as part of the annual reports required as part of the Activity Center designation.

~~q.~~

n. In the interest of safety, and to promote alternative forms of transportation, the Developer shall provide the following bicycle and pedestrian systems:

1. The on-site bicycle systems shall be connected into any adjacent external bicycle systems existing at the time of construction;
2. Covered walkways shall be designed into the front of non-residential structures to the maximum extent practicable;
3. In all areas of Ormond Crossings where cycling will be accomplished on both sidewalk/bikeways and streets, appropriate signage identifying bike routes will be installed;
4. Connections for bicyclists and pedestrians shall be provided between residential neighborhoods, employment centers and commercial areas to the maximum extent practical;
5. Bicycle support facilities ~~(e.g., parking and lockers)~~ shall be provided at commercial areas and all work areas.

~~r.~~

o. The following transit related actions are required:

1. Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of transit service to the site as determined by the City in consultation with Votran;
2. Transit pull-out bays and transit shelters as required by the City in consultation with Votran shall be constructed on-site by the Developer;
3. A site shall be provided for multiple future transit stops to accommodate buses at a location determined by the City in consultation with Votran and the Developer at the time of site plan approval;
4. At the City's request, the Developer shall enter into an agreement with the City in consultation with Votran in order to determine the appropriate number and location of pull-out bays, transit shelters, covered walkways and their location on the site, the size of a future transit super-stop if determined by the City to be appropriate for the estimated ridership, and the viability of a Community Development District ~~CDD~~ operated internal tram system to provide transportation to destinations and transit stops within the project; and
5. When studies are conducted to implement bus service, the Developer shall fully cooperate with the City in donating necessary right-of-way that may be necessary for the route, transit stations, park & ride facilities and other accoutrements deemed warranted by Votran, in consultation with the City.

~~s.~~

p. Developer shall promote and encourage variable work hours and flextime participation by on-site employers. The Developer, employers and owners shall make known to tenants and residents that Ormond Crossings has access to an existing ride-sharing program operated by Votran. Transit and current ride-sharing information shall be prominently displayed in all public gathering areas, in employment centers and other areas as suggested by Votran and the City. Transit access on public rights-of-way, if necessary, shall be provided to meet Votran specifications to facilitate transit to the site. To reduce peak hour trips, the Developer (Community Development District ~~CDD~~ or property owners' associations) may designate a part-time ride sharing coordinator who is responsible for working with the area transit provider, conducting employee ridesharing campaigns within the project, publicity, processing applications, and distribution information (including transit information).

~~t.~~

q. The Developer shall coordinate with the City, Votran, the Community Development District ~~CDD~~, and any property owners' associations to ensure the provision of park and ride spaces onsite and construct an area for use as a rideshare lot to lessen the overall impacts on regional roadways. Spaces for at least 200 vehicles shall be provided and may be shared with parking for commercial land uses. The park and ride spaces shall be proximate to the bus transit stops when established. Park and ride spaces shall be aggregated into groupings of not less than 25 spaces per designated park and ride area, which shall be indicated with appropriate signage. The Developer shall coordinate with the City and Votran to accomplish these requirements at the time of site development.

~~u.~~

r. In order to minimize impacts to the roadway network, roads within Ormond Crossings shall, subject to environmental constraints, be interconnected to the maximum extent feasible as determined by the City. The project will generally be connected to existing neighborhoods and will tie into local streets, where feasible and as deemed appropriate by the appropriate local government.

~~v.~~

s. The transportation mitigation projects and other mitigation activities to reduce vehicle miles traveled from and to Ormond Crossings are sufficient for the impacts of the project, including impacts on Volusia County roadways. The City hereby acknowledges and agrees that by complying with the provisions of this mitigation strategy, the Developer shall be entitled to fully and completely develop Ormond Crossings without further transportation improvements. If any of the transportation mitigation projects are unnecessary because they were or are being undertaken by a third party or are not possible because they are not approved by the entity with jurisdiction or for any other reason, the Developer shall make alternative traffic related improvements or contributions to operations that have the affect of reducing vehicle

miles traveled from and to Ormond Crossings as directed by the City, provided that any alternative mitigation of offsite transportation impacts shall not exceed the cost of the individual transportation mitigation projects being replaced.

POLICY 5.1.4.

The City and Volusia County shall use the Traffic Impact Assessment Guidelines and Methodology approved by the ~~Volusia County Metropolitan~~ Transportation Planning Organization ~~(VCMPO)~~ as the principal method of assessing the impacts of the Ormond Crossings project on the local and county road networks. The Developer, the City, and Volusia County agree that the mitigation projects identified in Policy 5~~6~~.1.3. constitute a reasonable mitigation solution pursuant to the Transportation Planning Organization ~~VCMPO~~ cross jurisdictional impact guidelines and the mobility strategy implemented as part of the Ormond Crossings Activity Center Transportation Concurrency Exception Area ~~TCEA~~. The successful completion of the improvements identified in Policy 5~~6~~.1.3. addresses the impacts from the project and thereby exempts the project from any and all additional extra-jurisdictional analysis and mitigation not otherwise identified herein.

OBJECTIVE 5.2. PUBLIC INFRASTRUCTURE AND FACILITIES

The Ormond Crossings Activity Center project provides the City with the opportunity to master plan a mixed-use development, including the needed public facilities required to meet the minimum levels of service or the requirements of the City's Mobility Plan as established in this Comprehensive Plan.

POLICY 5.2.1.

The City shall utilize an annual monitoring process to analyze, and where necessary, amend the Capital Improvement Element ~~CIE~~ and other related elements, to ensure that public infrastructure and facilities are in place or have a financially feasible commitment to construct the infrastructure or facilities in order to assure adherence to the City's mobility strategies for the Ormond Crossings Activity Center.

POLICY 5.2.2.

As part of the implementation of the Ormond Crossings/North Mainland Community Redevelopment Area ~~CRA~~ Master Plan and the Ormond Crossings Transportation Concurrency Exception Area ~~TCEA~~ mobility strategies, the City shall establish in the Ormond Crossings Activity Center a principal arterial roadway, to be known as Crossings Boulevard, which will provide for accessibility between residential, commerce center, retail and service land uses.

TABLE 6 - FUTURE ROADWAY FUNCTIONAL CLASSIFICATION

Page 1 of 2

Street	SEGMENT From	SEGMENT To	Functional Classification	No. of Lanes	Type of Facility
I-95	North City Limits	South City Limits	Principal Arterial	6	Divided-Limited Access
US 1	North City Limits	South City Limits	Principal Arterial	6	Divided
Nova Road	US 1	Wilmette	Principal Arterial	4	Divided
Nova Road	Wilmette	South City Limits	Principal Arterial	6	Divided
SR 40	Williamson Blvd.	West City Limits	Principal Arterial	6	Divided
SR 40 (Granada)	US 1	Williamson Blvd.	Principal Arterial	4	Divided
SR 40	A-1-A	John Anderson	Minor Arterial	4	Undivided
SR 40	John Anderson	Beach Street	Minor Arterial	4	Divided
SR 40	Beach Street	US 1	Minor Arterial	5	Undivided
SR A-1-A	SR 40	South City Limits	Principal Arterial	4	Divided
SR A-1-A	SR 40	North City Limits	Minor Arterial	2	Undivided
Clyde Morris Boulevard	SR 40	South City Limits	Minor Arterial	4	Divided
Beach Street	SR 40	South City Limits	Minor Arterial	2	Undivided
Beach Street	SR 40	North City Limits	Major Collector	2	Undivided
Airport Road	US 1	Tymber Creek Road	Minor Arterial	2	Undivided
Airport Road	Tymber Creek Road	SR 40	Minor Arterial	2	Undivided
Williamson	SR 40	South City Limits	Minor Arterial	4	Divided
Tymber Creek Road	Airport Road	South City Limits	Minor Arterial	4	Divided
Tymber Creek Road (CR 2013)	Airport Road	US 1	Minor Arterial	4	Divided
Ormond Crossing Boulevard	US 1	Tymber Creek Road	Minor Arterial	2	Undivided
Amsden Road	John Anderson Drive	SR A-1-A	Minor Collector	2	Undivided
Halifax Drive	John Anderson Drive	Fluhart Drive	Major Collector	2	Undivided
Riverside Drive	Fluhart Drive	South City Limits	Major Collector	2	Undivided
Riverbeach Drive	Riverside Drive	SR A-1-A	Major Collector	2	Undivided
Harvard Drive	Riverside Drive	SR A-1-A	Major Collector	2	Undivided
Neptune Avenue	John Anderson Drive	SR A-1-A	Major Collector	2	Undivided
Sanchez Avenue	Yonge Street	Beach Street	Major Collector	2	Undivided
Wilmette Avenue	Nova Road	Beach Street	Major Collector	2	Undivided
Yonge Street	US 1	Sanchez Avenue	Major Collector	2	Undivided
Domicilio	Northbrook	Beach Street	Major Collector	2	Undivided

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Street	SEGMENT From	To	Functional Classification	No. of Lanes	Type of Facility
Center Street	Wilmette	South City Limits	Minor Collector	2	Undivided
Orchard Street	N. of Sterthaus	Hand Avenue	Major Collector	2	Undivided
Tomoka	SR 40	Beach Street	Minor Collector	2	Undivided
Ormond Parkway	SR A-1-A	Halifax Drive	Minor Collector	2	Undivided
Kings Road	Nova Road	Division	Minor Collector	2	Undivided
Sterthaus	Orchard	Nova Road	Minor Collector	2	Undivided
The Main Trail	Nova Road	SR 40	Minor Collector	2	Divided
Hammock Lane	Kings Road	Orchard	Minor Collector	2	Undivided
Sunshine Boulevard	Airport Road	Tower Circle	Minor Collector	2	Undivided
Runway Drive Extension	W. Tower Circle	Pineland Trail	Minor Collector	2	Undivided
Fluhart	Riverside Drive	Halifax	Major Collector	2	Undivided
Pineland Trail	Airport Road	US 1	Minor Arterial	2	Undivided
Ridgewood	Domicilio	Hand Avenue	Major Collector	2	Undivided
Division	Nova Road	Beach Street	Major Collector	2	Undivided
Hull Road	US 1	Pineland Trail	Major Collector	2	Undivided
Hand Avenue	Nova Road	S. Tymber Creek Ext.	Minor Collector	4	Divided
New Collector	Airport Road	Pineland Trail	Major Collector	2	Undivided
Shadow Crossings Coll.	SR 40	Airport Road	Minor Collector	2	Divided
South St. Andrews Drive	Rio Pinar Drive	North St. Andrews Drive	Minor Collector	2	Undivided
Rio Pinar Drive	South St. Andrews Drive	North St Andrews Drive	Minor Collector	2	Undivided
North St. Andrews Drive	Rio Pinar Drive	S. St. Andrews Dr.	Minor Collector	2	Undivided
Tomoka Oaks Boulevard	South St. Andrews Dr.	Nova Road	Minor Collector	2	Divided
Lincoln Avenue	Orchard Street	US 1	Minor Collector	2	Undivided
Thompson Creek Road	Lincoln Avenue	Division Avenue	Minor Collector	2	Undivided
Fleming Avenue	Nova Road	West of F.E.C.R.R.	Minor Collector	2	Undivided
Fleming Avenue	East of F.E.C.R.R.	Beach Street	Minor Collector	2	Undivided
Ann Rustin	Halifax	SR A-1-A	Minor Collector	2	Undivided
Standish	John Anderson	SR A-1-A	Minor Collector	2	Undivided
Rio Pinar Trail	South St. Andrews Dr.	The Main Trail	Subdivision Feeder	2	Undivided
Iroquois Trail	South St. Andrews Dr.	The Main Trail	Subdivision Feeder	2	Undivided
Hand Avenue	Ridgewood	Nova Road	Major Collector	2	Undivided
Crossings Boulevard	US 1 (east of I-95)	East-west Road	Principal Arterial	4	Divided
Crossings Boulevard	East-west Road	Tymber Creek	Major Collector	2	Divided
Plantation Oaks Boulevard	Old Dixie Highway	US 1	Major Collector	2	Undivided

TABLE 1 - FUTURE ROADWAY FUNCTIONAL CLASSIFICATION – PAGE 1 OF 3

Roadway Name	Segment		Roadway Maintaining Agency	Functional Classification	Number of Lanes	Type of Facility
	From	To				
I-95	North City Limits	South City Limits	FDOT	Principal Arterial	6	Divided-Limited Access
US 1	North City Limits	South City Limits	FDOT	Principal Arterial	6	Divided
SR 5A (Nova Road)	US 1	Wilmette	FDOT	Principal Arterial	4	Divided
SR 5A (Nova Road)	Wilmette	South City Limits	FDOT	Principal Arterial	6	Divided
SR 40 (Granada Boulevard)	Williamson Boulevard	West City Limits	FDOT	Principal Arterial	6	Divided
SR 40 (Granada Boulevard)	US 1	Williamson Boulevard	FDOT	Principal Arterial	4	Divided
SR 40 (Granada Boulevard)	A-1-A	John Anderson	FDOT	Minor Arterial	4	Undivided
SR 40 (Granada Boulevard)	John Anderson Drive	Beach Street	FDOT	Minor Arterial	4	Divided
SR 40 (Granada Boulevard)	Beach Street	US 1	FDOT	Minor Arterial	5	Undivided
SR A-1-A (South Atlantic Avenue)	SR 40	South City Limits	FDOT	Principal Arterial	4	Divided
SR A-1-A (Ocean Shore Boulevard)	SR 40	North City Limits	FDOT	Minor Arterial	2	Undivided
Airport Road	US 1	Tymber Creek Road	County	Minor Arterial	2	Undivided
Beach Street	SR 40	South City Limits	County	Minor Arterial	2	Undivided
Beach Street	SR 40	North City Limits	County	Major Collector	2	Undivided
Clyde Morris Boulevard	SR 40	South City Limits	County	Minor Arterial	4	Divided
Hand Avenue	Nova Road	S. Tymber Creek Ext.	County	Minor Collector	4	Divided
Tymber Creek Road (CR 2013)	Airport Road	US 1	County	Minor Arterial	4	Divided
Williamson Boulevard	SR 40	South City Limits	County	Minor Arterial	4	Divided
Airport Road	Tymber Creek Road	SR 40	City	Minor Arterial	2	Undivided
Amsden Road	John Anderson Drive	SR A-1-A	City	Minor Arterial	4	Divided
Ann Rustin Drive	Halifax	SR A-1-A	City	Minor Arterial	2	Undivided
Center Street	Wilmette Avenue	South City Limits	City	Minor Collector	2	Undivided
Crossings Boulevard	US 1 (east of I-95)	East-west Road	City	Major Collector	2	Undivided
Crossings Boulevard	East-west Road	Tymber Creek Road	City	Major Collector	2	Undivided
Division Avenue	Nova Road	Beach Street	City	Major Collector	2	Undivided

TABLE 1 - FUTURE ROADWAY FUNCTIONAL CLASSIFICATION – PAGE 2 OF 3

Roadway Name	Segment		Roadway Maintaining Agency	Functional Classification	Number of Lanes	Type of Facility
	From	To				
Fleming Avenue	Nova Road	West of F.E.C.R.R.	City	Major Collector	2	Undivided
Fleming Avenue	East of F.E.C.R.R.	Beach Street	City	Major Collector	2	Undivided
Fluhart Drive	Riverside Drive	Halifax Drive	City	Major Collector	2	Undivided
Halifax Drive	John Anderson Drive	Fluhart Drive	City	Major Collector	2	Undivided
Hammock Lane	Kings Road	Orchard	City	Major Collector	2	Undivided
Hand Avenue	Ridgewood Avenue	Nova Road	City	Minor Collector	2	Undivided
Harvard Drive	Riverside Drive	SR A-1-A	City	Major Collector	2	Undivided
Hull Road	US 1	Pineland Trail	City	Minor Collector	2	Undivided
Iroquois Trail	South St. Andrews Dr.	The Main Trail	City	Minor Collector	2	Undivided
Kings Road	Nova Road	Division Avenue	City	Minor Collector	2	Undivided
Lincoln Avenue	Orchard Street	US 1	City	Minor Collector	2	Undivided
Neptune Avenue	John Anderson Drive	SR A-1-A	City	Minor Collector	2	Divided
New Collector	Airport Road	Pineland Trail	City	Minor Collector	2	Undivided
North St. Andrews Drive	Rio Pinar Drive	S. St. Andrews Dr.	City	Minor Collector	2	Undivided
Orchard Street	N. of Sterthaus Drive	Hand Avenue	City	Minor Collector	2	Undivided
Ormond Crossing Boulevard	US 1	Tymber Creek Road	City	Major Collector	2	Undivided
Ormond Parkway	SR A-1-A	Halifax Drive	City	Minor Arterial	2	Undivided
Pineland Trail	Airport Road	US 1	City	Major Collector	2	Undivided
Plantation Oaks Boulevard	Old Dixie Highway	US 1	City	Major Collector	2	Undivided
Ridgewood Avenue	Domicilio Avenue	Hand Avenue	City	Major Collector	2	Undivided
Rio Pinar Drive	South St. Andrews Drive	North St Andrews Drive	City	Major Collector	2	Undivided
Rio Pinar Trail	South St. Andrews	The Main Trail	City	Minor Collector	2	Divided
Riverbeach Drive	Riverside Drive	SR A-1-A	City	Minor Collector	2	Undivided
Riverside Drive	Fluhart Drive	South City Limits	City	Minor Collector	2	Undivided
Runway Drive Extension	W. Tower Circle	Pineland Trail	City	Minor Collector	2	Undivided

TABLE 1 - FUTURE ROADWAY FUNCTIONAL CLASSIFICATION – PAGE 3 OF 3

Roadway Name	Segment		Roadway Maintaining Agency	Functional Classification	Number of Lanes	Type of Facility
	From	To				
Sanchez Avenue	Yonge Street	Beach Street	City	Minor Collector	2	Divided
Shadow Crossings Boulevard	SR 40	Airport Road	City	Minor Collector	2	Undivided
South St. Andrews Drive	Rio Pinar Drive	North St. Andrews Drive	City	Minor Collector	2	Undivided
Standish Drive	John Anderson Drive	SR A-1-A	City	Minor Collector	2	Undivided
Sterthaus Drive	Orchard Street	Nova Road	City	Minor Collector	2	Undivided
Sunshine Boulevard	Airport Road	Tower Circle	City	Minor Collector	2	Undivided
The Main Trail	Nova Road	SR 40	City	Minor Collector	2	Undivided
Thompson Creek Road	Lincoln Avenue	Division Avenue	City	Subdivision Feeder	2	Undivided
Tomoka Avenue	SR 40	Beach Street	City	Subdivision Feeder	2	Undivided
Tomoka Oaks Boulevard	South St. Andrews Dr.	Nova Road	City	Major Collector	2	Undivided
Tymber Creek Road	Airport Road	South City Limits	City	Principal Arterial	4	Divided
Wilmette Avenue	Nova Road	Beach Street	City	Major Collector	2	Divided
Yonge Street	US 1	Sanchez Avenue	City	Major Collector	2	Undivided

TABLE 2 - ROADWAY DESIGN STANDARDS

Type of Street	Minimum Right-of-Way Width	Lane Width	No. of Lanes	Drainage Structure	ADT Served	Sidewalk/ Bikeway*	Intersects with	Land Access
Principal Arterial	120'-300'	12'	4-6	Curb & Gutter (urban) Swale (rural)	15,000 +	Yes	Minor Arterials, Major Collectors, Minor Collectors	Limited to Major Trip Generators
Minor Arterial	120'	12'	2-5	Curb & Gutter (urban) Swale (rural)	10,000 - 30,000	Yes	Principal Arterials, Major Collectors, Minor Collectors	Limited to Major Trip Generators
Major Collector	80'	12'	2-4	Curb & Gutter	3,000 - 12,000	Yes	Principal Arterials, Minor Arterials, Minor Collectors	Limited Direct Access
Minor Collector	60'-80'	12'	2-4	Miami Curb	1,500 - 3,000	Yes	Subdivision Feeders, Major Collectors, Arterials	Limited Direct Access
Subdivision Feeder	60'	11'	2	Miami Curb	500 - 1,500	Yes	Local Access, Minor Collectors, Cul-de-Sacs	Direct Access
Local Access	50'	10'	2'	Miami Curb	500	Yes	Subdivision Feeders, Minor Collectors, Cul-de-Sacs	Direct Access
Cul-de-Sacs	50'	10'	2	Miami Curb	Less than 200	No	Local Access, Subdivision Feeder	Direct Access

- Sidewalks shall have a minimum width of five feet. Bikeways shall consist of either bicycle lanes or bicycle paths. Bicycle lanes at the edge of streets shall have a minimum paved width of four feet in each direction. Bicycle paths separated from the street shall have a minimum paved width of five feet for one-way traffic and ten feet for two-way traffic.

Source: Harland Bartholemew & Associates, Inc.

Note: Map updated from 2025 Comprehensive Plan

FIGURE 1

City of Ormond Beach Future Traffic Circulation Map

LEGEND

CLASSIFICATION

- PRINCIPAL ARTERIAL (ROW 120' - 130')
- MINOR ARTERIAL (ROW 120')
- MINOR ARTERIAL - CORRIDOR (UNIMPROVED)
- MAJOR COLLECTOR (ROW 80')
- MINOR COLLECTOR (ROW 60' - 80')
- MINOR COLLECTOR - CORRIDOR (UNIMPROVED)
- SUBDIVISION FEEDER (ROW 60')
- ORMOND BEACH

N

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach
G.I.S. Department - December 20, 2024

Note: Map updated from 2025 Comprehensive Plan

FIGURE 2

City of Ormond Beach
Adopted Level Of Service Standards Map

Legend

Allowable LOSS
- C
- D
- E

Jurisdiction of LOSS
- State
- County
- City

Ormond Beach
- City Limits

N

1 0.5 0 1 Miles

Prepared By City of Ormond Beach G.I.S. Department 2/26/2025

Note: Map updated from 2025 Comprehensive Plan

FIGURE 3

City of Ormond Beach Evacuation Routes Map

Legend

EVACUATION ROUTE

Ormond Beach

CITY LIMITS

Ocean Shore Blvd

N US 1 Hwy

Interstate 95

Granada Blvd

Nova Rd

Yonge St

Atlantic Ave

TOMOKA BASIN

HALIFAX RIVER

ATLANTIC OCEAN

INTRACOASTAL WATERWAY

TOMOKA RIVER

THOMPSON CREEK

JOHNSON CREEK

SPRINGLAND CREEK

1 0.5 0 1 Miles

Prepared By City of Ormond Beach G.I.S. Department 2/26/2025

NEW PAGE ADDED

UTILITIES ELEMENT









~~UTILITIES ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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GOAL 1.A. SANITARY SEWER

THE CITY SHALL PROVIDE FOR MUNICIPAL SANITARY SEWER FACILITIES WITH SUFFICIENT CAPACITY TO COLLECT, TRANSMIT AND TREAT SANITARY SEWER FLOWS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL-OF-SERVICE STANDARDS ESTABLISHED FOR THE SANITARY SEWER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR MUNICIPAL SANITARY SEWER TREATMENT INCLUDING THE ESTABLISHED WATER QUALITY-BASED EFFLUENT LIMITATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS AND PACKAGE TREATMENTS SYSTEMS.

GOAL 1.B. POTABLE WATER

THE CITY SHALL PROVIDE FOR MUNICIPAL POTABLE WATER SUPPLY FACILITIES WITH SUFFICIENT CAPACITY FOR RAW WATER SUPPLY, TREATMENT~~,~~ AND TRANSMISSION OF POTABLE WATER TO MEET CONSUMPTION DEMANDS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL-OF-SERVICE STANDARDS ESTABLISHED FOR THE POTABLE WATER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR MUNICIPAL POTABLE WATER QUALITY, THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL WELL AND POTABLE WATER PACKAGE TREATMENT SYSTEMS.

OBJECTIVE 1.1. CAPITAL IMPROVEMENTS FUNDING

The potable water, wastewater treatment and reuse irrigation systems shall continue to be operated efficiently and effectively and on an enterprise basis with established user fees to meet the operational costs and <u>connection</u> ~~impact~~ fees to construct new or expand existing facilities.

~~POLICY 1.1.1.~~

~~Areas that are not presently served with potable water and sanitary sewer trunk lines shall be assessed a differential impact fee.~~

~~POLICY 1.1.2.~~ POLICY 1.1.1.

The City ~~Owners, operators and managers~~ should undertake efforts to obtain optimum operating levels and facility longevity so as to maximize the use, effectiveness and efficiency of existing facilities.

OBJECTIVE 1.2. EFFLUENT REUSE

The City shall continue to operate a wastewater treatment plant effluent reuse distribution system that provides an orderly and cost-effective method of distributing reuse irrigation water to the several major reuse target areas and for residential irrigation.

POLICY 1.2.1.

The effluent at point of discharge shall meet or exceed the standards established by the Department of Environment Protection (FDEP).

POLICY 1.2.2.

Monitoring equipment and appropriately trained personnel shall be provided at the wastewater plant to ensure the continuous quality of the effluent. The City's Utility Division shall ~~each year, as the effluent reuse system expands, publicly~~ continually educate its customers on the benefits of participating in the re-use system.

POLICY 1.2.3.

New residential developments, in the vicinity of reclaimed water transmission mains, shall install 'dry-lines' for reclaimed water service. ~~Subdivisions with greater than 100 homes shall provide on-site storage and pumping for peak flow attenuation. Developers have the option of contributing to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.~~

POLICY 1.2.4.

The City shall implement water conservation and reuse practices as well as demand reduction strategies that are conditions of the City's current Consumptive Use Permit.

POLICY 1.2.5.

The City will implement the traditional and alternative water supply projects ~~scheduled for completion by 2013~~ as identified in the Water Supply ~~w~~ Work Plan.

POLICY 1.2.6.

The City will expand its reclaimed water system in accordance with the 2015 Utility Master Plan and subsequent updates in an effort to improve water quality throughout the region. The City shall establish a target of 100 percent reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system draw down restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.

OBJECTIVE 1.3. INTERIM "PACKAGE-TYPE" WASTEWATER TREATMENT FACILITIES

The use of interim or package-type wastewater treatment facilities shall be regulated by the Land Development Code and restricted as necessary to protect the public health and welfare and to protect the natural resources of the City.

POLICY 1.3.1.

Interim or small "package-type" wastewater treatment plants with a capacity of less than 500,000 gallons per day shall not be allowed in areas where improper levels of treatment and/or inadequate effluent disposal may result in adverse impacts on water resources (e.g., groundwater aquifers and surface water systems), unless each plant's owner provides sufficient financial resources to the City to assume responsibility for operating and maintaining the collection, treatment and effluent disposal components in compliance with regulatory requirements and standards.

POLICY 1.3.2.

Interim or "package-type" wastewater treatment facilities shall be phased out upon notice that access to the system is available. The cost of such connection to the public system shall be the sole responsibility of the owner of the private system.

POLICY 1.3.3.

An interim package treatment plant may be permitted when all conditions for establishment of such a plant, as provided for in the Land Development Code (LDC) and City Code of Ordinances, exist.

OBJECTIVE 1.4. INDIVIDUAL WASTE TREATMENT/ DISPOSAL SYSTEMS

Individual waste treatment/disposal systems, including septic tanks, will be located, constructed and operated so that, either on an individual or cumulative basis, such facilities will not adversely impact public health or water quality.

POLICY 1.4.1.

On-site wastewater treatment in areas served by centralized wastewater treatment shall be prohibited. However, a private on-site waste water system may be permitted subject to state laws governing siting and installation provided soil conditions are conducive and the lack of a publicly owned treatment system for service exists.

POLICY 1.4.2.

Property owners shall be principally responsible for paying the capital costs related to connecting to the City's central sewer system when individual lot septic tank failures are sufficient in numbers to cause health and water quality concerns.

POLICY 1.4.3.

The City shall maintain ~~establish~~ criteria in the Land Development Code ~~LDC~~ that governs the appropriateness of phasing out septic tank systems in favor of connecting to publicly owned treatment systems.

POLICY 1.4.4.

Minimum lot sizes and associated conditions shall be utilized when prohibiting the use of on-site wastewater systems or permitting such systems when publicly owned centralized treatment systems are not available.

POLICY 1.4.5.

Minimum setbacks shall be established and utilized for the location of on-site wastewater systems from the 100-year floodplains, upland/wetlands systems, and the mean high water mark of natural occurring waterbodies ~~of courses~~.

POLICY 1.4.6.

The City shall maintain Land Development Code regulations ~~continually enforce policies~~ that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the city central sewer system when the gravity sewer system is within 100 feet of the lot line and the home can connect by gravity to the system. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.

POLICY 1.4.6.

The City shall maintain Land Development Code regulations ~~continually enforce policies~~ that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the city central sewer system when the gravity sewer system is within 100 feet of the lot line and the home can connect by gravity to the system. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.

POLICY 1.4.7.

Within the City of Ormond Beach's utility service area for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the City outlines the feasibility of providing sanitary sewer services within the City's Utility Master Plan. There is one subdivision within the City's limits that is not connected to the central sewer and has a density of less than 1 unit per acre. Based on the latest Master Plan cost estimate, this subdivision is deemed not feasible to connect to the central sewer due to cost considerations. The City will re-evaluate this with future Utility Master Plan updates. An onsite sewage treatment and disposal system is presumed to exist on a developed parcel if sanitary sewer services are not available at or adjacent to the parcel boundary.

POLICY 1.4.8.

Sanitary sewer flows from current developments within the City of Ormond Beach's service area are received at the Water Reclamation Facility (WRF) on Orchard Street. The City of Ormond Beach is currently in the planning process of establishing a new wastewater treatment facility in the western region of the utility's service area. Projected flows from potential developments will be served by both facilities once the new facility has been completed.

The Annual Average Daily Flow (AADF) capacity of the facilities in the City of Ormond Beach's service area and the projected wastewater flow at these facilities for the next 20 years are depicted in Table 1. All values in Table 1 are in millions of gallons per day (MGD). Expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer are currently on a 20-year planning horizon as demonstrated in the Utility Master Plan collection and distribution Systems, as may be amended periodically.

Table 1

Project AADF Wastewater Flow Projection

Year	Total AADF to Orchard WRF*	Total AADF to Western Utility WRF**	Total AADF Wastewater Flow
2025	5.69		5.6
2030	7.5		7.5
2035	6.6	3.0	9.6
2045	7.5	4.0	11.5

*The current permitted capacity of the Orchard St WRF is 8.0 MGD.

OBJECTIVE 1.5. GROWTH MANAGEMENT

All new development shall occur in an orderly and economical manner, to the maximum extent possible, and to the maximum existing public infrastructure possible. ~~with those areas having the greatest combined complement of urban public facilities and services being targeted first. New land areas should be staged for urbanization in a contiguous manner that minimizes additional public investments.~~

POLICY 1.5.1.

Access to municipal wastewater interceptor or major transmission lines outside of designated urban service areas shall not be permitted except in cases of overriding public benefit and when the area is included or added to a designated urban service area. Consideration shall be given to the following minimum criteria/procedures in the implementation of this Policy.

a. Encouragement of future growth and development to occur within areas of existing or planned wastewater service.

b. Wastewater transmission or interceptor lines shall not be extended to accommodate premature forms of development.

POLICY 1.5.2.

The provision of public facilities and services is intended to serve as a growth management measure, as such provision shall be undertaken and expanded within existing or identified future designated facility service areas and discouraged elsewhere, except in cases of overriding public benefit or where needed to meet the needs of existing development.

POLICY 1.5.3.

The location and timing of providing public facilities and services shall be used as methods of implementing the Comprehensive Plan and associated sound and reasonable growth management policies and plans, and for the establishment of a direct, objective relationship between the entire array of public facilities and services and land use intensities.

POLICY 1.5.4.

The Departments of Public Works, and Planning and Zoning, and the Divisions of Public Utilities, and Engineering, shall maintain facility demand and capacity information as development orders or permits are issued and shall prepare annual summaries of capacity and demand information for each facility and service area. This shall be accomplished through the concurrency management system, as provided in the Land Development Code.

OBJECTIVE 1.6. LEVEL-OF-SERVICE STANDARDS (LOSS) AND CONCURRENCY

Potable Water and Sanitary Sewer facilities shall be maintained and expanded as needed to meet or exceed adopted Level-of-Service Standards ~~LOSS~~. Minimum Level-of-Service Standards ~~LOSS~~ standards shall be met when planning capital improvements and reviewing applications for development approval.

POLICY 1.6.1.

The City shall apply level-of-service standards that shall be used as the basis for determining the availability of facility capacity and the demand generated by development in accordance with the Capital Improvements Element.

POLICY 1.6.2.

New development shall be approved by the City only in areas where public or private facilities are available, under construction, or where funds have been committed or scheduled for construction concurrent with the impacts of the new development.

POLICY 1.6.3.

Existing development with private water supplies not having adequate flow, pressure or poor water quality for firefighting shall be required to connect to the City water system upon notice of availability. Connection ~~Impact~~ fees and meter installation charges will be borne by the property owner.

POLICY 1.6.4.

Property owners shall be responsible for full capital costs incurred by the City providing water mains and fire hydrants to areas where developments, due to poor water quality or well failure, have inadequate flow or pressure.

POLICY 1.6.5.

The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available under the City's District issued Consumptive Use Permit ~~C.U.P.~~ for which if no building permit is applied for and received within a specified time period as provided for in the Land Development Code ~~LDC~~ that such reservation of capacity shall expire.

POLICY 1.6.6.

The withdrawals of water for potable purposes from surface or groundwater supply sources in quantities which would result in the depletion, degradation, contamination or destruction of water resources or natural systems shall be prohibited.

POLICY 1.6.7.

The quality and quantity of potable water used to protect public health and safety require maintenance of adequate water pressures to meet fire flow requirements~~,~~ monitoring of water quality conditions in the supply system distribution lines to ensure compliance with primary drinking water standards and effluent reuse systems designed to meet the fire flow requirements.

POLICY 1.6.8.

A peak day, domestic demand factor shall be established to determine the required capacity for public potable water systems and sanitary sewer systems. The Utilities Master Plan shall be utilized to review and update these factors, as necessary.

POLICY 1.6.9.

The City shall update ~~its water and sewer~~ the Utilities Master Plan as needed ~~'Master Plan' every five years~~ to determine capital needs to maintain the established level of service.

OBJECTIVE 1.7. CAPITAL FACILITIES CONSTRUCTION

The City shall ensure that potable water and sanitary sewer facilities are available to meet Level-of-Service Standards.

POLICY 1.7.1.

The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain Level-of-Service Standards ~~LOSS~~.

POLICY 1.7.2.

Projected demands ~~through the year 2015~~ shall be met by undertaking those projects as identified in the Capital Improvements Element.

POLICY 1.7.3.

Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City Department responsible for the project.

POLICY 1.7.4.

No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

POLICY 1.7.5.

The City will maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.

POLICY 1.7.6.

All wellfields shall be developed and protected in accordance with the provisions for Public Water Supply Wellfield Protection in the Land Development Code.

POLICY 1.7.7.

The City shall continue to implement and develop wellfield expansion programs in accordance with guidelines established in the Utility Master Plan.

~~UTILITIES ELEMENT~~
~~DRAINAGE AND STORMWATER MANAGEMENT SUBELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 2. DRAINAGE AND STORMWATER MANAGEMENT

THE CITY SHALL CONTINUE TO IMPLEMENT A DRAINAGE AND STORMWATER MANAGEMENT POLICY THAT~~:~~ INCORPORATES THE NEED FOR AN EFFECTIVE DRAINAGE AND STORMWATER MANAGEMENT SYSTEM; INVENTORIES EXISTING DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS WITHIN THE CITY; DESCRIBES EXISTING DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS AND THEIR FUNCTIONS; REQUIRES AS MUCH NATURAL STORMWATER MANAGEMENT AS IS FEASIBLE; AND SETS PERFORMANCE STANDARDS TO MAINTAIN A DESIRED LEVEL OF WATER RECHARGE AND SURFACE WATER QUALITY AND WORKS WITH OTHER ENTITIES, BOTH PUBLIC AND PRIVATE, TO ENSURE THE EXECUTION OF THIS GOAL AND ITS ASSOCIATED OBJECTIVES AND POLICIES.

OBJECTIVE 2.1. STORMWATER MANAGEMENT UTILITY

The City shall implement the adopted Stormwater Master ~~Management~~ Plan in order to prioritize improvements and expansions to the Stormwater Management System.

POLICY 2.1.1.

Develop a public information program that promotes public awareness of the stormwater problems and fosters public participation in the continued implementation of the Stormwater Master ~~Management~~ Plan through the capital improvements planning process.

POLICY 2.1.2.

The Stormwater Master Plan shall address the impact that stormwater runoff from existing roads has upon receiving waters and address corrective actions. Corrective actions should include both structural and non-structural measures. Structural measures include retrofitting existing roadways with effective stormwater management facilities. Non-structural measures include increased street sweeping and increased storm sewer cleaning. The capital Improvements Plan shall be utilized as the principal mechanism in scheduling improvements identified in the Stormwater Master Plan while the Stormwater Utility Fee shall be the chief funding source for stormwater implementation.

POLICY 2.1.3.

The City's stormwater management system shall be designed and developed to connect and integrate wetlands as a primary means to clean and recharge the aquifer.

OBJECTIVE 2.2. DEVELOPMENT REVIEW

Development activities shall be conducted to ensure the public safety and, at the same time, protects and enhances surface water quality of the surface waters, the functioning values of wetlands, ~~and~~ other natural design features, and aquifers recharge.

POLICY 2.2.1.

New stormwater management systems shall be built consistent with best available technologies in the field of stormwater design and treatment. The City shall continue to perform under construction field inspections of non-residential and residential development to ensure the stormwater system designs are built and function according to approved stormwater management plans.

~~POLICY 2.2.3.~~ POLICY 2.2.2.

The utilization of either Best Management Practices (BMPs) or Integrated Management Practices shall be required during road construction, urban development, agricultural, and silviculture activities, to protect natural water bodies and wetlands from pollutants and siltation.

~~POLICY 2.2.4.~~ POLICY 2.2.3.

Stormwater management systems that utilize isolated wetlands, shall provide diversion of the initial runoff from a storm event or "first flush" of stormwater to separate facilities.

~~POLICY 2.2.5.~~ POLICY 2.2.4.

Sufficient water shall be retained on-site to support natural groundwater and surface water levels throughout the year, to allow aquifer recharge and avoid over draining natural watersheds.

~~POLICY 2.2.6.~~ POLICY 2.2.5.

Drainage and stormwater management systems shall use natural systems to the greatest extent possible, and land development modifications shall resemble natural features to the greatest extent practicable.

~~POLICY 2.2.7.~~ POLICY 2.2.6.

The following criteria shall apply when considering applications for development activities that utilize wetlands as part of the stormwater management system:

a. Stormwater outfalls from a development may be directed to the wetland only when free of debris and free of chemical pollutants and silt that will adversely impact wetlands, and only at rates that do not disturb vegetation or increase turbidity. Sheet flow and other overland drainage of runoff shall be controlled.

b. The proposed action shall not cause stormwater runoff on the wetland to take place at a rate that would exceed the natural rate.

c. The allowed total increased runoff, in combination with the total fill allowed, shall not cause total natural flood-storage capacity of the wetland to fall below, or fall below further, the projected volume of runoff on the whole developed wetland watershed generated by a 100-year frequency, 24-hour duration rainfall event.

~~POLICY 2.2.8.~~ POLICY 2.2.7.

Owner/operators of stormwater management systems shall be effectively required to maintain their systems according to the requirements of their Development Orders and state agency permits ~~Building Permits~~.

~~POLICY 2.2.9.~~ POLICY 2.2.8.

Open spaces shall be designed for multiple purposes and arranged to connect isolated wetlands so as to provide wildlife corridors and stormwater management conveyance.

~~POLICY 2.2.10.~~ POLICY 2.2.9.

Developers shall produce for examination, by the City, justified computer models and other data that objectively provide information relevant to their proposed projects.

~~POLICY 2.2.11.~~ POLICY 2.2.10.

Existing natural drainage systems shall be incorporated into the development's stormwater management system consistent with the performance standards for protection of wetlands.

~~POLICY 2.2.12.~~ POLICY 2.2.11.

Stormwater management systems shall be designed to ensure that post-development runoff does not exceed pre-development levels, in terms of the volume, rate, timing and pollutant load of runoff.

~~POLICY 2.2.13.~~ POLICY 2.2.12.

Development shall preserve or restore the natural shorelines and stabilizing shoreline vegetation of waterbodies. Buffers shall also be required along with the establishment of berm and swale systems near the shoreline to slow and filter runoff from development.

~~POLICY 2.2.14.~~ POLICY 2.2.13.

Alteration of natural stream channels shall be prohibited.

~~POLICY 2.2.15.~~ POLICY 2.2.14.

Stormwater runoff shall be detained for a sufficient amount of time, as needed, to provide for the settling and filtration of pollutants to the maximum extent possible before discharging into a surface waterbody or recharging into the groundwater as required by State regulations.

~~POLICY 2.2.16.~~ POLICY 2.2.15.

All drainage ditch or mosquito control ditch depths shall be tied to groundwater levels so as not to adversely impact wetland functions. Ditches in excess of three (3) feet in depth will be permitted on a case-by-case basis if sufficient information is provided to demonstrate a reasonable assurance that no adverse impact will result.

~~POLICY 2.2.17.~~ POLICY 2.2.16.

Discharge from drainage or mosquito control ditches directly to surface waterbodies or open water streams shall be discouraged and minimized. Discharge into existing compatible wetlands or constructed retention basins that have been seeded and/or vegetated with wetland plant species shall be encouraged.

~~POLICY 2.2.18.~~ POLICY 2.2.17.

Drainage or mosquito control ditches shall be constructed as ditches to meet requirements, with gently sloping sides not to exceed a 4:1 slope. The City will encourage the minimization of ditch construction, use of alternate methods of insect control~~,~~ or restoration of areas currently drained by historical ditches.

~~POLICY 2.2.19.~~ POLICY 2.2.18.

There shall be no direct surface water connection from dredged or excavated areas to natural surface water bodies or open water streams (except for marinas on a case-by case basis).

~~POLICY 2.2.20.~~ POLICY 2.2.19.

If an outfall from a dredged or excavated area is necessary to remove excess stormwater, then the outfall shall either be routed through a compatible wetland or a shallow retention basin constructed and seeded or vegetated with wetland plant species to act as a filter for runoff.

~~POLICY 2.2.21.~~ POLICY 2.2.20.

Roads shall be placed to minimize the need for cut and fill, and all cut and fill banks shall be stabilized with minimum maintenance materials to prevent continuing erosion problems.

~~POLICY 2.2.22.~~ POLICY 2.2.21.

The City shall require where appropriate the planting of wetland vegetation to stabilize eroding shorelines in low-wave-energy areas which helps reduce turbidity and improve water quality.

~~POLICY 2.2.23.~~ POLICY 2.2.22.

Retention and detention facilities shall be constructed consistent with design and performance criteria which include:

a) Restricting public access;

b) Sloping;

c) Stabilization of banks;

d) Direct discharge to class II or III waters, as defined in F.A.C. Ch. 62-302, water quality standards, part III, water quality criteria-surface water or Outstanding Florida Waters (OFW) is prohibited; ~~Oil or grease contamination; discharges to an Outstanding Florida Water (OFW);~~

e) Use of wetlands for stormwater management and treatment compatible with the ecological characteristics of such wetlands that shall not degrade the wetland by disrupting the normal range of water level fluctuations necessary for sustaining the natural hydroperiod of the wetland; and

f) Provisions, where appropriate, to utilize stormwater management systems for reclaimed water storage and/or augmentation.

~~POLICY 2.2.24.~~ POLICY 2.2.23.

Environmental assessments of stormwater facilities shall be required of development on the basis of its location, magnitude~~,~~ and character in order to assess the impacts of stormwater runoff and related facilities upon water quality, fish and wildlife values, floodplains, wetlands~~,~~ and other environmentally sensitive areas.

~~POLICY 2.2.25.~~ POLICY 2.2.24.

No development will be allowed that poses a threat of releasing harmful quantities of pollutants to surface waters during flooding.

~~POLICY 2.2.26.~~ POLICY 2.2.25.

Roadway designs in wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/detention ponds for treatment prior to discharge to receiving water bodies and wetlands.

~~POLICY 2.2.27.~~ POLICY 2.2.26.

The Level-of-Service Standard ~~LOSS~~, in accordance with the Capital Improvements Element, shall apply in the review of development activity~~:~~.

~~POLICY 2.2.28.~~ POLICY 2.2.27.

The discharge of waters from a retention basin into surface water bodies and open water streams shall be discouraged and minimized. Discharge into existing, compatible wetlands shall be encouraged whenever possible.

~~POLICY 2.2.29.~~ POLICY 2.2.28.

Prior to construction, the City must receive and approve the applicant's proposal of the entity to be responsible for operation and maintenance of the permitted stormwater management system with the designation of the proposed entity. The City shall receive and approve a document enumerating enforceable affirmative obligations of the entity such as a homeowner's association, to properly operate and maintain the stormwater management system for its expected life. The documents may consist of a showing of compliance with the City's acceptance of portions of the system for maintenance; articles of incorporation for condominium or homeowner's association; or plat or deed restrictions apportioning maintenance responsibility.

~~POLICY 2.2.30.~~ POLICY 2.2.29.

All detention system surface areas shall consist of a littoral zone that is available for biological assimilation of pollutants. The extent of littoral zone requirements will be based on the ratio of vegetated littoral zone to the surface area of the pond at the controlled elevation. The width shall ensure adequate filtration of surface water runoff, provide for control of erosion and sedimentation, and offer wildlife habitat areas.

~~POLICY 2.2.31.~~ POLICY 2.2.30.

Dry retention areas shall have at least one foot of freeboard above the 25-year designated high water table.

OBJECTIVE 2.3. ADMINISTRATION

The City shall continue to administer, in a cost-effective and environmentally safe manner, drainage and stormwater management facilities and services consistent with the Land Development Code (LDC) as supported by the stormwater utility fee, user fees and ~~impact~~ connection fees. Existing deficiencies shall be corrected and the extension or increase in the capacity of the City drainage and stormwater management system shall be coordinated to meet existing and future needs as determined by the Stormwater Master Plan, to maximize the use of existing facilities, and to discourage urban sprawl.

POLICY 2.3.1.

Priority for capital improvements shall be given to the correction of existing deficiencies as determined by the adopted Stormwater Master Plan.

POLICY 2.3.2.

The City shall coordinate the extension of, or increase in, the capacity of drainage and stormwater management facilities with the needs of the public by ensuring that no development is approved unless the facilities are in place or scheduled to be in place concurrent with development and consistent with the adopted level-of-service standards.

~~UTILITIES ELEMENT~~
~~SOLID WASTE SUBELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 3. SOLID WASTE

THE CITY SHALL CONTINUE TO PROVIDE EITHER DIRECTLY OR BY CONTRACT WITH A PRIVATE ENTITY AN ADEQUATE SOLID WASTE COLLECTION, TRANSFER, AND RESOURCE RECOVERY SYSTEM TO MEET THE NEEDS AND DEMANDS OF THE CURRENT AND FUTURE POPULATION WHILE PROTECTING AND ENHANCING THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL QUALITY OF THE CITY AND CO-OPERATING WITH ~~THE~~ VOLUSIA COUNTY TO REDUCE RELIANCE ON ~~AS NECESSARY TO EVENTUALLY ELIMINATE THE USE OF~~ LANDFILLS.

OBJECTIVE 3.1. CITY LANDFILL

The City shall continue to monitor the groundwater and surface water in the vicinity of the landfill after closure to determine if the landfill has any adverse impacts on the environment.

POLICY 3.1.1.

The City will monitor its closed Class III landfill in accordance with Florida Department of Environmental Protection (FDEP) rules.

POLICY 3.1.2.

The City shall continue to implement a program of data collection, monitoring, and periodic review of groundwater and surface water quality parameters to be able to effectively assess if any environmental impacts or health hazards may be associated with leachate.

POLICY 3.1.3.

The City shall continue to manage a long-term monitoring program at the landfill that includes at a minimum, the following:

a. All landfill groundwater monitoring wells monitored on an annual basis~~.~~;
b. Landfill monitoring wells will be tested for water quality parameters in accordance with FDEP requirements~~.~~;
c. Periodic review of data collected and overall monitoring program results~~.~~; and
d. Correction of any problem discovered by the monitoring.

POLICY 3.1.4.

The City shall utilize reclaimed landfill sites for municipal recreation purposes consistent with the Parks and Recreation Master Plan. ~~Recreational and Open Space Master Plan.~~

OBJECTIVE 3.2. SOLID WASTE COLLECTION

The City shall effectively and efficiently operate a solid waste collection system to maximize the use of existing facilities and services and shall provide service to all residential and non-residential establishments within the City limits.

POLICY 3.2.1.

The City shall continue to incrementally expand its solid waste collection system to meet the needs of new growth and to maintain existing levels-of-service.

POLICY 3.2.2.

The City shall maintain the Solid Waste Disposal and Collection as an Enterprise Fund to pay for solid waste collection and transfer expenses.

POLICY 3.2.3.

The level-of-service standard for determining the availability of County Landfill facility capacity and the demand generated by development shall be in accordance with the Capital Improvements Element.

POLICY 3.2.4.

The City shall maintain a separate trash handling system for the collection of refrigerators, freezers, appliances~~,~~ (white goods), and large piles of yard trash.

OBJECTIVE 3.3. RESOURCE RECOVERY AND VOLUME REDUCTION

The City shall continue to administer resource recovery and volume reduction practices to conserve natural resources and reduce landfill space requirements and maximize the use of existing facilities and services.

POLICY 3.3.1.

The City shall participate in the design, implementation~~,~~ and evaluation of local recycling and waste management programs.

POLICY 3.3.2.

Alternative disposal methods for yard trash shall be continued in cooperation with the County.

POLICY 3.3.3.

The City shall ~~reduce the volume of non-hazardous~~ maintain the rate of reduction of the municipal solid waste disposed of in the County landfill by thirty 30 percent and meet additional State reduction goals as they are enacted ~~of the October FY 1995-96 volume.~~ No more than one-half of this thirty percent shall be met with a reduction in yard trash, white goods, scrap metal, construction debris, and tires while the other half may be met with a reduction in paper goods, perishable foods, plastic goods, and metal and glass containers.

POLICY 3.3.4.

Through the development review process, the City shall ensure that commercial and industrial establishments participate in recycling efforts.

POLICY 3.3.5.

The City shall implement recycling programs and participate in any County resource recovery programs as necessary to achieve reductions in solid waste as mandated by State law.

~~POLICY 3.3.6.~~

~~The City shall maintain a non-residential development recycling program which targets industrial and commercial establishments.~~

~~POLICY 3.3.7.~~ POLICY 3.3.6.

An adequate public participation rate in recycling shall be maintained to meet State requirements for volume reduction.

~~POLICY 3.3.8.~~ POLICY 3.3.7.

The City shall inform and educate the public about recycling and products which are not recyclable, cannot be converted or cannot be used.

OBJECTIVE 3.4. ADMINISTRATION AND DEVELOPMENT REVIEW

The City shall continue to administer, in a cost-efficient and environmentally safe manner, a collection and transfer solid waste system that is fully supported by user fees and that is designed to effectively meet the needs of existing and future residents.

POLICY 3.4.1.

The City's Department of Finance and Public Works shall work together to maintain a full cost accounting and reporting system for the collection and transfer of solid waste in compliance with the Solid Waste Management Act.

POLICY 3.4.2.

The City will participate in the "Keep Volusia Beautiful" program to control the problem of littering and illegal dumping.

POLICY 3.4.3.

The City shall support the County to maintain landfill location determination criteria designed to address minimum size criteria, minimum distance from residential areas, schools and hospitals, minimum distance from streams, aquifer recharge areas~~,~~ and wetlands, stays out of 100-year floodplain, and determines maximum distance from main roads.

POLICY 3.4.4.

Solid waste generated within the City limits shall continue to be collected on a regularly scheduled basis.

POLICY 3.4.5.

Residential, commercial~~,~~ and industrial development shall adequate landfill space to meet the solid waste needs anticipated to be generated by the proposed development activity in accordance with interim review of development activities and with the Land Development Code. All proposals for development shall include an analysis of the amount and types of solid waste to be generated and ability of the City and County to accommodate the new demand. No development shall be approved unless there is sufficient collection, transfer and disposal resources available to meet the new demand consistent with Level-of-Service Standards ~~LOSS~~.

~~UTILITIES ELEMENT~~
~~HAZARDOUS MATERIAL AND WASTE SUBELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 4. HAZARDOUS MATERIALS AND WASTE

THE PUBLIC HEALTH, SAFETY AND WELFARE SHALL BE PROTECTED FROM THE IMPROPER MANAGEMENT OF HAZARDOUS WASTES AND MATERIALS USED AND GENERATED IN AND TRANSPORTED THROUGH THE CITY.

OBJECTIVE 4.1. HAZARDOUS WASTE PROGRAM DEVELOPMENT

The City shall continue its cooperation with the County to reduce improper hazardous storage and disposal. The City may consider disposal options which include privatization of service or interlocal agreements with the County.

POLICY 4.1.1.

Hazardous waste generators shall develop and submit to the City a hazardous waste management program at site plan submittal to protect the citizens and the environment from misuse, spills, and improper disposal. The purpose of the hazardous waste management plan is to ensure the safest and most efficient use and disposal of hazardous materials.

POLICY 4.1.2.

Business/industrial park storage/transfer facilities shall, at a minimum, conform to the Florida Department of Environmental Protection ~~FDEP~~ transporter permitting requirements.

POLICY 4.1.3.

Each business/industrial park shall secure, prior to leasing or selling any lots or parcels, arrangements with a~~n~~ the Florida Department of Environmental Protection ~~FDEP~~ permitted hazardous waste management company to pick up and transfer waste from the park on a regularly scheduled basis.

POLICY 4.1.4.

All users and generators shall properly store and dispose of hazardous materials and waste upon adoption of this plan. The following criteria shall apply in the implementation of this Policy:

a. Large quantity generators (companies that generate in excess of 2,200 lbs./month) and industrial/commercial parks containing generators that produce waste not suitable for recycling, exchange or reuse shall be encouraged to reduce hazardous waste volumes and to obtain necessary permits to develop on-site treatment facilities to render the waste non-hazardous.

b. Existing Federal and State regulations relating to storage, transfer, and disposal shall be stringently enforced through coordinated efforts at both State and local levels.

c. On-site verification of ~~a~~ generator compliance with applicable rules and regulations shall be made, at a minimum, once a year.

OBJECTIVE 4.2. DEVELOPMENT REGULATIONS

All development activities shall provide protection to the environment and the public welfare from any hazardous wastes consistent with the provisions of the Land Development Code.

POLICY 4.2.1.

The City shall not admit those types and quantities of industrial waste that are harmful or damaging to the structures, processes, or operation of the sewage works.

POLICY 4.2.2.

The industrial user of the sewer system shall provide such preliminary treatment or handling of its waste as may be necessary to modify any objectionable characteristics or constraints.

POLICY 4.2.3.

The City shall require safe management, manufacture, transportation, usage~~,~~ and disposal of hazardous materials.

POLICY 4.2.4.

The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.

POLICY 4.2.5.

The City shall enforce the asbestos removal provisions adopted in the Florida Building Code in regard to asbestos removal during demolition or construction activities.

~~UTILITIES ELEMENT~~
~~NATURAL GROUNDWATER RECHARGE SUBELEMENT~~
~~GOALS, OBJECTIVES, POLICIES~~

GOAL 5. POTABLE WATER SUPPLY

THE PUBLIC SHALL BE ENSURED AN ADEQUATE SUPPLY OF SAFE, POTABLE WATER WHICH IS OBTAINED FROM THE HIGHEST QUALITY SOURCE AVAILABLE AND IS PROTECTED FROM CONTAMINATION.

OBJECTIVE 5.1. DEVELOPMENT REVIEW

Natural groundwater protection standards shall be utilized in review of development activities as provided by the Land Development Code.

POLICY 5.1.1.

Saltwater intrusion shall be prevented by limiting potentially harmful water extraction and ensuring adequate recharge.

POLICY 5.1.2.

The use of native and drought-resistant vegetation in landscaping shall be encouraged by providing developers with a list of appropriate native vegetation at site plan application.

POLICY 5.1.3.

The City shall continue to deliver effluent for reuse as a component of its effluent disposal program for environmentally and economically suitable areas. ~~The City shall consider providing economic incentives to developments, agricultural operations and businesses which limit potable water consumption by using effluent reuse systems~~.

POLICY 5.1.4.

The City shall continue to administer an emergency water shortage plan.

POLICY 5.1.5.

Land use decisions and development approvals shall be consistent with adopted comprehensive water basin management plans. Water supply, production facilities, conveyance lines and Consumptive Use Permit ~~C.U.P.~~ capacity shall be available for new site plan and/or subdivision developments, prior to the issuance of development orders.

POLICY 5.1.6.

The use ~~of procreation~~ of native vegetation and/or drought-resistant vegetation shall be required on development projects ~~when irrigation water is drawn from sources which are critical to limiting saltwater intrusion~~.

POLICY 5.1.7.

Industries which utilize or generate hazardous materials shall be sited and designed so as to minimize the threat of surface water or groundwater contamination.

POLICY 5.1.8.

The City shall continue to apply regulations and procedures to control permanent water table drawdown in accordance with the County minimum environmental standards and the provisions of the Land Development Code.

~~POLICY 5.1.9.~~

~~Encourage Volusia County to maintain a functioning positive (pumped) drawdown system, in its "high-rise" landfills, to continually extract the mass of accumulating leachate and properly treat it.~~

~~POLICY 5.1.10.~~ POLICY 5.1.9.

Removal of the confining layer of material separating the bottom of borrow pits from the top of the Floridan Aquifer shall be prohibited as provided by the Land Development Code.

~~POLICY 5.1.11.~~ POLICY 5.1.10.

Water management plans shall be designed to approximate pre-development recharge conditions.

~~POLICY 5.1.12.~~ POLICY 5.1.11.

Land use planning and land development approvals shall reflect the limitations of available water supplies. The City shall continue to use its concurrency management system to limit development potential in accordance with available raw water production, treatment, distribution and permitted withdrawal capacity.

~~POLICY 5.1.13.~~ POLICY 5.1.12.

The watershed upstream of surface water potable water supplies shall be protected. Activities within the watershed should not reduce the volume of water available under low-flow conditions~~,~~ or reduce the quality of the surface water below State standards.

~~POLICY 5.1.14.~~ POLICY 5.1.13.

The disposal of non-hazardous waste shall be managed and controlled to prevent surface water and groundwater contamination. The City shall continue to implement a groundwater and surface water monitoring program to detect potential contamination by leachate.

~~POLICY 5.1.15.~~ POLICY 5.1.14.

Marinas which service boats with on-board sewage facilities shall be required to provide sewage pump out and treatment facilities and to provide for the appropriate effluent disposal method. Such pump out and treatment facilities shall be maintained in good working order to assure the contamination of groundwater or surface water, in accordance with the provisions of the Florida Administrative Code, F.A.C. does not occur.

~~POLICY 5.1.16.~~ POLICY 5.1.15.

Industries which use hazardous materials or generate hazardous waste shall be regulated to prohibit the release of hazardous materials in violation of State water quality standards for groundwater and surface waters.

~~POLICY 5.1.17.~~ POLICY 5.1.16.

The withdrawal or discharge of water which alters hydroperiods, discharge volumes, in-stream velocities, surface water stages or groundwater levels so as to cause a significant, adverse effect on natural water-dependent ecosystems is prohibited. Such projects shall be permitted only in cases of overriding public benefit, such as alterations in the stage or flow of surface waters as a part of any government sanctioned program of flood control, water quality restoration, habitat restoration or exotic plant control and shall be designed and operated so as to minimize harm to non-target organisms or natural ecosystems.

~~POLICY 5.1.18.~~ POLICY 5.1.17.

The City shall determine water supply levels-of-service in conjunction with the St. John River Water Management District. Land development permits will be subject to those limitations.

~~POLICY 5.1.19.~~ POLICY 5.1.18.

The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy or its functional equivalent.

OBJECTIVE 5.2. INTERGOVERNMENTAL COORDINATION

The City shall coordinate with the St. Johns River Water Management District to develop intergovernmental responses to groundwater problems.

POLICY 5.2.1.

The City shall maintain a ~~w~~ Water ~~s~~ Supply ~~w~~ Work ~~p~~ Plan that is coordinated with St. Johns River Water Management District's ~~District~~ Regional Water Supply Work Plan by updating the work plan within 18 months of an update to the District's ~~District~~ Regional Water Supply Plan that affects the City.

POLICY 5.2.2.

The City will participate in the development of updates to St. Johns River Water Management District's water supply assessment and ~~District~~ Regional Water Supply Plan and other water supply development-related initiatives facilitated by the District's that affect the City.

POLICY 5.2.3.

The City's Water Supply Work Plan is incorporated into the Comprehensive Plan as Appendix A of the Utilities Element. The City will implement the Water Supply Work Plan through the annual Capital Improvement Plan process.

OBJECTIVE 5.3. WATER CONSERVATION

The City shall continue to review water conservation measures that encourage water conservation. The City shall follow all water conservation plans approved by St. John's River Water Management District as part of the City's Consumptive Use Permit (C.U.P.).

POLICY 5.3.1.

The Public Works and Utilities Department shall monitor per capita finished water consumption rates and shall develop an action plan to reduce per capita consumption if the per capita consumption exceeds by 25 percent~~%~~ the average gross per capita consumption of 110 gallons per day (gpd).

POLICY 5.3.2.

Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include, but are not limited to:

a. The City shall ~~work through the Water Authority of Volusia (WAV)~~ continue to incentivize water conservation using low-flow showers and toilets, rain sensors for lawn irrigation~~, and xeriscape~~.

b. The City will continue to implement and expand its program to provide for water reuse and/or reclamation and where appropriate require effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications.

c. The City shall require new development to install 'dry-lines' for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. ~~Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure into a reclaimed water construction fund.~~

d. The City shall ~~purchase a~~ continue its leak detection systems ~~by 2010~~ which will enable water distribution crews to monitor the entire City's water distribution system ~~through the use of leak noise loggers~~.

POLICY 5.3.3.

Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs should be used, wherever economically and environmentally feasible, to reduce groundwater or surface water withdrawals for water use applications which do not require potable water.

POLICY 5.3.4.

The City shall utilize a low-pressure ~~reveres~~ reverse osmosis (LPRO) treatment process which permits the use of brackish groundwater which is lower quality water source from the Upper Floridan Aquifer. Future needs may require ~~to~~ the City to use the Lower Floridan Aquifer as an alternative water source.

POLICY 5.3.5.

The City shall maintain a comprehensive program responsible for educating businesses and residents of the City's current water conservation policies, the fragility of the aquifer, methods to reuse and conserve water, well abandonment problems and rules, and encouragement of the use of drought resistant plants ~~(xeriscape)~~.

POLICY 5.3.6.

The City of Ormond Beach will plan for municipal service areas or extend water and sewer services into unincorporated Volusia County in a manner consistent with the Volusia County Comprehensive Plan.

POLICY 5.3.7.

The City of Ormond Beach will implement all water conservation practices that are conditions of the Consumptive Use Permit ~~C.U.P~~.

OBJECTIVE 5.4. NATURAL GROUNDWATER AQUIFER PROTECTION

The City shall protect the functions of designated natural groundwater aquifer recharge areas as provided by the Land Development Code.

POLICY 5.4.1.

The City shall regulate land use and development to protect functions of the designated recharge areas.

POLICY 5.4.2.

Prime groundwater recharge areas and other recharge areas which have been identified by the St. Johns River Water Management District ~~the ECFRPC or subsequently by the City~~ to maintain the quality and quantity of water in aquifers from which potable water supplies are drawn, shall be protected. Activities within recharge areas shall not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below State standards.

POLICY 5.4.3.

No commercial or industrial mining shall be allowed in prime groundwater recharge areas or in the watersheds of surface waters used as potable water supplies in order to prevent potentially adverse effects on water quality.

OBJECTIVE 5.5. PUBLIC WATER SUPPLY WELLFIELD PROTECTION

The City of Ormond Beach will safeguard the public health, safety and welfare of its citizens by appropriately regulating the storage, handling, use or production of hazardous substances within the well field protection areas surrounding public water supply wells and well fields.

POLICY 5.5.1.

The City shall continue to apply regulations and procedures contained in the Land Development Code concerning Public Water Supply Well Field Protection.

POLICY 5.5.2.

Land uses or activities which, by their nature, represent a substantial risk to the quality or quantity of water from established public well fields or the watershed of surface water supplies shall be excluded from the immediate vicinity of such well fields or surface water supplies so as to minimize the threat to the public water supply. Conversely, the siting of new public water supplies shall avoid proximity to established land uses which may harm the water supply from that source.

POLICY 5.5.3.

The storage, use, disposal or production of hazardous or toxic substances ~~and that certain land uses~~ involving regulated or generic substances located within the "Primary and Secondary Well Field Protection Zones" surrounding public water supply wells and well fields that are potentially harmful to the drinking water of the City will be prohibited or severely restricted.

POLICY 5.5.4.

The City shall maintain a 'Primary Well Field Protection Zone,' which is defined as the land area immediately surrounding any public water supply well and extending a radial distance of two hundred (200') feet, or that area that is within the first twenty (20%) percent of the total radial distance of the cone of influence, whichever is greater.

POLICY 5.5.5.

The City shall maintain a 'Secondary Well Field Protection Zone' which is defined as the land area surrounding the 'Primary Well Field Protection Zone,' and extending a radial distance of eight hundred (800') feet from the 'Primary Well Field Protection Zone,' or that area within the cone of influence exclusive of the 'Primary Zone,' whichever is greater.

APPENDIX A - WATER SUPPLY WORK PLAN

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF ORMOND BEACH, RELATING TO COMPREHENSIVE PLANNING, ADOPTING A 2024 WATER SUPPLY WORK PLAN; ADOPTING COMPREHENSIVE PLAN AMENDMENTS TO *THE CITY OF ORMOND BEACH COMPREHENSIVE PLAN*, RELATED TO THE WATER SUPPLY WORK PLAN, INCLUDING THE UTILITIES ELEMENT, CONSERVATION ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT, IN ACCORDANCE WITH CHAPTER 163, PART II AND CHAPTER 373 *FLORIDA STATUTES*; PROVIDING FOR TRANSMITTING COPIES OF THE NOTICE AND AMENDMENTS TO THE STATE REVIEWING AGENCIES, THE VOLUSIA GROWTH MANAGEMENT COMMISSION, 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.

WHEREAS, by Ordinance No. 90-36, the City Commission did adopt the *City of Ormond Beach Comprehensive Plan* ("*Comprehensive Plan*") as required by the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, *Florida Statutes)* which *Comprehensive Plan* has been subsequently amended, and

WHEREAS, by Ordinance 2008-60 the City Commission did adopt certain amendments to the *City of Ormond Beach Comprehensive Plan* related to the 2008 Water Supply Work Plan; and

WHEREAS, to promote consistency among local government comprehensive plans and the Central Springs/East Coast Regional Water Supply Plan, Section 163.3177(6)(c)(4), *Florida Statutes*, requires each local government within the Central Springs/East Coast Regional

Water Supply Plan planning area to amend its comprehensive plan to adopt an updated Water Supply Work Plan within 18 months of the governing board approval of the 2022 Central Springs/East Coast Regional Water Supply Plan; and

WHEREAS, the City of Ormond Beach is required to amend the city's *Comprehensive Plan* to include an updated Water Supply Work Plan that is consistent with and reflects changes mandated by State law; and

WHEREAS, the proposed amendments to the *City of Ormond Beach Comprehensive Plan* are being submitted under the expedited state review process as provided in Section 163.3184, *Florida Statutes*; and

WHEREAS, on April 11, 2024 the Planning Board serving as the local planning agency, conducted a public meeting with due public notice on the *Comprehensive Plan* amendments, and recommended approval thereof, and

WHEREAS, the City Commission has duly conducted a public hearing authorizing transmittal of the requested *Comprehensive Plan* amendments, as described in §163.3184(3) and (11), *Florida Statutes*, and

WHEREAS, the City Commission has duly conducted a public hearing adopting the requested *Comprehensive Plan* amendments, as described in §163.3184(3)(c)(1), (4)(e)(1) and (11), *Florida Statutes*, and

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

WHEREAS, the *City of Ormond Beach Comprehensive Plan* amendments to the Utilities Element, Conservation Element, and Capital Improvements Element are attached to this Ordinance as Exhibit "A" attached hereto and incorporated herein by reference, and

WHEREAS, the Water Supply Work Plan is adopted as an Appendix A to the Utilities Element and is attached to this Ordinance as Exhibit "B" attached hereto and incorporated herein by reference, and

WHEREAS, for the purposes of this Ordinance, <u>underlined</u> type constitutes additions to the original text and ~~strikethrough~~ shall constitute deletions to the original text, 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 Utilities Element of the *City of Ormond Beach Comprehensive Plan*, is hereby amended with the text amendments as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION THREE. The Conservation Element of the *City of Ormond Beach Comprehensive Plan*, is hereby amended with the text amendments as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION FOUR. The Capital Improvements Element of the *City of Ormond Beach Comprehensive Plan*, is hereby amended with the text amendments as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION FIVE. The City of Ormond Beach Water Supply Work Plan is updated in its entirety from the 2008 Water Supply Work Plan to the 2024 Water Supply Work Plan as set forth in Exhibit "B" (Appendix A) attached hereto and incorporated herein by reference.

SECTION SIX. 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 SEVEN. The Planning Director is hereby authorized and directed to transmit the appropriate number of copies of the notice and amendments within ten (10) days after the first reading of this Ordinance to the appropriate agencies and to any other unit of local government who has filed a written request for a copy in accordance with the provisions of Section 163.3184, Florida Statutes and Volusia Growth Management Commission rules per Section 202.3 of the Charter of Volusia County.

SECTION EIGHT. Pursuant to §163.3184(3) and (4), *Florida Statutes,* the second reading of this *Comprehensive Plan* amendment shall not exceed 180 days after the receipt of the Florida Department of Commerce comments.

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

SECTION TEN. In the event any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such declaration shall not be deemed to affect the validity of this Ordinance as a whole or any other section or provision thereof.

SECTION ELEVEN. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City of Ormond Beach that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED UPON at the first reading of the City Commission, this 21st day of May, 2024.

PASSED UPON at the second and final reading of the City Commission, this 6th day of August, 2024.

Bill Partington

BILL PARTINGTON
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

\\ORMONDBEACH\DFS\DEPT\LEGAL\CITY COMMISSION ITEMS\ORDINANCE\2024\05-21-24\24-08 COMP PLAN WATER SUPPLY WORK PLAN (P24-0077G).DOCX/

WATER SUPPLY WORK PLAN UPDATES TO COMPREHENSIVE PLAN

Utilities Element

POLICY 1.2.5

The City will implement the traditional and alternative water supply projects ~~scheduled for completion by 2013~~ as identified in the Water Supply ~~w~~Work Plan.

POLICY 1.2.6.
The City will expand its reclaimed water system in accordance with the 2015 Utility Master Plan and subsequent updates in an effort to improve water quality throughout the region. The City shall establish a target of 100% reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system draw down restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.

POLICY 1.7.2.
Projected demands ~~through the year 2015~~ shall be met by undertaking those projects as identified in the Capital Improvements Element.

POLICY 5.2.1.
The City shall maintain a ~~w~~Water ~~s~~Supply ~~facilities w~~Work ~~p~~Plan that is coordinated with St. Johns River Water Management District's ~~District~~ Regional Water Supply Work Plan by updating the work plan within 18 months of an update to the District's ~~District~~ Regional Water Supply Plan that affects the City.

POLICY 5.2.2.
The City will participate in the development of updates to St. Johns River Water Management District's water supply assessment and ~~District~~ Regional Water Supply Plan and other water supply development-related initiatives facilitated by the District's that affect the City.

POLICY 5.2.3.
The City's Water Supply Work Plan is incorporated into the Comprehensive Plan as Appendix A of the Utilities Element. The City will implement the Water Supply Work Plan through the annual Capital Improvement Plan process.

POLICY 5.3.2.
Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include, but are not limited to:

a. The City shall ~~work through the Water Authority of Volusia (WAV)~~ continue to incentivize water conservation using low-flow showers and toilets, rain sensors for lawn irrigation, and xeriscape.

b. The City will continue to implement and expand its program to provide for water reuse and/or reclamation and where appropriate require effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications.

c. The City shall require new development to install 'dry-lines' for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure into a reclaimed water construction fund.

d. The City shall ~~purchase a~~ continue its leak detection systems ~~by 2010~~ which will enable water distribution crews to monitor the entire City's water distribution system through the use of leak noise loggers.

Conservation Element

POLICY 1.2.7.

~~By the year 2010, the City shall develop a plan to further reduce the amount of treated effluent discharged to the Halifax River to 10% of the total volume of wastewater treated at the plant.~~

The City shall establish a target of 100% reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system draw down restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.

POLICY 5.3.8.
The City shall reduce groundwater withdrawal through the utilization of a reclaimed water scheduling program as mentioned in section 2C of the 2023 Water Supply Plan. The reclaimed water schedule may be updated by the Utility Manager or Public Works Director as deemed necessary. Additionally, the City will continue to communicate the importance of watering conservation with its customers.

Capital Improvements Element

POLICY 1.3.2.

The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision:

a. Fire Fighting: All development having a density equivalent to or greater than one (1) unit per acre shall be served by a public/private central water system capable of delivering the required fire flows having adequate firefighting capacity of a minimum of 1,000 gpm or greater as determined by the Chief Fire Official in conjunction with the City Engineer or National Fire Protection Associates (NFPA) guidelines (or its equivalent where a sprinkler system is used) and minimum 20 psi residual for a minimum two- (2-) hour duration depending upon the specific structure and/or use. Single-family home development at less than one (1) unit per acre or less, or other development of equivalent intensity (e.g., average daily water use of less than 300 gpd per acre), may be served by an individual well. All required fire flows will be in addition to the peak daily demand established.

b. Parks (acres per population): 13 acres per 1,000 population

A capital facilities recovery fee to develop lands dedicated by developers to meet the acreage level of service standards shall be pursued. The recovery fee may be either assessed to the developer of the subdivision or the builder of the home in the form of an impact fee.

Subdivisions which provide private recreation lands and facilities shall be provided a credit against the land dedication and capital facilities recovery fee.

c. Roads: The following level-of-service standards are adopted for roadways Citywide:

	LOS Daily	LOS Peak Hour
City	C	D
County	D	E
State	C (SIS/FIHS)	D (TRIP)

d. Water:

Raw:	~~An average daily volume of 124 gallons of raw water per capita per day.~~ An average daily volume of 330 gallons per Equivalent Residential Unit (ERU).
Potable:	~~An annual average daily volume of 110 gallons per capita per day.~~ An average daily volume of 300 gallons per ERU.

Sewer:	An average daily volume of 270 gallons per ERU.
Reclaimed:	~~An average of daily volume of 600 GPD per ERU.~~ An average daily volume of 300 GPD per ERU.

Other uses water standards:

Types of Establishments*	
Apartments	0.7 ERU per unit
Bars and cocktail lounges	0.05 ERU per seat
Barbershop	0.25 ERU per seat
Beauty Shop	0.5 ERU per seat
Car Wash	8.5 ERU minimum
Dentist	0.7 ERU per wet chair
Factories (with Showers or Chemicals)	0.1 ERU per 100 Sq. Ft.
Factories (without Showers or Chemicals)	0.05 ERU per 100 Sq. Ft.
General Commercial / Office Buildings	0.05 ERU per 100 Sq. Ft.
Gas Stations (no car wash)	1.5 ERU per bathroom
Hospitals	0.7 ERU per bed
Hotels and Motels	0.4 ERU per room
Movie theaters, auditoriums, churches	0.02 ERU per seat
Nursing Homes / A.L.F.	0.5 ERU per bed
Restaurants	0.15 ERU per seat
Single-Family residence	1.00 ERU per unit
Schools	0.05 ERU per seat
Townhouse residence	0.7 ERU per unit

*The Site Plan Review Committee will consider alternate flow rates for various establishments if the applicant/Engineer of Record can provide supporting documentation.

e. ~~Sanitary Sewer: An annual average daily volume of 281 gallons equivalent residential unit (ERU).~~

Sanitary Sewer Treatment: All development having a density equivalent to or greater than one (1) ERU per acre shall be served by a public/private wastewater

treatment system capable of handling the projected design flows with an appropriate peak factor, as determined by the applicant or design professional. The peak factor shall not be less than 2.5. For developments having a density of less than one (1) ERU per acre, the applicant may elect to install a septic system provided that the applicant obtains an appropriate permit from the Volusia County Health Department and the City's existing gravity collection system is not within 200 feet of the proposed development.

f. Solid Waste:

Average residential pick-ups per truck.....	1,600
Average commercial pick-ups/truck/route	155
Average residential pick-ups/man/day.....	226
Pounds/capita/day for residential, commercial and industrial waste.....	5.69
Pounds/capita/day for special wastes.....	3

g. Drainage: The difference in the volume of run-off for 25 years frequency, 24-hour duration storm event between pre-development and post-development conditions shall be retained on-site. The difference between the pre-development and post-development conditions for peak run-off rates for the 100-year frequency, 24-hour duration rainfall event shall be retained on-site. Individual development facility capacity shall be maintained so that there is no potential flooding increase above the base year elevation. There shall be no degradation of water quality of Class III waters. An equal or greater volume of storage capacity must be created for any volume of the regulatory flood that would be displaced by fill or structures. The velocity of the regulatory flood must not be adversely altered on any watercourse.

Areas not filled are to generally be left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design is consistent with the then-existing City standards and ordinance requirements. Fill limitations consistent with the Land Development Code and the performance standards for each wetland classification established by the Conservation Element shall be enforced for all developments lying within areas of special flood hazard, as defined by the 100-year floodplain boundaries of the FEMA FIRM maps.

Table D

Utilities

Capital Improvements Schedule

November, 2020

#	Project Description/ Area	Funding Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 20-25	Relationship to Comprehensive Plan
Water Improvements									-
1	Consumptive Use Permit Renewal	Water & Sewer charges	$350,000	$0	$0	$0	$0	$350,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
2	Hudson Wellfield Expansion	Water & Sewer charges	$0	$300,000	$2,300,000	$0	$0		Utilities Element - Objs. 1.1, 1.7, and 1.8
3	Secondary Raw Water Main	Water Impact Fees	$2,384,175	$0	$0	$0	$0		Utilities Element - Objs. 1.1, 1.7, and 1.8
Water and Sewer Improvements									
4	General Facility and Systems Upgrades	Upgrades - Water 409221	$175,000	$175,000	$175,000	$175,000	$175,000	$875,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
		Upgrades – Sewer 409222	$175,000	$175,000	$175,000	$175,000	$175,000	$875,000	
5	Utility Master Plan Update	Utility Master Plan & Rate Study	$0	$0	$220,000	$0	$0		Utilities Element - Objs. 1.1, 1.7, and 1.8
Reclaim Water									
6	Reclaimed Water System Improvements	Water & Sewer charges	$130,000	$0	$0	$0	$0	$130,000	Utilities Element - Objs. 1.1, 1.7, and 1.8
7	New Reuse Ground Storage Tank	Water & Sewer Charges	$0	$0	$0	$385,000	$0		Utilities Element - Objs. 1.1, 1.7, and 1.8
		Total:	$3,214,175	$650,000	$2,870,000	$735,000	$350,000	$7,819,175	

Table D

Utilities

Capital Improvements Schedule

November, 2020

Funding Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 20-25
Water & Sewer charges	$480,000	$300,000	$2,300,000	$385,000	$0	$3,465,000
Upgrades-Water 4092221	$175,000	$175,000	$175,000	$175,000	$175,000	$875,000
Upgrades-Sewer 4092222	$175,000	$175,000	$175,000	$175,000	$175,000	$875,000
Utility Master Plan & Rate Study	$0	$0	$220,000	$0	$0	$220,000
Water Impact Fees	$2,384,175	$0	$0	$0	$0	$2,384,175
Total	**$3,214,175**	**$650,000**	**$2,870,000**	**$735,000**	**$350,000**	$7,819,175

Table D

Utilities

Capital Improvements Schedule

Based upon adopted Capital Improvement Plan, December 5, 2023

#	Project Description/Area	Funding Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	TOTAL FY 23-24 to FY 27-28
Water Improvements								
1.	Water Main Replacements	Bond Proceeds	$2,600,000	$300,000	$0	$0	$0	$2,900,000
2.	Existing Wellfield Repairs	Water & Sewer Charges & Bond Proceeds	$0	$0	$0	$145,000	$1,778,750	$1,923,750
3.	Hudson Wellfield Expansion	Water Impact Fees	$2,572,500	$0	$0	$0	$0	$2,572,500
4.	West Ormond Utilities Potable Tank and Station	To be determined	$375,000	$5,025,000	$0	$0	$0	$5,400,000
5.	West Ormond Utilities, New Rima Wells	To be determined	$0	$0	$300,000	$3,007,500	$0	$3,307,500
6.	West Ormond Utilities Water Treatment Plant	To be determined	$0	$0	$0	$300,000	$0	$300,000
7.	West Ormond Utilities – New Raw Water Wellfield	To be determined	$0	$0	$0	$0	$20,452,500	$20,452,000
8.	West Ormond Utilities Water Treatment Plant	To be determined	$0	$0	$0	$0	$47,250,000	$47,250,000
Wastewater Improvements								
9.	Water Reclamation Facility Modifications	Water & Sewer Charges & Bond Proceeds	$0	$320,000	$5,215,000	$0	$0	$5,535,000
10.	Halifax River Force Main Crossing	Water & Sewer Charges & Bond Proceeds	$0	$0	$153,000	$1,913,000	$0	$2,066,300
11.	West Ormond Utilities Area A Water Main & Force Main	To be determined	$200,000	$2,500,000	$0	$0	$0	$2,700,000
12.	West Ormond Utilities Water Reclamation Facility	To be determined & Daytona Beach	$6,500,000	$37,250,000	$37,250,000	$0	$0	$81,000,000
13.	West Ormond Utilities Water Reclamation Facility Site Improvements	To be determined	$1,620,000	$0	$0	$0	$0	$1,620,000

#	Project Description/Area	Funding Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	TOTAL FY 23-24 to FY 27-28
14.	West Ormond Utilities Airport Road FM Extension	To be determined & Daytona Beach	$0	$275,000	$3,059,500	$0	$0	$3,334,500
15.	West Ormond Utilities Hand Avenue FM	To be determined	$0	$0	$300,000	$4,020,000	$0	$4,320,000
16.	West Ormond Utilities SR40 Parallel FM	To be determined	$0	$0	$225,000	$2,880,000	$0	$3,105,000
Water and Sewer Improvements								
17.	SR40 Utility Adjustments	Water & Sewer Charges	$33,000	$0	$0	$0	$0	$33,000
18.	Utility Master Plan Update	Wastewater impact fees and Water impact fees	$0	$320,000	$0	$0	$0	$320,000
19.	West Ormond Utilities SR40 WM FM Loop	To be determined	$6,280,000	$0	$0	$0	$0	$6,280,000
Reclaim Water								
20.	Airport Road Reclaim Water Main, Phase 2	Bond proceeds	$1,110,000	$0	$0	$0	$0	$1,110,000
21.	Shadow Crossings Reuse Pump Facility	Water & Sewer Charges	$415,000	$0	$0	$0	$0	$415,000
TOTAL:			**$21,705,500**	**$45,990,000**	**$46,502,500**	**$12,265,500**	**$69,481,250**	**$195,944,250**

Utilities Funding Schedule

Funding Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	TOTAL FY 23-24 to FY 27-28
Bond Proceeds	$3,710,000	$300,000	$5,215,000	$1,913,000	$1,778,750	$12,916,750
Daytona Beach	$1,890,000	$9,550,000	$10,353,000	$0	$0	$21,793,000
To be determined	$13,085,000	$35,500,000	$30,781,500	$10,207,500	$67,702,500	$157,276,000
Wastewater Impact Fee	$0	$160,000	$0	$0	$0	$160,000
Water & Sewer Charges	$448,000	$320,000	$153,000	$145,000	$0	$1,066,000
Water Impact Fees	$2,572,500	$160,000	$0	$0	$0	$2,732,500
Total	**$21,705,500**	**$45,990,000**	**$46,502,500**	**$12,265,500**	**$69,481,250**	**$195,944,250**

WATER SUPPLY WORK PLAN 2024

City of Ormond Beach

Updated May 15, 2024

Michael Stephenson, P.E.
Florida Registration #87390

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1. INTRODUCTION

1.1 GENERAL

Chapters 163 and 373 of Florida Statutes create a link between a regional water supply adopted by the Saint John's River Water Management District (SJRWMD) and local government comprehensive plans. Florida Statutes require water management districts to prepare a water supply plan for a twenty-year planning period to ensure that existing water sources are adequate to meet projected water demand. Local governments within a regional water supply planning area must develop a Water Supply Work Plan (WSWP) to ensure that adequate water supply is available to meet future demands over a 10-year planning period.

The overall purpose of this Water Supply Facilities Work Plan is to summarize the City of Ormond Beach's current water supply, water treatment, and effluent disposal methods, along with projecting future water demands based upon anticipated development projects scheduled to occur over the next ten years. The city is working towards meeting the projected water demands and the requirements of Senate Bill 64, which dictates the elimination of nonbeneficial surface water discharge. The City has selected a multi-tiered planning period for this document. Flows are projected, and capital projects are planned through 2033, representing a ten (10) year time horizon. The identified infrastructure improvement timeframes within this report are categorized by the following planning periods: Short Term (0-2 years), Intermediate (3-5 years), and Long Term (5-10 years). This categorization is aimed at creating an implementation schedule for the City. Actual implementation of recommended projects would occur yearly through adopting the Capital Improvement plan. The Water Supply Facilities Work Plan has been prepared in accordance with Sections 373.709 and 163.3177(6)(c)3 of the Florida Statutes. The Water Supply Facilities Work Plan demonstrates adequate water supply over the next ten years to serve utility customers within the adopted utility service area. The Water Supply Facilities Work Plan is intended to facilitate discussions between the city and the Saint John's River Water Management District's (SJRWMD) governing board and other regional government agencies that the city could form partnerships with.

1.2 REQUIREMENTS OF THE WATER SUPPLY FACILITIES WORK PLAN

The Florida Department of Economic Opportunity (now known as Florida Commerce) published "A Guide to the Preparation of the Water Supply Facilities Work Plan" and provides the statutory requirements for water supply and facility planning as follows:

1. Coordinate appropriate aspects of their comprehensive plan with the appropriate water management district's regional water supply plan. [Section 163.3177(4)(a), F.S]
2. Revise the Potable Water Sub-Element to adopt a water supply facility work plan covering at least a 10-year planning period to meet existing and projected demand. The work plan should address those water supply facilities for which the local government is responsible and include the facilities needed to develop alternative

water supplies. The work plan should also identify conservation and reuse measures to meet future needs. [Section 163.3177(6)(c), F.S]

3. Revise the Conservation Element to assess current and projected water needs and sources for at least a 10-year planning period. The analysis must consider the existing levels of water conservation, use, and protection, as well as the applicable policies of the water management district and the district's approved regional water supply plan. Without an approved regional water supply plan, the analysis must consider the district's approved water management plan. [Section 163.3177(6)(d)3, F.S.]
4. Revise the Capital Improvements Element to identify capital improvements projects to be implemented in the first five years of the work plan for which the local government is responsible, including both publicly and privately funded water supply projects necessary to achieve and maintain adopted level of service standards; and adopt a 5-year schedule of capital improvements to include those projects as either funded or unfunded, and if unfunded, given a level of priority for funding [163.3177(3)(a)4, F.S.]
5. Revise the Intergovernmental Coordination Element to adopt principles and guidelines to coordinate the comprehensive plan with the regional water supply authority (If applicable) and the applicable regional water supply plan. [163.3177(6)(h)1, F.S.]
6. During the Evaluation and Appraisal review, determine if comprehensive plan amendments are necessary to reflect statutory changes related to water supply and facilities planning since the last update to the comprehensive plan. If required, transmit the amendments to incorporate the statutory changes as appropriate. [Section 163.3191(1) and (2), F.S.]

2. DATA AND ANALYSIS

2.1 SERVICE AREA

The City of Ormond Beach is in northeastern Volusia County, North of Daytona Beach and Holly Hill, and South of Flagler County. It has a municipal boundary encompassing approximately 38 square miles and a utility service area encompassing approximately 57 square miles. The city provides potable water service to residential, retail, commercial, and industrial customers throughout its service area. The City currently has approximately 56,000 potable water customers. In addition to the corporate limits of the City of Ormond Beach, the utility service area includes:

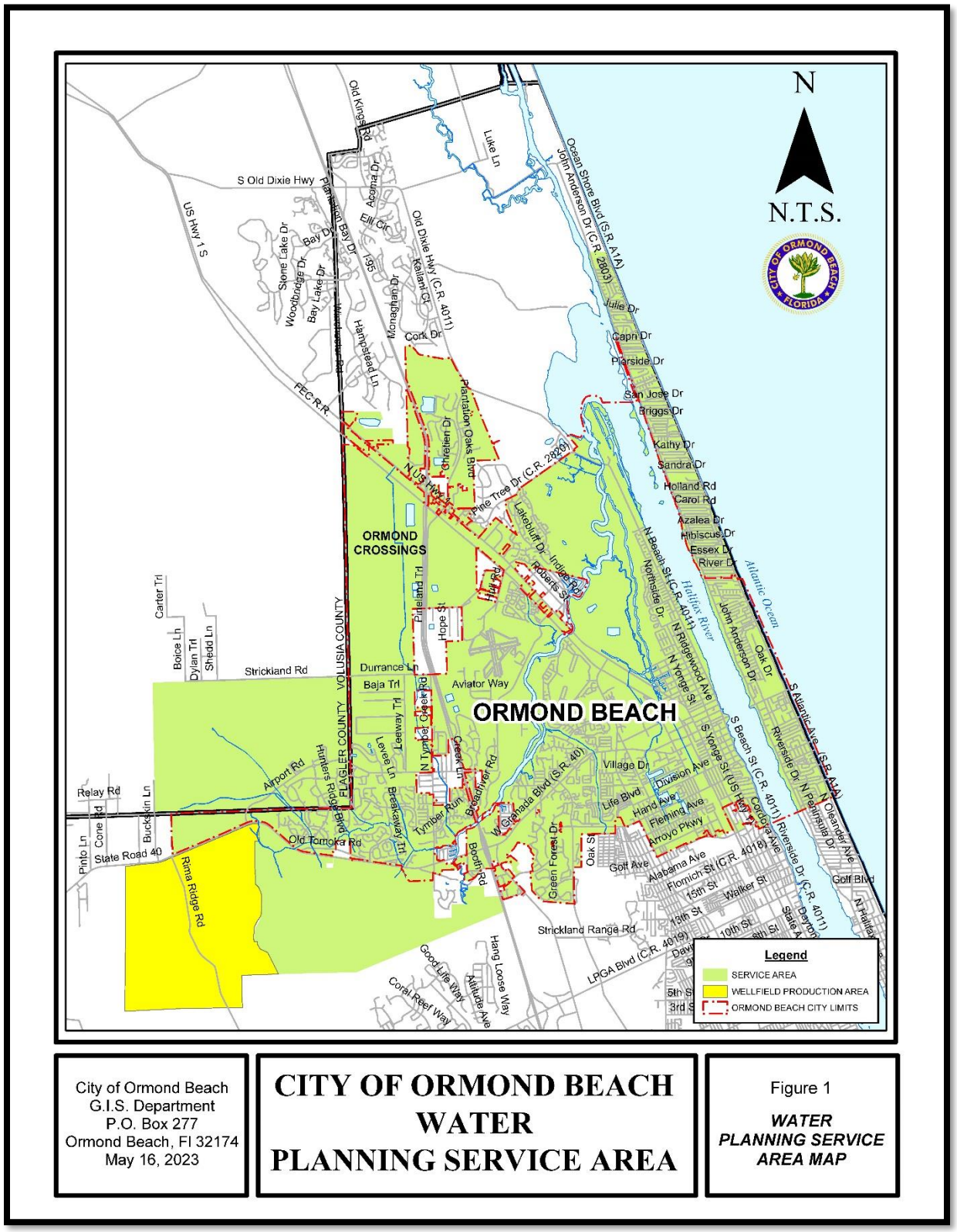
1. The North Peninsula Water District: This area includes portions of unincorporated Volusia County, including Ormond by the Sea;
2. Hunter's Ridge-Flagler County Development of Regional Impact (DRI): The City of Ormond Beach and Flagler County entered into an interlocal agreement for the provision by the City of water and wastewater services to that portion of the Hunter's Ridge Development of Regional Impact that is located in the unincorporated territory of Flagler County (Hunter's Ridge-Flagler County DRI

Service Area), said interlocal agreement having been amended on November 16, 2009, and recorded at Book 6421, pages 2821-2829 in the Public Records of Volusia County, Florida; and

3. West Ormond Utilities District that includes lands within the City of Daytona Beach. This area contains multiple land areas including the Chelsea Place subdivision, Pineland subdivision, lands west of Tymber Creek Road, including Hunter's Ridge, Breakaway Trails, and a land area within the City of Daytona Beach. In 2006, Ormond Beach and Daytona Beach each approved a Settlement Agreement that governs the portion of the Ormond Beach utility service area within the City of Daytona Beach. The Settlement Agreement incorporates four interrelated documents: (1) a Second Amended Water and Sewer Service Area Agreement; (2) an Interlocal Wholesale and Wastewater Treatment Service Agreement; (3) an Interlocal Agreement for the Operation, Administration, and Maintenance of Finished Water Interconnects East [and West] of I-95; and (4) a Wholesale Water and Wastewater Rate Analysis by Black & Veatch.

A Utility Service Area Map illustrating Ormond Beach's municipal boundary and service area is included **Figure 1.** Residents within the utility service area receive potable water, wastewater, and reclaimed water services from the City where service is available.

Figure 1: Service Area



2.2 EXISTING RAW WATER INFRASTRUCTURE

The City obtains its water supply to serve the utility service areas from four (4) separate wellfields. The wellfield names are as follows: Division, SR40, Hudson, and Rima Ridge. Within these four wellfields, 33 active primary and secondary groundwater production wells are drilled into the upper producing zones of the Floridan aquifer. Additionally, the City owns and operates three wells in the Breakaway (BAT) Trails wellfield region. These BAT wells are currently only being utilized for reclaimed augmentation purposes as needed. **Table 1** Below is summarized current information regarding the city's wellfields and corresponding capacities. Three new wells were "proposed" for construction within the Hudson wellfield in the 2015 Master Plan and are included **Table 1**. These three new wells are currently in the design process and are scheduled to be constructed in 2024 as part of a capital improvement project.

Table 1: Existing Wellfield Summary

Wellfield	Ormond Well ID	SJRWMD Well ID	Casing Diam. (IN)	Cased Depth (FT)	Total Depth (FT)	Pump Capacity (GPM)	Drill Date	Status
Division Wellfield	4D/7A	137840	12	115	190	200	2009	Active
Division Wellfield	5D/8A	17255	12	100	201	200	1999	Active
Division Wellfield	6D/9A	17256	12	84	190	300	1999	Active
Division Wellfield	7D10A	17257	12	85	204	300	1999	Active
Division Wellfield	8D/12A	34004	12	108	214	250	2004	Active
Division Wellfield	9D/11A	17258	12	107	228	300	1999	Active
Division Wellfield	10D/13	17260	8	96	220	200	1969	Active
Division Wellfield	11D/13A	34005	12		220	300	2002	Active
Division Wellfield	12D/15A	34006	12	97	220	300	2002	Active
Division Wellfield	15D/18A	137841	12	118	190	200	2009	Active
Division Wellfield	16D/19	17266	8	88	200	180	1976	Active
Division Wellfield	17D/19A	34009	12	103	200	250	2004	Active
Division WF Total						**2,980**		
SR 40 Wellfield	18SR/22	17269	8	97	200	250	1979	Inactive
SR 40 Wellfield	19SR/24	17271	8	91	200	275	1979	Active
SR 40 Wellfield	20SR/26	17273	8	98	170	0	1981	Inactive
SR 40 Wellfield	21SR/28	17230	8	89	203	200	1982	Active
SR 40 WF Total						**475**		
Hudson Wellfield	22H/30	17231	6	98	270	138	1987	Active

Wellfield	Ormond Well ID	SJRWMD Well ID	Casing Diam. (IN)	Cased Depth (FT)	Total Depth (FT)	Pump Capacity (GPM)	Drill Date	Status
Hudson Wellfield	23H/31	17232	6	98	270	138	1987	Active
Hudson Wellfield	24H/32	17233	6	97	270	73	1987	Active
Hudson Wellfield	25H/33	17234	6	98	270	73	1987	Active
Hudson Wellfield	26H34	17235	6	97	270	73	1987	Active
Hudson Wellfield	27H/35	17236	6	98	270	117	1978	Active
Hudson Wellfield	28H/36	17237	6	99	271	160	1986	Active
Hudson Wellfield	29H/37	17238	6	98	270	140	1987	Active
Hudson Wellfield	30H/38	17239	6	98	270	138	1987	Active
Hudson Wellfield	31H/39	17240	6	99	270	138	1987	Active
Hudson Wellfield	32H/40	17241	6	98	270	138	1987	Active
Hudson Wellfield (Irrigation)	33H/41	17242	6	98	270	138	1987	Active
Hudson Wellfield (Irrigation)	34H/42	17243	6	91	270	73	1987	Active
Hudson Wellfield	Prop. Hudson 1	412898	12	120	250	300	TBD	Proposed
Hudson Wellfield	Prop. Hudson 1	412899	12	120	250	300	TBD	Proposed
Hudson Wellfield	Prop. Hudson 1	412900	12	120	250	300	TBD	Proposed
Existing Hudson WF Total GPM						**1,537**		
Rima Ridge	35R/50	17244	10	108	300	500	1987	Active
Rima Ridge	36R/51	17245	10	124	300	500	1987	Active
Rima Ridge	37R/52	17246	10	120	300	500	1994	Active
Rima Ridge	38R/53	17247	10	120	300	500	1994	Active
Rima Ridge	39R/54	34010	12	120	300	500	2010	Active
Rima Ridge	40R/55	34011	12	112	300	500	2010	Active
Rima Ridge	41R/56	34012	12	120	300	1000	2010	Active
Rima Ridge WF						**4,000**		

Wellfield	Ormond Well ID	SJRWMD Well ID	Casing Diam. (IN)	Cased Depth (FT)	Total Depth (FT)	Pump Capacity (GPM)	Drill Date	Status
Breakaway Trail (Irrigation)	2 Breakaway	17799	8	100	260	215	1985	Active
Breakaway Trail (Irrigation)	3 Breakaway	17800	8	100	260	260	1985	Active
Breakaway Trail (Irrigation)	4 Breakaway	17801	8	100	260	225	1985	Active
Breakaway Trail Total						**700**		
Maximum Production (All Wellfields)						**9,692**		

Utilizing the maximum production GPM value calculated within **Table 1**, the City can theoretically withdraw 9,692 GPM from the upper Floridan aquifer in its current condition. This flow rate translates to 13.9 million gallons per day (MGD). However, removing the BAT reclaimed augmentation wells from the equation results in a theoretical maximum production value of 8,992 GPM or roughly 12.9 MGD. This 12.9 MGD value is the City's current maximum production capability as of 2019. **Figure 2** shows the approximate geographic location of wells throughout the City's service area.

2.3 EXISTING WATER QUALITY

The primary water quality concern for the City's existing wellfields is chloride levels. **Table 2** summarizes the overall chloride levels for the Division and SR40 wellfields from 2015 to the middle of 2019. The Hudson, Rima Ridge, and BAT wellfields are not required to have their chlorides documented and recorded. Typical chloride levels are a concern and are considered elevated when they exceed 250 mg/L. As such, wells numbered 4D, 5D, 6D, 8D, and 16D have experienced 'high' levels of chlorides within the past few years. Having chloride levels exceeding 250 mg/L is not a critical concern because the city has a reverse osmosis membrane water treatment plant, but high chloride levels typically increase overall treatment, operating, and maintenance costs. As such, the city would like to reduce the overall usage of the wells above with higher chloride levels to the maximum extent allowable within their CUP limits during the renewal process.

Wells 18SR and 20SR are offline and need repairs or relocation. The city is working on re-establishing these wells soon. Having them back online will aid the City with raw water supply capacity and wellfield rotation and will likely help lower the measured chloride levels. The city intends to discuss these out-of-service wells with SJRWMD during their CUP renewal process.

Figure 2: Primary Raw Water Components

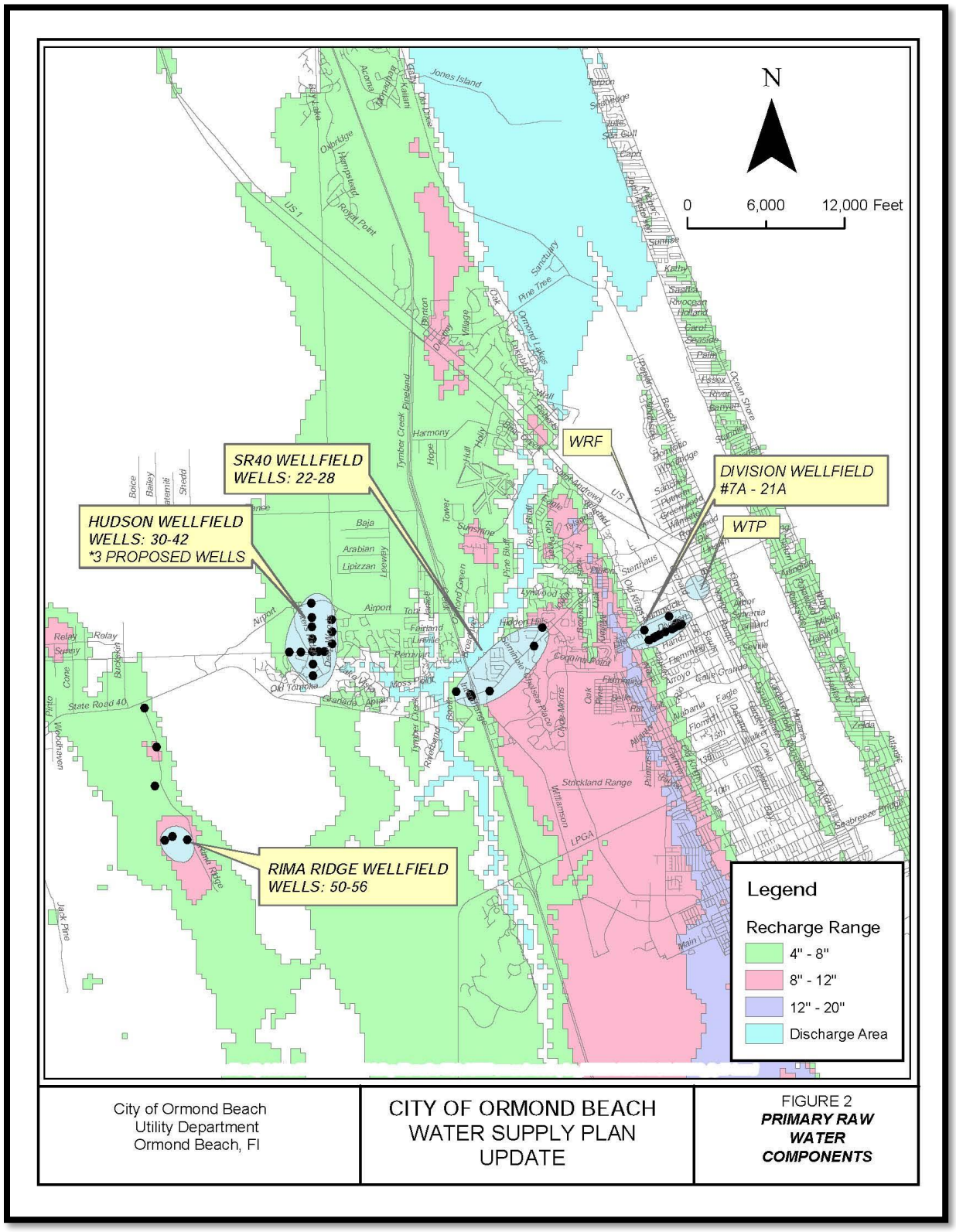


Table 2: Existing Wellfield Chloride Levels

Well ID	2019 Chloride Average (mg/L)	2018 Chloride Average (mg/L)	2017 Chloride Average (mg/L)	2016 Chloride Average (mg/L)	2015 Chloride Average (mg/L)
4D	693.5	637.5	798.0	917.3	1139.5
5D	132.0	113.5	171.25	169.0	294.3
6D	156.5	228.0	243.0	264.5	206
7D	94.9	128.9	146.8	79.3	82.4
8D	215.0	228.3	235.3	252.8	214.7
9D	76.1	79.6	77.0	78.6	81.3
10D*	Offline	Offline	Offline	Offline	104.0
11D	90.2	92.3	94.2	87.7	77.0
12D	105.9	103.0	98.1	103.3	100.2
15D	Offline	Offline	Offline	Offline	391.0
16D	627.5	524.5	564.5	647.5	719.8
17D	204.5	122.0	103.9	108.4	128.0
18SR	Offline	Offline	Offline	Offline	Offline
19SR	61.5	58.2	58.2	61.1	61.0
20SR	Offline	Offline	Offline	Offline	Offline
21SR	65.5	59.9	59.1	64.8	64.6

*Well, 10D was returned to active service near the end of the calendar year 2023.

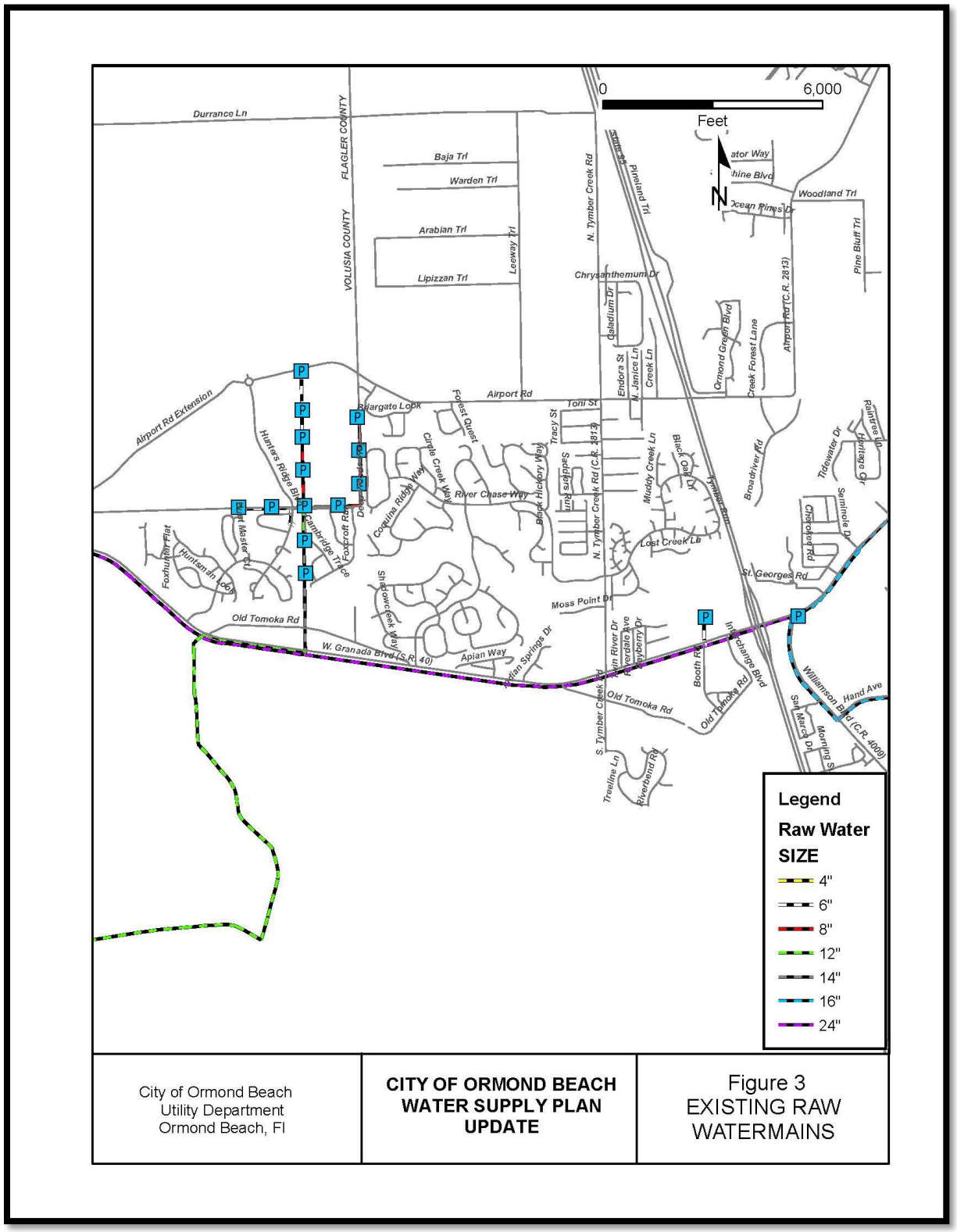
2.4 EXISTING RAW WATER PIPING

The raw water transmission system comprises approximately 134,701 lineal feet, or approximately 25.5 miles, of various pipe sizes. **Table 3** illustrates the estimated length of each type of material present throughout the raw water transmission system according to the latest GIS information. **Figure 3** show a portion of the existing raw water main system in the western portion of the City's service area. The purpose of the raw water transmission piping system is to transfer all water withdrawn from the aquifer by the city's wells to the water treatment plant, where it can be treated and distributed to the city's potable customers.

Table 3: Raw Water System Pipe Material Tabulation

Size	Ductile Iron (LF)	PVC (LF)	Other/Unknown (LF)	Total (LF)
24-inch	39,468			39,468
16-inch	50,626	938		51,565
14-inch	174	2,953		3,127
12-inch	24,592	900	53	25,545
8-inch	755	5,869	117	6,741
6-inch	3,793	3,574	602	7,969
4-inch	287			287
Total	**119,694**	**14,235**	**772**	**134,701**

Figure 3: Existing Raw Watermains



2.5 EXISTING CONSUMPTIVE USE PERMIT STATUS

The City's current Consumptive Use Permit (CUP) was established in 2012 by the SJRWMD and is set to expire in 2024. **Table 4** The chart shows the City's current permitted withdrawal limit and historical usage for past years through 2022. The City is currently in the process of renewing its CUP with the SJRWMD. SJRWMD is currently calibrating the Springs model, and the City looks forward to discussing the revised model with the management district.

Table 4: Current CUP #8932 Groundwater Allocations

Year		Permitted Annual Average Withdrawal (MGD)	Historical Annual Average Withdrawals (MGD)
Historical	2009	7.39	6.03
	2010	7.53	6.61
	2011	7.55	7.06
	2012	7.14	7.02
	2013	7.22	6.27
	2014	7.07	5.72
	2015	7.14	6.32
	2016	7.24	6.71
	2017	7.32	6.59
	2018	7.48	6.59
	2019	7.56	6.91
	2020	7.69	6.85
	2021	7.8	6.33
	2022	7.93	6.20
Permitted Withdrawal	2023	8.04	5.95
	2024	8.18	-

The city has an overall permitted daily flow withdrawal limit from all wells and established withdrawal limits for each wellfield. OBJ The table shows the currently permitted withdrawal limits for each of the City's existing wellfields.

Table 5: Permitted Average Daily Withdrawals from Each Wellfield

Year	Division Avenue Wellfield (MGD)	SR 40 Wellfield (MGD)	Hudson Wellfield (MGD)	Rima Ridge Wellfield (MGD)	Breakaway Trails Wellfield (MGD)
2014	1.65	0.58	1.51	3.15	0.312
2015	1.65	0.59	1.58	3.15	0.312
2016	1.65	0.60	1.69	3.15	0.312
2017	1.65	0.61	1.76	3.15	0.312
2018	1.65	0.61	1.93	3.15	0.312
2019	1.65	0.61	2.01	3.15	0.312
2020	1.65	0.61	2.16	3.15	0.312
2021	1.65	0.61	2.28	3.15	0.312
2022	1.65	0.61	2.43	3.15	0.312
2023	1.65	0.61	2.45	3.15	0.312
2024	1.65	0.61	2.45	3.15	0.312

2.6 HISTORIC RAW WATER USAGE

Historical raw water use data has been compiled from records kept by the City. **Table 6** The data range from 2015 to 2022. The main point is that the City's raw water system has experienced peak day ratios up to 1.43 times the annualized average daily flow values.

Table 6: Historical Raw Water Usage

Year	Annualized Average Daily Flow (MGD)	Peak Month Flow (MGD)	Peak Day Flow (MGD)	Peak Day Ratio to AADF	Annual % Increase of ADF Flow Values
2015	6.322	6.740	7.870	1.25	
2016	6.713	7.260	8.070	1.20	6.18%
2017	6.588	7.100	7.620	1.16	-1.86%
2018	6.588	7.110	7.880	1.20	0.00%
2019	6.913	7.250	8.540	1.24	4.93%
2020	6.845	7.270	8.660	1.27	-0.98%
2021	6.330	6.990	7.930	1.25	-7.52%
2022	6.203	6.560	7.720	1.24	-2.01%
2023	5.945	6.140	8.490	1.43	-4.08%
Averages	6.563	7.034	8.036	1.25	-0.67%

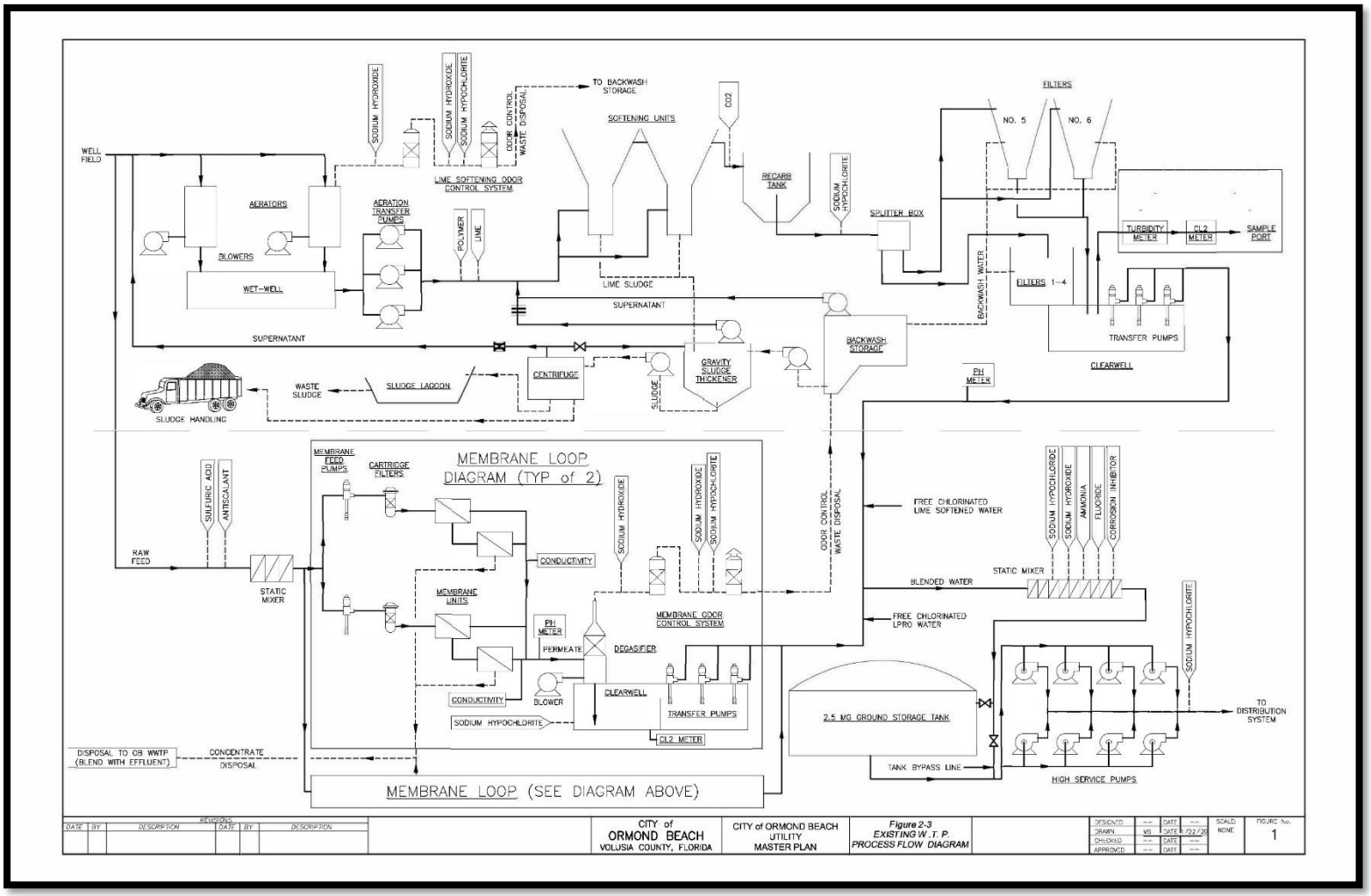
2.7 EXISTING WATER TREATMENT SYSTEM

Once raw water is pulled from the upper Floridan aquifer from the City's wellfields, the water is transferred to the City's water treatment plant (WTP), which is treated and conditioned before entering the potable distribution system. The permitted capacity of the City's WTP is listed as 12.0 MGD. This 12.0 capacity is split between an 8.0 MGD lime softening process and a 4.0 MGD low-pressure reverse osmosis (LPRO) process, with both processes being at the same plant location. The physical address of the plant is 298 Tomoka Avenue. The lime softening process includes the following treatment processes: aeration, lime softening, recarbonation, filtration, and disinfection. The LPRO process consists of the following treatment processes: pre-treatment via cartridge filters, feed pumps, membrane skids, chlorine contact chambers, and transfer pumps. The LPRO plant has the advantage of treating raw water with higher chloride levels, but the treatment process requires sacrificing additional raw water. This sacrificed water is designated as a concentrate, which ultimately gets sent to the City's water reclamation facility (WRF) for blending with the City's reclaimed water. **Figure 4** showcases the City's WTP process diagram.

The potable water distribution system primarily includes the following components:

- Four (4) inline booster pump stations
- Main plant storage tanks (2.5 MG Capacity split between two (2) tanks)
- Standish storage tank (1.0 MG Capacity)
- Leeway storage tank (1.0 MG Capacity)
- Approximately 370 miles of distribution piping

Figure 4: WTP Process Diagram



2.8 EXISTING RECLAIMED WATER INFRASTRUCTURE

The City operates a public-access reclaimed water system. The primary source of reclaimed water produced and distributed in the system is treated effluent generated at the City's Regional WRF at 550 North Orchard Street. The Florida Department of Environmental Protection (FDEP) regulates the system under the terms of operating permit # FL0020532.

The City's reclaimed water distribution system primarily includes the following components:

- WRF plant storage tanks (7.0 MG split between two tanks)
- WRF high-service pumping station
- A 2.0 MG storage tank and pump station at Breakaway Trails
- A 0.8 MG storage tank and pump station at Shadow Crossings
- One (1) inline booster station on Airport Road
- Approximately 75 miles of distribution piping

Table 7 showcases the City's average daily reclaimed water flow by month throughout the calendar year of 2022, with the yearly average daily flow into the WRF being 5.39 MGD. The showcased data is based on data recorded by WRF personnel. The primary item to note is that while the city has an annual average reuse rate of 80%, the overall reuse rate fluctuates from roughly 60% to nearly 100% based on the months or time of year. In essence, the city has enough reclaimed supply during the wetter (winter) months but generally does not have enough supply during the drier (summer) months. Additionally, the City does not currently have adequate storage capacity to allow for a more uniform year-round distribution of reclaimed demand. As such, the city is forced to discharge the excess reclaimed water to the Halifax River during periods of low usage, both during the non-growing season (Oct-March) and during periods of high rainfall.

Table 7: 2022 Historical Reuse Flows

Month	Average Flow Thru Plant (MGD)	Average Flow from WTP Concentrate (MGD)	Average Flow to River (MGD)	Flow to Reuse to (MGD)	Percent Reused
January	5.36	0.12	1.34	4.14	76%
February	4.94	0.12	1.09	3.97	78%
March	5.16	0.34	1.45	4.05	74%
April	5.27	0.36	1.21	4.42	79%
May	4.73	0.36	0.43	4.66	92%
June	4.39	0.37	0.01	4.75	100%
July	4.49	0.37	0.23	4.63	95%
August	4.52	0.37	0.21	4.68	96%
September	5.60	0.32	1.42	4.50	76%
October	8.08	0.37	3.45	5.00	59%
November	6.78	0.36	2.96	4.18	59%
December	5.37	0.37	1.47	4.27	74%
Average	5.39	0.32	1.27	4.44	80%

Other sources of reclaimed water, aside from treated effluent, include:

- Concentrate from the City's WTP RO process: Approx. 0.5-1.0 MGD
- Holly Hill reclaimed interconnect: Approx. 0.5-1.0 MGD
- Five (5) irrigation wells in the Hudson Wellfield (turned on as needed)

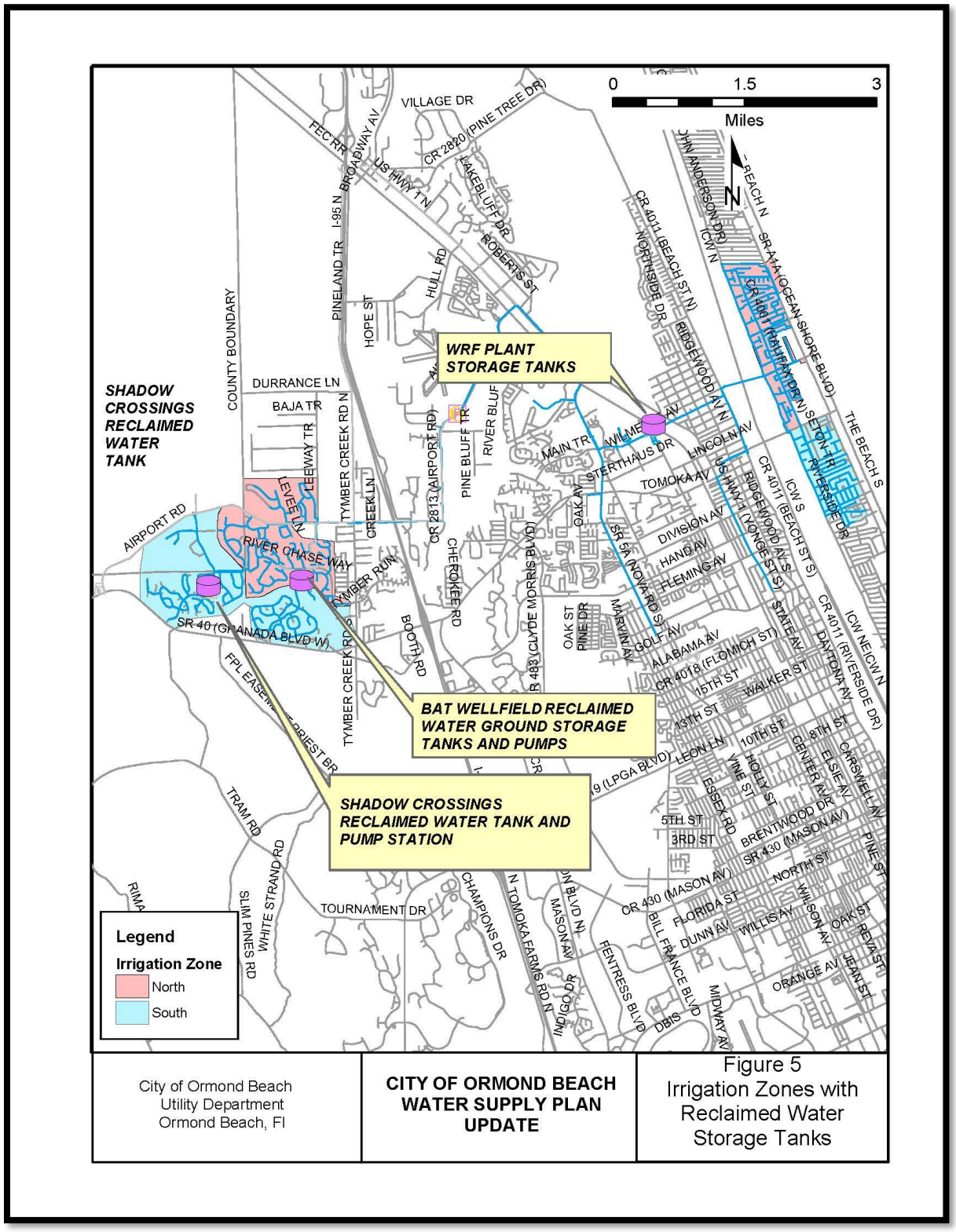
2.9 RECLAIMED WATER SCHEDULING

City ordinances state that under normal conditions, irrigation may only occur between 4 PM and 10 AM. Available reclaimed water, however, is generally fully utilized on most nights, especially during the drier months in the early growing season. During these peak irrigation periods, the city regularly runs out of reclaimed water before 10 AM, showcasing the city's current reclaimed water schedule. Conceptually, the schedule was set up to allow half of the City's customers to irrigate at a time, thereby reducing excess consumption and helping to alleviate pressure drops. Implementing this watering schedule has enabled the city to meet the demands of its reclaimed water customers on most days.

Table 8: Current Reclaimed Water Irrigation Schedule

Location	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
North Breakaway	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**	**OFF**
South Breakaway	**OFF**	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**
Hunters Ridge	**OFF**	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**
North Peninsula	**OFF**	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**
South Peninsula	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**	**OFF**
Forest Quest, Briargate, & Deer Creek	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**	**OFF**
Pineland	**OFF**	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**
Mallards Reach	**OFF**	**ON**	**OFF**	**OFF**	**OFF**	**ON**	**OFF**

Figure 5: Irrigation Zones with Reclaimed Water Storage Tanks



2.10 RECLAIMED WATER CONSERVATION CHALLENGES

The City currently serves approximately 3,000 reclaimed customers. Based upon the average reclaimed demand of 4.44 MGD showcased in **Table 7**, this equates to the average City customer using approximately 1,480 gallons per day of reclaimed water. According to SJRWMD's recommendations, the average reclaimed customer should utilize no more than 500-900 gallons of reclaimed water per day. As such, the current demand data suggests that the City's existing customers are using more reclaimed water than they should be.

In the future, the City would like to add additional reclaimed water customers to the City's infrastructure. Adding reclaimed customers would likely reduce potable irrigation demand and also likely reduce surface water effluent discharges. In order to add additional customers, however, the City will need to look at the use of large volume storage to buffer the reclaimed demand, as well as implementing additional policy changes aimed at curbing excess reclaimed water usage. The City welcomes any input or discussion SJRWMD would like to have regarding reclaimed water conservation practices. Implementing the watering scheduling system has been shown to curb some of the excess usage that was present many years ago, but there is still room for improvement. Some methods for managing reclaimed water currently being discussed internally by City staff include public education, metering, remote valving, and increasing enforcement of existing regulations.

2.11 INTERCONNECTS

The City of Ormond Beach currently has six (6) local interconnects with utilities in the surrounding area. These interconnects are not typically utilized, but they are inspected and maintained by City staff on a routine basis as the City recognizes the overall importance of these interconnects.

The City of Holly Hill has three (3) emergency interconnects with the City. These are generally located on Ridge Avenue, South Center Street, and South Nova Road. The City of Daytona Beach has two (2) emergency interconnects with the City. These are generally located on Williamson Boulevard and North Atlantic Avenue. Volusia County has one (1) emergency interconnect with the City. This interconnect is generally located north of Plantation Oaks Boulevard.

3. IDENTIFICATION OF NEEDED FACILITIES

3.1 ANTICIPATED WATER DEMAND PROJECTIONS

The City of Ormond Beach anticipates developments throughout the service area over the next ten years. These planned developments include Avalon Park Daytona Beach, Hunter's Ridge—Flagler County Development of Regional Impact, Plantation Oaks, and Ormond Crossing.

Table 9 and **Table 10** have been created to showcase the projected potable and wastewater demands anticipated for the city over the next 10 years. This includes the demands from the aforementioned developments along with an additional column being added to the account for overall organic growth. This column is meant to represent the

overall increase in demand that would occur on its own regardless of any development. The organic growth rate of 1.5% was chosen based upon historical data and previous master plan documents. This growth values are subject to change and are monitored as part of the annual; Capital Improvement Plan. Additionally, a projected population for the City's service area has also been included within **Table 9**. The initial population for calendar year of 2024 was obtained by multiplying the City's current potable water meter count of 23,685 by 2.30. Subsequent projection years were estimated by taking the increase in total project average annual daily flow (AADF) value per each calendar year and dividing it by 125 gallons per person while rounding to four digits. These aforementioned values of 2.30 and 125 are estimates utilized by Staff based primarily off of historical trends within the City's service area.

Table 10 utilizes the same projection values of **Table 9**, but the 2024 calendar year value for the reclaimed AADF was obtained by reviewing 2023 discharge monitoring reports (DMR) for the City's water reclamation facility (WRF). The different starting values for the water demand and the reclaimed availability are predominately due to not every existing customer within the City's service area utilizing the City's sewer services. When considering the values present in **Table 10**, staff would like to inform the SJRWMD team that the city currently plans on constructing a secondary WRF in the upcoming calendar years. This new facility will aid the City with future wastewater treatment capacity. Additional detail pertaining to this planned facility was left out of this report due to staff feeling such information was not pertinent to a water supply planning document. With that being said, however, staff welcomes any conversations that the SJRWMD team would like to have with the City regarding this facility if reviewers at the district feel it would be beneficial to conservation efforts.

Table 9: Projected Potable Water Demands in MGD - 2024 to 2034

Year	Projected AADF with 1.5% Organic Growth	Projected AADF of Planned Developments	Total Projected AADF Potable Demand*	Projected Population in City Service Area
2024	6.296	0.521	6.817	54,475
2025	6.390	1.736	8.126	64,950
2026	6.486	1.955	8.441	67,470
2027	6.584	2.207	8.791	70,260
2028	6.682	2.528	9.210	73,620
2029	6.783	2.801	9.584	76,610
2030	6.884	2.930	9.814	78,450
2031	6.988	3.059	10.047	80,310
2032	7.092	3.189	10.281	82,190
2033	7.199	3.318	10.517	84,070
2034	7.307	3.447	10.754	85,970

*Projected potable water demands are for planning purposes and actual development trend will be reviewed with the annual Capital Improvement Plan.

3.2 PROJECTED WASTEWATER SUPPLY/RECLAIMED WATER AVAILABILITY

Table 10: Projected Reclaimed Water Supply in MGD - 2024 to 2034

Year	Projected AADF with 1.5% Organic Growth	Projected AADF of Planned Developments	Total Projected AADF Reclaimed Supply*
2024	5.40	0.521	5.921
2025	5.48	1.736	7.217
2026	5.56	1.955	7.518
2027	5.65	2.207	7.854
2028	5.73	2.528	8.259
2029	5.82	2.801	8.618
2030	5.90	2.930	8.835
2031	5.99	3.059	9.052
2032	6.08	3.189	9.272
2033	6.17	3.318	9.492
2034	6.27	3.447	9.714

*Projected wastewater/reclaimed water supply are for planning purposes and actual development trend will be reviewed with the annual Capital Improvement Plan.

3.3 PROJECTED CONSUMPTIVE USE PERMIT ALLOCATION

Table 11 showcases the City's current permitted raw water withdrawal limit and the projected raw water demands for the years 2024 to 2034. The anticipated CUP requested allocation was calculated by adding 1.0 MGD to the projected raw water demands previously shown in **Table 9**. The values showcased within **Table 11** suggests that the City's projected raw water withdrawal requirements will escalate in the upcoming years primarily due to the proposed developments mentioned in section 3 of this report. The City is currently in discussion with SJRWMD regarding renewing their CUP allocations. As such, the request allocation values in this report are subject to change.

Table 11: Projected CUP Values

Year	Current Permitted Annual Average Raw Water Withdrawal (MGD)	Projected Raw Water Demands (MGD)	Anticipated CUP Request Allocation (MGD)
2024	8.18	6.817	
2025		8.126	9.126
2026		8.441	9.441
2027		8.791	9.791
2028		9.210	10.21
2029		9.584	10.584
2030		9.814	10.814
2031		10.047	11.047
2032		10.281	11.281
2033		10.517	11.517
2034		10.754	11.754

3.4 RAW WATER SOURCE NEEDS

Based upon the projected raw water usage requirements shown in **Table 11**, the City will need the ability to withdrawal at least 11.754 MGD worth of raw water by 2033. Using the existing wellfield information summarized in **Table 2** of this report, the City's existing wells can currently supply a theoretical maximum of 13.9 MGD worth of raw water withdrawal. Typical raw water rotation guidelines recommend that the City should have the capability to withdrawal at least 2.0 times the anticipated demand from the upper Floridan aquifer. Having this 2.0 factor of safety allows for rotation of wells and also reduces the criticality of any single well going out of service. In order to reach this 2.0 factor of safety, the City will need to look at adding approximately 7.6 MGD worth of withdrawal capabilities over the course of the next ten years. Assuming approximately 500 GPM from a new well, this would correspond to the City needing to construct approximately 12 new wells. The location, depth, and GPM value for these new wells is currently being discussed within the CUP renewal process.

Alternative options for the City to obtain additional raw water include: utilizing Lower Floridan Aquifer (LFA) ground water, withdrawing surface water from the St. Johns River, and demineralization of seawater. Implementation of any of these alternative ideas, however, would have a significant cost burden placed upon the City. As such, these ideas

are not currently being pursued, but may be considered if significant funding opportunities or partnerships present themselves.

3.5 RAW WATER CAPITAL PROJECTS

The projects listed within this section are intended to highlight the City's anticipated path forward with regard to capital project construction for anticipated raw water needs identified in section 3 of this report. The capital improvement projects shall be reviewed annually as part of the city's budget and capital improvement plan process. In order to meet the projected demands of the raw water projection of 10.75 listed in **Table 11** for the calendar year 2034 with a 2.0 factor of safety, the City's existing raw water system will need to be reinforced and expanded upon. The projects listed within this section are aimed at establishing redundancy and adequate supply for the City in the years to come.

3.5.1 Raw Water Main Reinforcement

One of the main concerns the City has regarding the existing raw water transmission system is the overall dependence on the existing 24-inch main that runs along Granada Blvd from the utility easement located between Shadow Crossings and Breakaway Trails to the existing Walmart. If anything were to ever happen to this 24-inch main, the City would lose the capability to transfer water from the Hudson and Rima Ridge wellfields back to the existing water treatment plant. To reduce this overall potential vulnerability, the City is currently in the process of completing the design of a secondary, redundant, raw water main from Hunter's Ridge to Williamson Boulevard. A preliminary cost estimate is shown in **Table 12**. This project is intended to be implemented in the short term.

Table 12: Raw Water Main Reinforcement - Preliminary Cost Estimate

Item Description	Qty	Unit	Unit Cost	Total Cost
16-inch Raw Water Main	13,500	LF	$120	$1,620,000
Valves and Fittings	1	LS	$380,000	$380,000
			Construction Sub-Total	$2,000,000
			Contingency @ 20%	$400,000
			Engineering & CEI @ 15%	$300,000
			Total Estimated Project Cost	$2,700,000

3.5.2 Hudson Wellfield Expansion

The City currently has three (3) additional wells permitted for construction within the Hudson Wellfield as was permitted in the previous CUP application. The City has executed a task order with one of the consultants for the design of these new wells and the goal is to bring these wells online by the end of calendar year 2024. As such, this project is categorized as short term. A preliminary cost estimate is included in **Table 13**.

Table 13: Hudson Wellfield Expansion - Preliminary Cost Estimate

Item Description	Qty	Unit	Unit Cost	Total Cost
New UFA Wells, Pumps and Mechanical Equipment	3	EA	$300,000	$900,000
Well Access and Sitework	1	LS	$500,000	$500,000
Raw Water Main Piping	1	LS	$200,000	$200,000
Electrical and Instrumentation	1	LS	$100,000	$100,000
Emergency Power Generator	1	EA	$200,000	$200,000
			Construction Sub-Total	$1,900,000
			Contingency @ 20%	$380,000
			Engineering & CEI @ 15%	$285,000
			Total Estimated Project Cost	$2,565,000

3.5.3 Rima Ridge Wellfield Expansion

The City would benefit from constructing additional raw water wells in the Rima Ridge wellfield. This proposed project currently seeks to add three (3) new wells in the medium to long term time horizon. Estimated withdrawal capacity from each future well is approximately 500 GPM. A preliminary cost estimate is included in **Table 14**. This project along with the prospect of a new wellfield will be discussed with SJRWMD during the CUP renewal process and is listed an intermediate project in the City's capital improvement program.

Table 14: Rima Ridge Wellfield Expansion - Preliminary Cost Estimate

Item Description	Qty	Unit	Unit Cost	Total Cost
New UFA Wells, Pumps and Mechanical Equipment	3	EA	$375,000	$1,125,000
Well Access and Sitework	1	LS	$650,000	$650,000
Raw Water Main Piping	1	LS	$275,000	$275,000
Electrical and Instrumentation	1	LS	$200,000	$200,000
Emergency Power Generator	1	EA	$200,000	$200,000
			Construction Sub-Total	$2,450,000
			Contingency @ 20%	$490,000
			Engineering & CEI @ 15%	$367,500
			Total Estimated Project Cost	$3,307,500

3.5.4 Establish New Wellfield

The projected raw water demands demonstrate that the city will need to add raw water withdrawal capabilities in the upcoming years and construction of a new wellfield will be the most cost-effective option. Achieving a factor of 2.0 for raw water production to raw water demand would give the city greater flexibility to rotate wells, reducing saltwater up-coning and allowing for better control over elevated chloride levels. As previously mentioned, in order to reach this recommended 2.0 production capability, the city would

need to construct at least 12 new wells in the future. Assuming three (3) additional wells are installed within the Hudson Wellfield and three (3) additional wells are installed within the Rima Wellfield, the City should anticipate approximately six (6) wells within the new wellfield. At this point in time, no cost estimate has been established due to the unknown future wellfield site location. This project will be discussed with SJRWMD during the CUP renewal process and is considered a long-term project.

3.6 WATER TREATMENT SYSTEM CAPACITY IMPROVEMENT PROJECT

Based upon the average day potable water demand flow projection of 10.75 listed in **Table 9** for the year 2034, the City's existing water treatment plant will be challenged to provide adequate treated potable water in the long-term future. Typical FDEP recommendations are to plan for additional treatment capacity once the facility nears 80% capacity, which would be 9.6 MGD for the City. As such, the City is currently looking at constructing an additional potable water treatment facility in the future. The projects listed below are aimed at establishing such a facility.

3.6.1 Future Water Treatment Plant Evaluation Report

Due to the complexity of bringing a water treatment plant online, the City plans on conducting an evaluation report prior to the design process. The evaluation report is aimed at reviewing the following items as a minimum: site usability, technology selection, permitting requirements, staffing requirements, raw water quality, any potential blending requirements, and storage and pumping needs. **Table 15** shows a conceptual cost estimate for this evaluation report. This project is currently listed as long term.

Table 15: Future Water Treatment Plant - Evaluation Report

Item Description	Qty	Unit	Unit Cost	Total Cost
Site Evaluation and Technology Report	1	LS	$250,000	$250,000
			Contingency @ 20%	$50,000
			Total Estimated Project Cost	$300,000

3.7 WATER SYSTEM CAPACITY IMPROVEMENT PROJECT

The City currently owns undeveloped property west of I-95 near the intersection of Airport Road and Granada Boulevard. This property has been discussed as being a suitable location for a new water treatment facility. Establishing a new facility at this site would allow the City to treat raw water and distribute finished water to the western service area from this location, as opposed to pumping raw water from the western wellfields to the existing WTP only to then have the existing WTP redistribute the treated water back to the western region. The final site location and potential treatment process, however, will be impacted by the evaluation report. The City would welcome any input from SJRWMD for this upcoming facility. This project is currently listed as long term and a preliminary cost estimate is included in **Table 16**.

Table 16: New Western Water Treatment Plant - Preliminary Cost Estimate

Item Description	Qty	Unit	Unit Cost	Total Cost
3.0 MGD Water Treatment Plant	1	LS	$30,000,000	$30,000,000
			Construction Sub-Total	$30,000,000
			Contingency @ 20%	$6,000,000
			Engineering & CEI @ 15%	$4,500,000
			Total Estimated Project Cost	$40,500,000

3.8 RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENT PROJECTS

With the establishment of Policy 1.3.5, which is aimed at 100% reuse utilization by 2030, the City will need to add additional storage capacity and also add additional customers to its existing reclaimed water system. The projects within this section are poised to achieve this objective by creating and connecting a reclaimed water reservoir and by showcasing regions of the City's service area that the reclaimed system could be expanded to in the upcoming years.

3.8.1 Reclaim Main Extension to Reservoir

Based upon previous hydraulic modeling endeavors, the existing 10-inch reclaimed main on Airport Road has been identified as experiencing velocities around 12.0 ft/s during the daytime when filling the City's western storage tanks. For reclaimed water distribution systems, velocities greater than 8 ft/s are typically considered unacceptable. As such, this main is considered undersized and is considered by Staff as being the primary issue with transferring reclaimed water to the western portion of the City's service area. To remedy this situation, the City intends to replace the existing reclaimed main with a new pipe of a greater diameter to increase reliability, reduce experienced velocities, and add capacity to accommodate increased future demand. Additionally, this proposed project would also install a new main to the north of Airport Road such that it would connect the City's existing water reclamation facility to a future reclaimed water reservoir site. The City currently believes an 18-inch diameter main from the Airport Road booster station to the reclaimed reservoir site will achieve the desired outcomes of reducing velocities while also increase storage capabilities. A conceptual cost estimate for this project is shown in **Table 17.** City staff is currently in the initial design phase of this project. As such, this project is listed as being short term.

Table 17: Reclaimed Main Extension to Reservoir - Preliminary Cost Estimate

Description	*Qty*	*Unit*	*Unit Cost*	*Total Cost*
Mobilization and General Conditions	1	LS	$350,000	$350,000
18-inch Reclaimed Water Main	28,000	LF	$110	$3,080,000
18-inch Gate Valves	14	EA	$14,000	$196,000
18-inch Reclaimed Main Tie-In	2	EA	$15,000	$30,000
Air Release Valve Assemblies	5	EA	$5,000	$25,000
As-Builts	1	LS	$75,000	$75,000
Clearing and Restoration	1	LS	$650,000	$650,000
			Total Estimated Construction	*$4,406,000*
			Contingency @ 20%	$881,200
			Eng., C.A., & Inspection @ 15%	$660,900
			TOTAL ESTIMATED PROJECT COST	**$5,948,100**

3.8.2 Reclaim Water Reservoir Tank and Station

Creating a reclaimed water reservoir would allow the City's WRF to store additional reuse water during periods of low demand while also providing an augmentation source when periods of high demand occur. The City is currently in the planning process of constructing a reservoir in Flagler County near Strickland Road. A conceptual cost estimate is included in **Table 18**. This project is currently listed with a short-term designation.

Table 18: Reclaimed Water Reservoir Tank and Station - Preliminary Cost Estimate

Item Description	Qty	Unit	Unit Cost	Total Cost
Mobilization and General Conditions	1	LS	$300,000	$300,000
Sitework	1	LS	$125,000	$125,000
18-inch Reclaimed Main	100	LF	$110	$11,000
2 MG Storage Tank	1	EA	$1,500,000	$1,500,000
Pump Station	1	LS	$750,000	$750,000
Filtration Unit	1	LS	$350,000	$350,000
Electrical and Instrumentation	1	LS	$375,000	$375,000
As-Builts and Restoration	1	LS	$80,000	$80,000
Reservoir Excavation*	1	LS	$0	$0
			Construction Sub-Total	$3,491,000
			Contingency @ 20%	$698,200
			Engineering Design and CEI @ 15%	$523,650
			Total Estimated Project Cost	$4,712,850

*Excavation of Reservoir assumed to be sold as a borrow pit

3.8.3 New Reclaim Water Storage Tank and Pump Station

With the potential construction of a new water treatment plant and a new water reclamation facility in the western service area, the construction of a reclaimed water storage tank and pump station in the same general vicinity would be a reasonable addition. As such, the City anticipates constructing a 3.0 MG reclaimed water storage tank to add additional reclaimed water storage.

A conceptual cost estimate for this project is included in **Table 19**. This is considered an intermediate term project. This project is partially dependent on the completion of the new western plants projects previously mentioned, and may ultimately be combined within those future projects.

Table 19: Reclaimed Water Storage Tank/Pump Station - Preliminary Cost Estimate

Description	*Qty*	*Unit*	*Unit Cost*	*Total Cost*
Mobilization and General Conditions	1	LS	$250,000	$250,000
3.0 MG Reuse Storage Tank	1	LS	$1,600,000	$1,600,000
Reuse Pump Station	1	LS	$750,000	$750,000
Sitework and Yard Piping	1	LS	$150,000	$150,000
20-inch Reclaimed Water Main	100	LF	$150	$15,000
20-inch Valves	2	EA	$14,500	$232,000
Electrical and Instrumentation	1	LS	$150,000	$150,000
As-builts / Layout	1	LS	$81,000	$81,000
Clearing, MOT, and Restoration	1	LS	$50,000	$50,000
			Total Estimated Construction	*$3,278,000*
			Contingency @ 20%	$655,600
			Eng., C.A., & Inspection @ 15%	$491,700
			TOTAL ESTIMATED PROJECT COST	**$4,425,300**

3.8.4 Southern Peninsula Reclaimed Expansion

The City currently has a large number of reclaimed customers on the peninsula portion of the City's service area. As such, expansion of the reclaimed water system on the peninsula to serve customers that do not currently have reclaimed available would make practical sense. Based upon recent hydraulic modeling reports, however, the City has found that the reclaimed system cannot accommodate additional flow due to having only one subaqueous reclaimed crossing. To alleviate this bottleneck, the City is currently in the process of planning for a secondary subaqueous crossing under the Halifax River in the intermediate time frame. With this project completed, the City would be able to expand the existing reclaimed water system on the beachside to serve additional customers. Establishing additional customers on the peninsula would allow for the City to reduce the amount of potable water used for irrigation purposes. This project is currently on the City's long-term radar and conceptual cost estimate will be made during the next major master plan update.

3.8.5 Ormond Crossings Reclaimed Transmission Loop

With the proposed Ormond Crossings development, the developer is currently looking at the potential for installing a reclaimed water main system in the developed area. Theoretically, if the City and developer could work together to install a reclaimed system

that spanned to both the north and south side of the Ormond Crossings region, then this would allow for the City to establish a reclaimed water main looped system from US1 to Airport road. Doing so would allow the City to add additional customers to the reclaimed water system, decrease the amount of potable water used for irrigation purposes in the planned development, and improve reliability in the overall reclaimed system. This project, however, is currently tentative due the overall nature of development. As such, this project is currently listed as a long-term endeavor dependent upon the developer's timetable. A conceptual cost estimate will be made during the next major master plan update.

4. FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Below is water, wastewater and reclaim projects within the city's five-year capital improvement plan.

Table 20: Fund 409, Water and Wastewater R and R (Annual)

Page #		2023-24	2024-25	2025-26	2026-27	2027-28	Total 2023-24 to 2027-28
409-Water and Wastewater R and R (Annual)							
EXPENDITURE							
148	Fire Hydrant and Valve Expansion Pro	175,000	175,000	175,000	175,000	175,000	875,000
150	General Facility and System Upgrade	850,000	850,000	850,000	850,000	850,000	4,250,000
152	Lift Station Rehabilitation	75,000	1,383,362	600,000	600,000	600,000	3,258,362
155	Manhole Rehabilitation Program	150,000	150,000	150,000	150,000	150,000	750,000
157	Meter Installation	90,000	90,000	90,000	90,000	90,000	450,000
158	Pretreatment Effluent Pump Replace	180,000	180,000	180,000	180,000	0	720,000
160	Sanitary Sewer Inflow Infiltration	300,000	300,000	300,000	300,000	300,000	1,500,000
TOTAL EXPENDITURES		**1,820,000**	**3,128,362**	**2,345,000**	**2,345,000**	**2,165,000**	**11,803,362**

Table 21: Fund 409, Water and Wastewater R and R (Capital)

Page #		2023-24	2024-25	2025-26	2026-27	2027-28	Total 2023-24 to 2027-28
409-Water and Wastewater R and R (Capital)							
EXPENDITURE							
164	Airport Road Reclaim Water Main PH	1,100,000	0	0	0	0	1,100,000
165	Shadow Crossings Reuse Pump Facil	415,000	0	0	0	0	415,000
167	Water Main Replacement	2,600,000	300,000	0	0	0	2,900,000
172	SR40 Utility Adjustments	33,000	0	0	0	0	33,000
173	WRF Filter Modifications	0	320,000	5,215,000	0	0	5,535,000
175	Halifax River Force Main Crossing	0	0	153,000	1,913,300	0	2,066,300
177	Existing Wellfield Repairs	0	0	0	145,000	1,778,750	1,923,750
TOTAL EXPENDITURES		**4,148,000**	**620,000**	**5,368,000**	**2,058,300**	**1,778,750**	**13,973,050**

Table 22: Fund 434, Water Impact Fees

Page #		2023-24	2024-25	2025-26	2026-27	2027-28	Total 2023-24 to 2027-28
434-Water Impact Fees							
EXPENDITURE							
180	Hudson Wellfield Expansion	2,572,500	0	0	0	0	2,572,500
182	Utility Master Plan Update	0	320,000	0	0	0	320,000
TOTAL EXPENDITURES		**2,572,500**	**320,000**	**0**	**0**	**0**	**2,892,500**
FUNDING							
Wastewater Impact Fees		0	160,000	0	0	0	160,000
Water Impact Fees		2,572,500	160,000	0	0	0	2,732,500
TOTAL FUNDING		**2,572,500**	**320,000**	**0**	**0**	**0**	**2,892,500**

Table 23: Fund 499, Water and Wastewater R and R (West Ormond)

Page #		2023-24	2024-25	2025-26	2026-27	2027-28	Total 2023-24 to 2027-28
499-Water and Wastewater R and R (West Ormond)							
EXPENDITURE							
186	West Ormond Utilities Area A WM FM	200,000	2,500,000	0	0	0	2,700,000
188	West Ormond Utilities Potable Tank a	375,000	5,025,000	0	0	0	5,400,000
190	West Ormond Utilities SR40 WM FM	6,280,000	0	0	0	0	6,280,000
192	West Ormond Utilities WRF	6,500,000	37,250,000	37,250,000	0	0	81,000,000
194	West Ormond Utilities WRF Site Impr	1,620,000	0	0	0	0	1,620,000
196	West Ormond Utilities Airport Rd FM	0	275,000	3,059,500	0	0	3,334,500
198	West Ormond Utilities - New Rima W	0	0	300,000	3,007,500	0	3,307,500
200	West Ormond Utilities Hand Ave FM	0	0	300,000	4,020,000	0	4,320,000
202	West Ormond Utilities SR40 Parallel	0	0	225,000	2,880,000	0	3,105,000
204	West Ormond Utilities WTP Evaluatio	0	0	0	300,000	0	300,000
206	West Ormond Utilities - New Raw Wat	0	0	0	0	20,452,500	20,452,500
208	West Ormond Utilities WTP	0	0	0	0	47,250,000	47,250,000
TOTAL EXPENDITURES		**14,975,000**	**45,050,000**	**41,134,500**	**10,207,500**	**67,702,500**	**179,069,500**

5. WATER SUPPLY POLICY UPDATES TO COMPREHENSIVE PLAN

Utilities Element

POLICY 1.2.5 (Modified)

The City will implement the traditional and alternative water supply projects ~~scheduled for completion by 2013~~ as identified in the Water Supply ~~w~~Work Plan.

POLICY 1.2.6. (New)

The City will expand its reclaimed water system in accordance with the 2015 Utility Master Plan and subsequent updates in an effort to improve water quality throughout the region. The City shall establish a target of 100% reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system draw down restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.

POLICY 1.7.2. (Modified)

Projected demands ~~through the year 2015~~ shall be met by undertaking those projects as identified in the Capital Improvements Element.

POLICY 5.2.1. (Modified)

The City shall maintain a ~~w~~Water ~~s~~Supply ~~facilities~~ ~~w~~Work ~~p~~Plan that is coordinated with St. Johns River Water Management District's ~~District~~ Regional Water Supply Work Plan by updating the work plan within 18 months of an update to the District's ~~District~~ Regional Water Supply Plan that affects the City.

POLICY 5.2.2. (Modified)

The City will participate in the development of updates to St. Johns River Water Management District's water supply assessment and ~~District~~ Regional Water Supply Plan and other water supply development-related initiatives facilitated by the District's that affect the City.

POLICY 5.2.3. (New)

The City's Water Supply Work Plan is incorporated into the Comprehensive Plan as Appendix A of the Utilities Element. The City will implement the Water Supply Work Plan through the annual Capital Improvement Plan process.

POLICY 5.3.2. (Modified)

Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include, but are not limited to:

a. The City shall ~~work through the Water Authority of Volusia (WAV)~~ continue to incentivize water conservation using low-flow showers and toilets, rain sensors for lawn irrigation, and xeriscape.

b. The City will continue to implement and expand its program to provide for water reuse and/or reclamation and where appropriate require effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications.

c. The City shall require new development to install 'dry-lines' for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure into a reclaimed water construction fund.

d. The City shall ~~purchase a~~ continue its leak detection systems ~~by 2010~~ which will enable water distribution crews to monitor the entire City's water distribution system through the use of leak noise loggers.

Conservation Element

POLICY 1.2.7. (Modified)

~~By the year 2010, the City shall develop a plan to further reduce the amount of treated effluent discharged to the Halifax River to 10% of the total volume of wastewater treated at the plant.~~

The City shall establish a target of 100% reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system draw down restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge

POLICY 5.3.8. (New)

The City shall reduce groundwater withdrawal through the utilization of a reclaimed water scheduling program as mentioned in section 2C of the 2023 Water Supply Plan. The reclaimed water schedule may be updated by the Utility Manager or Public Works Director as deemed necessary. Additionally, the City will continue to communicate the importance of watering conservation with its customers.

Capital Improvements Element

POLICY 1.3.2. (Modified)

The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision:

a. Fire Fighting: All development having a density equivalent to or greater than one (1) unit per acre shall be served by a public/private central water system capable of delivering the required fire flows having adequate firefighting capacity of a minimum of 1,000 gpm or greater as determined by the Chief Fire Official in conjunction with the City Engineer or National Fire Protection Associates (NFPA) guidelines (or its equivalent where a sprinkler system is used) and minimum 20 psi residual for a minimum two- (2-) hour duration depending upon the specific structure and/or use. Single-family home development at less than one (1) unit per acre or less, or other development of equivalent intensity (e.g., average daily water use of less than 300 gpd per acre), may be served by an individual well. All required fire flows will be in addition to the peak daily demand established.

b. Parks (acres per population): 13 acres per 1,000 population

A capital facilities recovery fee to develop lands dedicated by developers to meet the acreage level of service standards shall be pursued. The recovery fee may be either assessed to the developer of the subdivision or the builder of the home in the form of an impact fee.

Subdivisions which provide private recreation lands and facilities shall be provided a credit against the land dedication and capital facilities recovery fee.

c. Roads: The following level-of-service standards are adopted for roadways Citywide:

	LOS Daily	LOS Peak Hour
City	C	D
County	D	E
State	C (SIS/FIHS)	D (TRIP)

d. Water:

Raw:	~~An average daily volume of 124 gallons of raw water per capita per day.~~ An average daily volume of 330 gallons per Equivalent Residential Unit (ERU).

Potable:	~~An annual average daily volume of 110 gallons per capita per day.~~ An average daily volume of 300 gallons per ERU.
Sewer:	An average daily volume of 270 gallons per ERU.
Reclaimed:	~~An average of daily volume of 600 GPD per ERU.~~ An average daily volume of 300 GPD per ERU.

Other uses water standards:

Types of Establishments*	
Apartments	0.7 ERU per unit
Bars and cocktail lounges	0.05 ERU per seat
Barbershop	0.25 ERU per seat
Beauty Shop	0.5 ERU per seat
Car Wash	8.5 ERU minimum
Dentist	0.7 ERU per wet chair
Factories (with Showers or Chemicals)	0.1 ERU per 100 Sq. Ft.
Factories (without Showers or Chemicals)	0.05 ERU per 100 Sq. Ft.
General Commercial / Office Buildings	0.05 ERU per 100 Sq. Ft.
Gas Stations (no car wash)	1.5 ERU per bathroom
Hospitals	0.7 ERU per bed
Hotels and Motels	0.4 ERU per room
Movie theaters, auditoriums, churches	0.02 ERU per seat
Nursing Homes / A.L.F.	0.5 ERU per bed
Restaurants	0.15 ERU per seat
Single-Family residence	1.00 ERU per unit
Schools	0.05 ERU per seat
Townhouse residence	0.7 ERU per unit

*The Site Plan Review Committee will consider alternate flow rates for various establishments if the applicant/Engineer of Record can provide supporting documentation.

e. ~~Sanitary Sewer: An annual average daily volume of 281 gallons equivalent residential unit (ERU).~~

Sanitary Sewer Treatment: All development having a density equivalent to or greater than one (1) ERU per acre shall be served by a public/private wastewater treatment system capable of handling the projected design flows with an appropriate peak factor, as determined by the applicant or design professional. The peak factor shall not be less than 2.5. For developments having a density of less than one (1) ERU per acre, the applicant may elect to install a septic system provided that the applicant obtains an appropriate permit from the Volusia County Health Department and the City's existing gravity collection system is not within 200 feet of the proposed development.

f. Solid Waste:

Average residential pick-ups per truck.....	1,600
Average commercial pick-ups/truck/route	155
Average residential pick-ups/man/day.....	226
Pounds/capita/day for residential, commercial and industrial waste.....	5.69
Pounds/capita/day for special wastes.....	3

g. Drainage: The difference in the volume of run-off for 25 years frequency, 24-hour duration storm event between pre-development and post-development conditions shall be retained on-site. The difference between the pre-development and post-development conditions for peak run-off rates for the 100-year frequency, 24-hour duration rainfall event shall be retained on-site. Individual development facility capacity shall be maintained so that there is no potential flooding increase above the base year elevation. There shall be no degradation of water quality of Class III waters. An equal or greater volume of storage capacity must be created for any volume of the regulatory flood that would be displaced by fill or structures. The velocity of the regulatory flood must not be adversely altered on any watercourse. Areas not filled are to generally be left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design is consistent with the then-existing City standards and ordinance requirements. Fill limitations consistent with the Land Development Code and the performance standards for each wetland classification established by the Conservation Element shall be enforced for all developments lying within areas of special flood hazard, as defined by the 100-year floodplain boundaries of the FEMA FIRM maps.

~~Table D~~

~~Utilities~~

~~Capital Improvements Schedule~~

~~November, 2020~~

#	~~Project Description/ Area~~	~~Funding Source~~	~~FY 20-21~~	~~FY 21-22~~	~~FY 22-23~~	~~FY 23-24~~	~~FY 24-25~~	~~FY 20-25~~	~~Relationship to Comprehensive Plan~~
~~Water Improvements~~									-
~~1~~	~~Consumptive Use Permit Renewal~~	~~Water & Sewer charges~~	~~$350,000~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$350,000~~	~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
~~2~~	~~Hudson Wellfield Expansion~~	~~Water & Sewer charges~~	~~$0~~	~~$300,000~~	~~$2,300,000~~	~~$0~~	~~$0~~		~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
~~3~~	~~Secondary Raw Water Main~~	~~Water Impact Fees~~	~~$2,384,175~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~		~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
~~Water and Sewer Improvements~~									
~~4~~	~~General Facility and Systems Upgrades~~	~~Upgrades - Water 409221~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$875,000~~	~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
		~~Upgrades – Sewer 409222~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$875,000~~	
~~5~~	~~Utility Master Plan Update~~	~~Utility Master Plan & Rate Study~~	~~$0~~	~~$0~~	~~$220,000~~	~~$0~~	~~$0~~		~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
~~Reclaim Water~~									
~~6~~	~~Reclaimed Water System Improvements~~	~~Water & Sewer charges~~	~~$130,000~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$130,000~~	~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
~~7~~	~~New Reuse Ground Storage Tank~~	~~Water & Sewer Charges~~	~~$0~~	~~$0~~	~~$0~~	~~$385,000~~	~~$0~~		~~Utilities Element - Objs. 1.1, 1.7, and 1.8~~
		~~Total:~~	~~$3,214,175~~	~~$650,000~~	~~$2,870,000~~	~~$735,000~~	~~$350,000~~	~~$7,819,175~~	

~~Table D~~
~~Utilities~~
~~Capital Improvements Schedule~~
~~November, 2020~~

~~Funding Source~~	~~FY 20-21~~	~~FY 21-22~~	~~FY 22-23~~	~~FY 23-24~~	~~FY 24-25~~	~~FY 20-25~~
~~Water & Sewer charges~~	~~$480,000~~	~~$300,000~~	~~$2,300,000~~	~~$385,000~~	~~$0~~	~~$3,465,000~~
~~Upgrades-Water 4092221~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$875,000~~
~~Upgrades-Sewer 4092222~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$175,000~~	~~$875,000~~
~~Utility Master Plan & Rate Study~~	~~$0~~	~~$0~~	~~$220,000~~	~~$0~~	~~$0~~	~~$220,000~~
~~Water Impact Fees~~	~~$2,384,175~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$2,384,175~~
~~Total~~	**~~$3,214,175~~**	**~~$650,000~~**	**~~$2,870,000~~**	**~~$735,000~~**	**~~$350,000~~**	~~$7,819,175~~

Table D

Utilities

Capital Improvements Schedule

Based upon adopted Capital Improvement Plan, December 5, 2023

#	Project Description/Area	Funding Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	TOTAL FY 23-24 to FY 27-28
Water Improvements								
1.	Water Main Replacements	Bond Proceeds	$2,600,000	$300,000	$0	$0	$0	$2,900,000
2.	Existing Wellfield Repairs	Water & Sewer Charges & Bond Proceeds	$0	$0	$0	$145,000	$1,778,750	$1,923,750
3.	Hudson Wellfield Expansion	Water Impact Fees	$2,572,500	$0	$0	$0	$0	$2,572,500
4.	West Ormond Utilities Potable Tank and Station	To be determined	$375,000	$5,025,000	$0	$0	$0	$5,400,000
5.	West Ormond Utilities, New Rima Wells	To be determined	$0	$0	$300,000	$3,007,500	$0	$3,307,500
6.	West Ormond Utilities Water Treatment Plant	To be determined	$0	$0	$0	$300,000	$0	$300,000
7.	West Ormond Utilities – New Raw Water Wellfield	To be determined	$0	$0	$0	$0	$20,452,500	$20,452,000
8.	West Ormond Utilities Water Treatment Plant	To be determined	$0	$0	$0	$0	$47,250,000	$47,250,000
Wastewater Improvements								
9.	Water Reclamation Facility Modifications	Water & Sewer Charges & Bond Proceeds	$0	$320,000	$5,215,000	$0	$0	$5,535,000
10.	Halifax River Force Main Crossing	Water & Sewer Charges & Bond Proceeds	$0	$0	$153,000	$1,913,000	$0	$2,066,300
11.	West Ormond Utilities Area A Water Main & Force Main	To be determined	$200,000	$2,500,000	$0	$0	$0	$2,700,000
12.	West Ormond Utilities Water Reclamation Facility	To be determined & Daytona Beach	$6,500,000	$37,250,000	$37,250,000	$0	$0	$81,000,000

#	Project Description/Area	Funding Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	TOTAL FY 23-24 to FY 27-28
13.	West Ormond Utilities Water Reclamation Facility Site Improvements	To be determined	$1,620,000	$0	$0	$0	$0	$1,620,000
14.	West Ormond Utilities Airport Road FM Extension	To be determined & Daytona Beach	$0	$275,000	$3,059,500	$0	$0	$3,334,500
15.	West Ormond Utilities Hand Avenue FM	To be determined	$0	$0	$300,000	$4,020,000	$0	$4,320,000
16.	West Ormond Utilities SR40 Parallel FM	To be determined	$0	$0	$225,000	$2,880,000	$0	$3,105,000
Water and Sewer Improvements								
17.	SR40 Utility Adjustments	Water & Sewer Charges	$33,000	$0	$0	$0	$0	$33,000
18.	Utility Master Plan Update	Wastewater impact fees and Water impact fees	$0	$320,000	$0	$0	$0	$320,000
19.	West Ormond Utilities SR40 WM FM Loop	To be determined	$6,280,000	$0	$0	$0	$0	$6,280,000
Reclaim Water								
20.	Airport Road Reclaim Water Main, Phase 2	Bond proceeds	$1,110,000	$0	$0	$0	$0	$1,110,000
21.	Shadow Crossings Reuse Pump Facility	Water & Sewer Charges	$415,000	$0	$0	$0	$0	$415,000
TOTAL:			**$21,705,500**	**$45,990,000**	**$46,502,500**	**$12,265,500**	**$69,481,250**	**$195,944,250**

Utilities Funding Schedule

Funding Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	TOTAL FY 23-24 to FY 27-28
Bond Proceeds	$3,710,000	$300,000	$5,215,000	$1,913,000	$1,778,750	$12,916,750
Daytona Beach	$1,890,000	$9,550,000	$10,353,000	$0	$0	$21,793,000
To be determined	$13,085,000	$35,500,000	$30,781,500	$10,207,500	$67,702,500	$157,276,000
Wastewater Impact Fee	$0	$160,000	$0	$0	$0	$160,000
Water & Sewer Charges	$448,000	$320,000	$153,000	$145,000	$0	$1,066,000
Water Impact Fees	$2,572,500	$160,000	$0	$0	$0	$2,732,500
Total	**$21,705,500**	**$45,990,000**	**$46,502,500**	**$12,265,500**	**$69,481,250**	**$195,944,250**

NEW PAGE ADDED

CONSERVATION ELEMENT









~~CONSERVATION ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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GOAL 1. WATERSHEDS, LAKES AND RIVERS

THE CITY SHALL MAINTAIN AND, TO THE MAXIMUM EXTENT FEASIBLE, PROMOTE PROGRAMS TO ENHANCE THE FUNCTIONAL, AESTHETIC AND QUALITATIVE VALUE OF THE HALIFAX RIVER, THE TOMOKA RIVER, THEIR MAJOR TRIBUTARIES, AND ARTIFICIALLY CONSTRUCTED LAKES.

OBJECTIVE 1.1. SPECIES DIVERSITY

The City shall coordinate with the appropriate state and federal agencies to maintain the native aquatic and wetland floral and faunal species diversity of the upper Halifax River and Tomoka River.

POLICY 1.1.1.

The City shall ~~continue to~~ cooperate with State and regional agencies and adjacent local governments in a comprehensive study and inventory of invertebrates and seagrasses in the portions of the Halifax River and the Tomoka Marsh Aquatic Preserve which are located within the City.

POLICY 1.1.2.

The City shall ~~continually~~ coordinate with the appropriate state and federal agencies to identify and prohibit activities that would have a significantly adverse effect on existing eelgrass or seagrass beds. When specific activities are identified, provisions to prohibit and mitigate adverse impacts from said activities shall be incorporated into the Land Development Code.

POLICY 1.1.3.

The City shall ~~continue to request~~ encourage that the State ~~adopt~~ maintain an effective management plan with appropriate funding and personnel to provide meaningful management for the Tomoka Marsh Aquatic Preserve.

POLICY 1.1.4.

~~The City, i~~In cooperation with State, regional, and local agencies, the City shall participate in a program to enhance the aesthetic, recreational, botanical, fish, and wildlife values~~,~~ of spoil islands.

POLICY 1.1.5.

The City shall continue to work with the Florida Department of Environmental Protection to expand the Tomoka Marsh Aquatic Preserve boundaries to include Dodson Creek, Strickland Creek, and the portion of Thompson Creek east of US 1.

POLICY 1.1.6.

The City shall cooperate with State, regional and local governmental agencies, in an endangered species information program.

POLICY 1.1.7.

Historic stream courses, saltwater marshes, freshwater marshes, and other wetlands shall not be channelized or impeded and shall be retained in their current condition consistent with the wetland regulations of Objective 5.4.

OBJECTIVE 1.2. SURFACE WATER QUALITY

The City shall coordinate with the appropriate state and federal agencies to protect, enhance, and improve the ambient surface water quality of the Halifax River, the Tomoka River and their tributaries.

POLICY 1.2.1.

The City shall coordinate with the Florida Department of Environmental Protection, the St. Johns River Water Management District, the Ponce De Leon Port Authority, and other local governments in the maintenance of an on-going water quality sampling and monitoring program that identifies baseline conditions and standards as parameters to measure changes in water quality.

POLICY 1.2.2.

The City shall, in cooperation with local, regional and State agencies, adopt standards to identify, monitor, and manage point and non-point pollution source discharges. ~~This shall include, at a minimum, a review and update of all non-point source discharge permits, checking for accuracy and completeness.~~

POLICY 1.2.3.

If a central wastewater system is not available, on-site sewage treatment and disposal systems shall not be allowed on lots less than one acre in size.

POLICY 1.2.4.

On-site waste treatment system facilities and drain fields shall not be located within 75 feet of the 100-year floodplain; within 75 feet of an upland/wetland interface; or within 120 feet of the mean high-water mark of any surface waterbody, whichever is greater. On-site waste treatment systems should be located as far inland from a waterbody or wetlands as possible.

POLICY 1.2.5.

The City shall continually enforce policies that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the City central sewer system when it is within 100 feet of the lot line. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.

POLICY 1.2.6.

The City shall continue to expand its effluent reuse program consistent with the St. Johns River Water Management District permit conditions and recommendations.

POLICY 1.2.7.

~~By the year 2010, the City shall develop a plan to further reduce the amount of treated effluent discharged to the Halifax River to 10% of the total volume of wastewater treated at the plant.~~

The City shall establish a target of 100% reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system drawdown restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.

POLICY 1.2.8.

The operation of the stormwater control utility and the retrofitting of stormwater outfalls shall comply with the recommendations of the adopted Stormwater Master Plan.

POLICY 1.2.9.

The City shall coordinate with State, regional, and local agencies in permitting the construction of new marina facilities; marinas shall not be located in the Tomoka River or its tributaries.

POLICY 1.2.10.

In order to protect surface waters from the activities of adjacent property owners, the City shall educate residents regarding deliberate deposition of lawn debris, washing paint brushes, the use of fertilizers and chemicals or the storage of hazardous chemicals and fuel supplies in close proximity to water bodies. "Close proximity" shall be defined with regard to the proposed activity and the degree to which the adjacent waterbody is to be protected.

OBJECTIVE 1.3. INTERGOVERNMENTAL COORDINATION

The City shall continue to promote intergovernmental coordination to maintain or improve the water quality, water quantity, recreational, fish, and wildlife resource values of the Halifax River, the Tomoka River, and their tributaries.

POLICY 1.3.1.

~~On a continuous basis, t~~ The City shall support and promote state and federal agencies programs to improve natural tidal flushing action for the Halifax River to restore ambient water quality.

POLICY 1.3.2.

The City shall ~~coordinate its~~ encourage a water quality testing program with appropriate State, regional and local government testing programs to ensure efficient use of resources and to eliminate duplication of effort.

POLICY 1.3.3.

In cooperation with State, regional, and local agencies, including the Volusia County Sheriff's Department, the City shall participate, where possible, in a river safety program that utilizes to the maximum extent possible, miscellaneous media sources, newspaper advertising, signs, and literature to prevent surface water pollution, to protect manatees and other wildlife, and to promote proper boating safety standards.

OBJECTIVE 1.4. ECOLOGICAL BALANCE

The City shall continue to review development proposals and establish programs to balance the functioning values of the Halifax River and the Tomoka River in order to maintain an optimum combination of aesthetic, ecological, recreational, and historical resources.

POLICY 1.4.1.

~~On a continuing basis, t~~ The City shall coordinate with the appropriate State, regional, and local agencies in the identification and protection of significant archaeological, ecological, historical, and paleontological sites under and along the Tomoka River ~~with other agencies and private organizations~~. This shall include promoting studies by colleges, universities, and researchers and requiring archaeological studies by developers for projects in areas that may contain significant resources.

POLICY 1.4.2.

On a continuous basis, the City shall encourage college and university studies of the Halifax and Tomoka Rivers.

POLICY 1.4.3.

On a continuous basis, the City shall seek to acquire suitable property to meet public access requirements adjacent to the Tomoka River and its tributaries and the Halifax River for passive park and canoe access facilities.

POLICY 1.4.4.

In order to effectively monitor the effects of development activities on surface water conditions, the applicant or its successors shall provide, as determined by the City, the establishment and operation of a surface water and wetland biological monitoring program.

POLICY 1.4.5.

In calculating maximum potential density or maximum permitted density for any given parcel of property, such calculations shall be exclusive of that portion of the property which is considered to be submerged lands.

OBJECTIVE 1.5. ARTIFICIAL LAKES

Artificially constructed lakes shall be designed and located so as to not negatively affect the aesthetics, ambient water quality, biotic composition/diversity, environmental integrity, flood capacity, public health and safety, or recreational values of the upper Halifax River, the Tomoka River, or their tributaries.

POLICY 1.5.1.

Artificially constructed lakes shall not be included in stormwater management systems which have outfalls into the upper Halifax River, the Tomoka River, or their tributaries

without review and recommendations by the Site Plan Review Committee that all pertinent ordinances and standards have been met and that the discharge to the receiving waters will not degrade ambient surface water quality.

POLICY 1.5.2.

Artificially constructed lakes shall not be excavated in wetland systems in the upper Halifax River, the Tomoka River, or their tributaries and shall not lower water levels in these systems.

OBJECTIVE 1.6. REZONING

Rezoning shall be consistent with the Comprehensive Plan and with the objective of preserving ecological systems and the aesthetic qualities of the community.

POLICY 1.6.1.

All rezoning shall be compatible with the objective of protecting wildlife and the environment consistent with the Comprehensive Plan.

POLICY 1.6.2.

The City shall maintain the zoning district entitled "Special Environmental District" (SE). The following criteria shall apply to the implementation of this policy:

A. The SE district applies to all Department of Environmental Protection or Army Corps of Engineers jurisdictional wetland lines:
   1. not protected or preserved by a conservation easement; and
   2. or part of an approved Master Land Use Plan for a Planned Residential Development.

   This area includes mosquito impoundment districts.

B. The SE district applies to environmentally sensitive areas designated for public acquisition and protection or areas currently in public ownership which should be subject to open space and conservation type land uses.

POLICY 1.6.3.

In cases where land development regulations and land use classifications will eliminate any reasonable use of real upland property, consideration will be given to public acquisition.

GOAL 2. FLOODPLAINS

THE CITY SHALL CONTINUE TO IMPLEMENT CURRENT PROGRAMS AND STUDY AND ADOPT NEW PROGRAMS TO MINIMIZE PUBLIC AND PRIVATE LOSSES AND THREATS TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO FLOOD CONDITIONS AND HAZARDS.

OBJECTIVE 2.1. FLOOD DAMAGE

Flood damage prevention shall be accomplished through restricting new development from obstructing the flow of water and increasing flood heights within a floodplain. To offset any loss of flood storage capacity, compensatory storage is required for new fill, or other obstruction, put in the floodplain by providing an at least equal volume to replace the lost flood storage volume.

POLICY 2.1.1.

The City shall protect the natural functioning values of the floodplains to the maximum extent feasible through wetland buffer requirements, compensatory storage, conservation easements and tree protection ordinances.

POLICY 2.1.2.

The City shall require all new development occurring within the 100-year floodplain to provide for the protection of adjacent properties.

POLICY 2.1.3.

The City shall regulate the deposition of fill material within a floodway in order to prevent damage to the public, as an uncontrolled river may at flood state, pose a threat to life and property in excess of that is anticipated by the 100-year storm in the floodway fringe areas.

POLICY 2.1.4.

Sites for the creation of compensatory storage volume, commensurate with any flood storage volume lost as a result of development activities (including roadways) in the 100-year floodplain, shall be on the same or adjacent site, or within the same hydraulically connected basin in order to provide for effective storage volume within the floodplain, but shall not be located within land areas identified for preservation purposes, such as wildlife corridors, or as being within the jurisdictional wetland limits of regulatory agencies, except for the purpose of providing pretreated stormwater storage capacity.

POLICY 2.1.5.

Special Flood Hazard Areas shall be interpreted as that portion of the site lying within the boundaries of the 100-year floodplain based on the Official Federal Emergency Management Agency Flood Insurance Study and corresponding Flood Insurance Rate Maps.

POLICY 2.1.6.

The City shall ensure that fill material or other structures do not adversely obstruct the movement of floodwaters natural overland sheet flow or pose a threat to the public health, safety, and welfare.

POLICY 2.1.7.

Areas not filled within the floodplain are to be generally left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design of development is consistent with City codes and standards.

OBJECTIVE 2.2. FLOODPLAIN MANAGEMENT

All development shall continue to be reviewed in accordance with the floodplain management criteria of the City's Flood Hazard Area section of the Land Development Code, as amended, and other applicable policies as contained within the Code of Ordinances and the Comprehensive Plan.

POLICY 2.2.1.

The City shall constantly enforce the flood hazard provisions of Chapter 3, Article II of the Land Development Code which shall contain, at a minimum, provisions for:

a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

d. Controlling filling, grading, dredging, and other development which may increase flood damage; and~~,~~

e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

POLICY 2.2.2.

The City shall continue to develop and enforce a floodplain management program that balances the public interest in regulating the use of private property against the interests of private landowners.

POLICY 2.2.3.

The City shall continue to participate in the National Flood Insurance Program.

POLICY 2.2.4.

All development, rezoning, and changes in land classifications shall be reviewed and measured against the environment's capacity to accommodate such action and the extent of harm which the proposed development, rezoning and change in land use may impose upon the established and proper use of neighboring lands.

POLICY 2.2.5.

The City shall periodically review its zoning regulations to ensure that the density which is permitted under each zoning category is consistent with the City's desire to protect the natural functioning values of the floodplain and to protect the quality and quantity of surface water resources.

POLICY 2.2.6.

Floodplains whose functional values have been degraded or destroyed through human intervention should be restored, if possible, by acquisition of historic floodplain lands. Various state, regional and local land acquisition programs shall be used for this purpose.

POLICY 2.2.7.

The City shall perpetually enforce the flood hazard provisions of the Land Development Code and amend it as necessary to incorporate recently updated flood insurance studies and flood insurance rate maps and to further bring it into full compliance with revisions of the national flood insurance program floodplain management criteria.

POLICY 2.2.8.

All new public buildings and infrastructure shall be located outside the 100-year floodplain to the maximum extent feasible. Appropriate flood proofing measures shall be undertaken for any public buildings located within the floodplain. Any pump stations or other electrical and mechanical equipment shall be designed to be protected from physical damage by the 100-year flood.

POLICY 2.2.9.

The City shall coordinate its floodplain management programs with appropriate Federal, State, regional, and local governments.

GOAL 3. GROUNDWATER

THE CITY SHALL SECURE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE, AND PROTECT THE QUALITY AND QUANTITY OF GROUNDWATER RESOURCES IN ORDER TO ENSURE A SAFE AND ADEQUATE WATER SUPPLY FOR PRESENT AND FUTURE GENERATIONS AND, TO PRESERVE GROUNDWATER RESOURCES PRESENTLY IN USE.

OBJECTIVE 3.1. SALTWATER INTRUSION AND RECHARGE

The City shall prevent saltwater intrusion by limiting potentially harmful water extractions and ensuring recharge occurs to the maximum extent practical and technically feasible.

POLICY 3.1.1.

Water conservation measures shall be maintained in the plumbing codes (e.g., require new construction to install water conserving plumbing fixtures) and shall be updated as the technology becomes available.

POLICY 3.1.2.

The City shall continue to deliver effluent for reuse as a component of its effluent disposal program to the maximum extent possible. This shall include "dry-line" requirements for new developments.

~~POLICY 3.1.3.~~

~~The City shall obtain water through interconnections with adjacent utility systems.~~

POLICY 3.1.3~~4~~.

Potable water withdrawal from areas east of the County buffer zone shall be pumped at an appropriate volume and rate to avoid both saltwater intrusion and decreased aquifer levels. These actions shall be consistent with the City's approved wellfield operating plan.

OBJECTIVE 3.2. INTERGOVERNMENTAL COORDINATION

Coordinate with Federal, State, regional, and other local agencies to develop intergovernmental responses to groundwater problems.

POLICY 3.2.1.

The City shall maintain and periodically review potable water supply wellfield protection standards~~,~~ by designing land use controls that provide long-term protection from contamination, and by establishing criteria for regulations to ensure proper handling, utilization, storage, and disposal of chemicals, fuels, and other hazardous materials within the City, to avoid groundwater contamination.

POLICY 3.2.2.

The City shall maintain formal lines of communication with Federal, State, and local agencies so that the City Police and Fire Departments can be prepared when hazardous materials are transported through the City.

POLICY 3.2.3.

On a continuous basis, the City's Engineering Division shall revise its estimates of safe yield for the Volusia-Floridan Sole Source Aquifer.

OBJECTIVE 3.3. AQUIFER PROTECTION

Excavation projects shall not harm the Volusia-Floridan Sole Source Aquifer.

POLICY 3.3.1.

The City shall prohibit removal of the confining layer of material separating the bottom of borrow pits from the top of the Volusia-Floridan Sole Source Aquifer.

OBJECTIVE 3.4. GROUNDWATER CONTAMINATION

The City shall act to prevent groundwater contamination and to ensure that any contamination will be quickly detected and subjected to a swift and effective response.

POLICY 3.4.1.

On a continuous basis, the City shall maintain its extensive water quality testing program at and near the City landfill in order to monitor groundwater quality parameters.

POLICY 3.4.2.

The City shall maintain and periodically review the provisions of the Land Development Code concerning abandoned gasoline tanks, to comply with applicable State and County regulations.

POLICY 3.4.3.

Groundwater resources shall be protected from leaking underground storage tanks by the utilization of state-of-the-art leak prevention technology (such as double-walled storage tanks).

OBJECTIVE 3.5. DEVELOPMENT

All requests for development shall be reviewed to ensure that potential impacts of the proposed development activity do not degrade the quantity and quality of groundwater resources.

POLICY 3.5.1.

Depending upon site locations and intensity of development, applicants for development may be required to provide the City with sufficient information for review of the potential impact on the groundwater resources of the City and region.

POLICY 3.5.2.

The City shall continue to require such information which shall include, but not be limited to, site hydrology, geology, geologic maps, surficial aquifer characteristics, confining unit definitions, water table contour map, direction and rate of groundwater flow, maximum/ minimum recorded water table elevations, aquifer relationship to local geology, location of local discharge features, background water quality, suitability for irrigation and wastewater reuse, Volusia-Floridan Sole Source Aquifer characteristics, and potentiometric surface map.

POLICY 3.5.3.

Development within the zone of influence of wellfields shall be regulated and permitted to ensure no degradation of the quality and quantity of groundwater.

POLICY 3.5.4.

Fuel dispensing and storage facilities shall be prohibited within the zone of influence of any wellhead and wellfield.

POLICY 3.5.5.

To the maximum extent possible, the City shall encourage irrigation water to be furnished from community suppliers such as a City or neighborhood reuse system; and the City should discourage the use of individual non-potable wells.

POLICY 3.5.6.

The Volusia-Floridan Sole Source Aquifer should not be used to meet non-potable irrigation needs.

POLICY 3.5.7.

Individual well pumpage rates shall be matched to site specific hydrological characteristics in order to avoid excessive groundwater drawdowns in the Floridan Aquifer.

POLICY 3.5.8.

The use of air/water heat pumps shall be consistent with the requirements of the Land Development Code.

GOAL 4. POTABLE WATER

THE CITY SHALL PROVIDE AN ADEQUATE QUANTITY AND QUALITY OF POTABLE WATER TO ACCOMMODATE EXISTING AND FUTURE DEMANDS WITHOUT HARMING GOUNDWATER RESOURCES.

OBJECTIVE 4.1. POTABLE WATER SERVICES

Provision of potable water services shall be extended where needed, economically feasible, and environmentally acceptable.

POLICY 4.1.1.

The City shall provide potable water service to existing or platted subdivisions throughout its service area.

POLICY 4.1.2.

The availability of groundwater supplies which may effectively be extracted, treated, and delivered in a cost-effective manner shall be a contingency for development approval.

OBJECTIVE 4.2. INTERGOVERNMENTAL COORDINATION

The City shall cooperate and coordinate the provision of water supplies with State, regional, and local governments.

POLICY 4.2.1.

The City shall cooperate with Volusia County through County grants or County established assessment districts to retrofit subdivisions approved by the County that were developed with individual wells~~,~~ and are in need of central water service.

POLICY 4.2.2.

The City shall maintain a combined and connected series of finished water interconnects with adjoining utilities' water systems.

POLICY 4.2.3.

The City shall continue to cooperate with the St. Johns River Water Management District in dealing with water shortages and enforcing water use restrictions. Implementation of this policy shall include the following:

a. Interpret District procedures associated with declaring and rescinding a water shortage;

b. Designate one or more persons to be a liaison with the District concerning water shortage related matters and the enforcement of District water use restrictions;

c. Amend its ordinance, as needed, to facilitate local enforcement of District water use restrictions;

OBJECTIVE 4.3. WATER CONSERVATION

In order to maintain adequate potable water supplies to meet public health, safety, and welfare needs and minimize adverse economic, social, and environmental impacts, the City shall encourage and require water conservation.

POLICY 4.3.1.

The City shall continue to participate in Local, District, State, and Federal public awareness programs to inform the public of the benefits of reducing water usage.

POLICY 4.3.2.

The City shall discourage the over-watering of lawns and other landscaping plants, particularly when automatically timed sprinkler systems are used. The City shall require the use of "rain sensors" as required by Florida Statutes.

POLICY 4.3.3.

The City shall continue to prohibit the sprinkling of lawns during hours of high evaporation potential.

POLICY 4.3.4.

Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water use applications which do not require potable water. This requirement includes dry-lines for reclaimed water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.

POLICY 4.3.5.

The City shall encourage the implementation of a combined effluent reuse system, with adjacent utility providers, including Holly Hill, Daytona Beach and Volusia County.

GOAL 5. VEGETATION

THE CITY SHALL PROVIDE FOR THE PROTECTION, ENHANCEMENT, AND MANAGEMENT OF SIGNIFICANT NATURAL VEGETATIVE COMMUNITIES IN ORDER TO MAINTAIN THEIR ECOLOGICAL, AESTHETIC, ECONOMIC AND RECREATIONAL VALUES.

OBJECTIVE 5.1. ECOLOGICAL COMMUNITIES

The City shall maintain and periodically review standards and programs that maintain upland ecological communities to the maximum extent feasible within the City.

POLICY 5.1.1.

An inventory of natural vegetative communities shall be provided by the applicant for all development proposals requiring site plan or plat approval. The applicant shall provide a plan for protection of species which are designated by either State or Federal agencies as endangered, threatened, or of special concern.

POLICY 5.1.2.

~~The City shall maintain, refine, and expand its FLUCCS inventory and make such information available to land developers.~~ Land developers and other interested parties shall consult with state agencies who maintain the Florida Land Use, Cover, and Forms Classification System (FLUCCS) as desired.

POLICY 5.1.3.

Ecologically viable portions of natural upland plant communities including, but not limited to, rare or endangered ecosystems within proposed urban development sites, should be preserved and maintained in their original state, to the greatest extent practicable.

POLICY 5.1.4.

The City shall maintain and periodically review provisions in the Land Development Code to preserve the upland buffers of native vegetation; significant habitat area (including wildlife corridors); scenic vistas; areas where native vegetation is important to impede erosion~~,~~; and other areas where the public interest is best served by preserving native vegetation.

POLICY 5.1.5.

The City shall maintain and periodically review standards that preserve the present forested tree cover to the maximum extent practical.

POLICY 5.1.6.

The City shall preserve designated canopy roads and Greenbelts as implemented by the Land Development Code.

POLICY 5.1.7.

The City shall minimize the clearing of trees for rights-of-way, to protect existing habitats as implemented by the Land Development Code.

POLICY 5.1.8.

Significant mesic or ~~xeric~~ native communities shall not be disturbed or affected by water detention, retention, or reuse activities or structures as implemented by the Land Development Code.

OBJECTIVE 5.2. HABITAT AND DEVELOPMENT

Balance the combination of aesthetic, ecological, recreational, and utilitarian qualities of the land for the long-term public interest.

POLICY 5.2.1.

Require habitat corridors and buffers of sufficient length and width to protect the long-term viability of significant habitat areas~~,~~ for designated plant and animal species.

POLICY 5.2.2.

The development plan review process shall consider the overall impact of a project on adjoining ecosystems.

POLICY 5.2.3.

Require property owners to protect wetland systems in accordance with the criteria and standards for each wetland classification as noted under Objective 5.4 of this Element and in the City Wetlands Protection section of the Land Development Code, Chapter 3, Article II.

POLICY 5.2.4.

In cooperation with adjacent governmental entities, ensure the survival of significant habitat areas, habitat corridors, and specimen and historic trees.

POLICY 5.2.5.

Work with adjacent governmental entities to ensure that planned wildlife corridors are contiguous and provide for unimpeded movement of wildlife.

POLICY 5.2.6.

Manage undeveloped City-owned lands for the long-term public interest, doing so in a manner by which the City sets an example for private development to follow. For example, the City should follow Ecosystems Management Practices as defined by the Department of Environmental Protection when applicable.

POLICY 5.2.7.

Development may incorporate isolated wetlands into effective stormwater management systems, provided that the stormwater runoff is treated prior to entering any wetland system, so that the wetland is used for nutrient and volume attenuation.

POLICY 5.2.8.

Make land use decisions in conjunction with the carrying capacity of the land and its ecosystems.

POLICY 5.2.9.

On a continuous basis, the City shall study and upgrade as necessary its buffer width requirements for projects abutting waterways and wetlands.

POLICY 5.2.10.

On a continuous basis, the City shall coordinate and cooperate with contiguous governmental entities to protect environmentally sensitive vegetative habitats which extend into contiguous jurisdictions.

POLICY 5.2.11.

The area of land disturbed by development shall be as small as practicable. Those areas which are not to be disturbed shall be protected by an adequate barrier from construction activity. Whenever possible, natural vegetation shall be retained and protected.

POLICY 5.2.12.

Land that has been cleared for development and upon which construction has not commenced shall be protected from erosion by appropriate techniques designed to revegetate the area.

POLICY 5.2.13.

Wherever feasible, site design shall accommodate any designated plant species with protected status which are in the path of development; where this is not feasible, these plants will be relocated to protected sites having appropriate growing conditions, whenever possible.

POLICY 5.2.14.

To preserve wetlands, the lateral distance of groundwater drawdown influence shall not adversely affect protected wetlands or their functions. The applicant shall demonstrate to the City Engineer through a series of borings or field permeability tests that the subsurface, groundwater, and permeability conditions shall not receive a significant negative impact. The applicant shall provide a calculation of the maximum horizontal or vertical drawdown that can be anticipated beyond the maximum perimeters of any borrow pit, detention, or retention area.

POLICY 5.2.15.

The City of Ormond Beach shall cooperate with Volusia County in the development of an interpretive/educational signage program along the Ormond Scenic Loop & Trail. The program shall include a requirement for signage and information that highlight the flora, fauna, land forms, water bodies, and historical/archeological resources allocated along the corridor.

POLICY 5.2.16.

The City and Volusia County, in conjunction with the Ormond Scenic Loop & Trail Corridor Management Entity shall ~~develop~~ maintain and implement a plan for safe, public parking to allow the safe enjoyment of the natural and scenic resources.

POLICY 5.2.17.

The City of Ormond Beach shall cooperate with Volusia County in efforts to Regrow the Loop and Regrow Volusia.

OBJECTIVE 5.3. NATIVE LANDSCAPING

The City shall promote the use of native drought-resistant vegetation in landscaping. The maximum amount of protection possible shall be provided for existing trees and other vegetation in order to assist in the control of flooding, soil erosion, dust, heat, air, and noise pollution and to improve the appearance, environmental character, and value of the total urban area and to protect nearby properties.

POLICY 5.3.1.

The City shall continue to promote and encourage ~~xeriscape~~ native design concepts for landscaping single-family homes by providing builders, landscape designers, homeowners, and the general public with informational brochures describing ~~xeriscape~~ native plantings.

POLICY 5.3.2.

The City shall require that at least 50% of the landscape vegetation used on a project reviewed by the Site Plan Review Committee be comprised of drought resistant native vegetation in harmony with site specific conditions.

POLICY 5.3.3.

Vegetation on new City landscaping projects shall be comprised of at least 50% native drought resistant vegetation.

POLICY 5.3.4.

All new developments and expansions of existing development, except for single-family homes in an existing subdivision, shall provide for the protection of native vegetation on the site. Existing developments should utilize native plants in common areas (entranceways, pavilions) in instances where replanting or re-landscaping becomes necessary.

POLICY 5.3.5.

Native vegetation shall be used to the maximum extent possible to meet landscaping and open space requirements.

POLICY 5.3.6.

Exotic plant species, as identified by the Florida Invasive Species Council ~~listed as exempt species in chapter 3, Article II of the Land Development Code~~, shall be removed from development sites during the time of construction.

POLICY 5.3.7.

Development shall preserve fifty (50%) percent of ecologically viable portions of natural upland plant communities, including rare or endangered ecosystems, present on-site.

POLICY 5.3.8.

The City shall reduce groundwater withdrawal through the utilization of a reclaimed water scheduling program as mentioned in section 2C of the 2023 Water Supply Plan. The reclaimed water schedule may be updated by the Utility Manager or Public Works Director as deemed necessary. Additionally, the City will continue to communicate the importance of watering conservation with its customers.

POLICY 5.3.9.

The removal of invasive species on City owned and maintained lands shall be funded through the annual budget process.

OBJECTIVE 5.4. WETLAND PRESERVATION

Wetland areas within the City shall be preserved in accordance with a City that incorporates the need for wetlands preservation; directs incompatible uses away from wetland areas; promotes economic development that creates long-term jobs by establishing a means to allow wetland impacts for industrial land uses in platted industrial parks; inventories existing wetlands within the City; sets performance criteria to maintain wetland functions; establishes transition zones; ~~and~~ establishes land use policies for transition zones; and establishes standards for mitigation based on a policy of no-net-loss of wetland functions as a last resort.

POLICY 5.4.1.

It is the policy of the City to require proper planning to avoid or minimize damage to wetlands; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; to reduce those losses that are unavoidable and in the public interest; to require silviculture to comply with all requirements; to provide for mitigation in the form of wetland restoration, wetland creation or upland preservation; to offset further losses; to promote economic development that creates long-term, value added jobs by allowing wetland impacts in excess of minimum requirements under certain conditions for commercial, industrial, ~~and~~ residential, office, and retail~~,~~ land uses, subject to applicable ~~c~~ County, ~~s~~ State, and ~~f~~ Federal wetland regulations; and to provide for the protection of wetlands under the City's land development regulations to be adopted and implemented consistent with Section 163.3202, F.S.

POLICY 5.4.2.

Land use planning and site design shall support development patterns which minimize the impact of development on wetland communities. As a result of development, there shall be no net loss of wetlands functions or values, nor shall wetlands functions and values be degraded.

POLICY 5.4.3.

All development shall comply with wetland protection requirements of all Federal, State, and regional agencies.

POLICY 5.4.4.

The City shall require a wetland permit for any development that proposes to alter a wetland system and the permit shall clearly show the proposed alteration and mitigation. A Wetland Management Plan shall be required for all development that may adversely affect wetland systems and the requirements shall be contained in the Land Development Code.

POLICY 5.4.5.

No activities in or affecting wetlands shall destroy natural wetland functions that are important, unless otherwise mitigated, to the general welfare by:

a. Decreasing breeding, spawning, nesting, wintering, feeding, or other critical habitat for fish and wildlife, including rare, threatened and endangered plant and animal species, commercially and recreationally important fish and wildlife and species of special concern;

b. Interfering with the natural exchange of nutrients needed by fish and other forms of wildlife;

c. Reducing groundwater recharge;

d. Destroying sites needed for educational and scientific research.

POLICY 5.4.6.

The City shall continue to require and enforce the provision and maintenance of adequate and undisturbed upland buffers of native vegetation adjacent to the Halifax River, the Tomoka River, and all of their associated tributaries and wetlands.

A minimum shoreline requirement shall be applied for all new development to protect wildlife and marine life habitat areas and the adjacent surface water quality. The minimum shoreline setbacks shall be as follows:

a. Tomoka River and the Little Tomoka River: A minimum of 120 feet from the mean high-water mark or 50 feet from the upland/wetland interface line, whichever is greater. The minimum setback may be reduced where a planned overlay district is approved for sites where a bluff of ten feet (10') above the mean high-water mark exists along the river.

b. Halifax River: A minimum of 30 feet from the mean high-water line or upland/wetland interface, or as stipulated by a specific zoning district rear yard setback contained in the Land Development Code, whichever is greater. The minimum setback may be reduced where a planned overlay district is approved for sites where a bluff of ten (10') feet above the mean high-water mark exists along the river.

c. Mosquito Control Ditches; Strickland, Dodson, and Thompson Creeks; and Misner's and Groover Branches: A minimum of 60 feet from the mean high-water mark or 50' from the upland/wetland interface line, whichever is greater.

d. For those waterways listed under "c" above, the shoreline and wetland setback may be adjusted downward on a case-by-case basis, to be no less than 30 feet from the mean high-water mark or no less than 25 feet from the upland/wetland interface, whichever is greater. A request for a reduction may be considered, provided that the associated wetland and upland buffer areas are predominantly herbaceous in nature, and the functioning values of the wetland and upland buffer areas are poor for such factors as wetland wildlife quality~~,~~ and quantity~~,~~; ~~and~~ sediment and turbidity control; and surface water runoff control. A determination to allow a reduction in the buffer width shall be based on a finding of conformance to all of the following criteria as conducted through the development review process:

   1. The developable portion of the property is less than 150 feet deep for existing lots of record, as of the date of adoption of the Comprehensive Plan.

   2. The proposed development shall be connected to a central water and sewer system.

   3. The proposed development shall not adversely impact the hydroperiod and other functioning values of the adjacent wetland as determined by review of a Wetlands Management Plan, which is required to be submitted under the Wetlands Protection Ordinance.

   4. The proposed development shall provide one-to-one mitigation for reduction in standard, by enhancing the functioning values of the on-site upland and wetland buffer areas.

POLICY 5.4.7.

The City shall maintain Land Development Code regulations consistent with the minimum standards for wetland protection as approved by Volusia County. These standards address the identification of wetlands, mitigation requirements to ensure that there is no net loss of wetlands within the City limits, and a minimum 25-foot-wide buffer upland and adjacent to wetlands requirements.

POLICY 5.4.8.

All new development shall submit to the City a description of all watercourses, water bodies and wetlands on or adjacent to the site or into which surface waters flow. Information regarding their water quality and the current water quality classification, if any, given them by the Florida Department of Environmental Regulation, the Army Corps of Engineers, the St. Johns River Water Management District, and the Florida Department of Environmental Protection shall be included.

POLICY 5.4.9.

No development shall be approved unless it satisfies the provisions of the City's Land Development Code and the ~~SJRWMD~~ St. Johns River Water Management District rules for Management and Storage of Surface Waters (MSSW), Chapter 40C-4, F.A.C.

POLICY 5.4.10.

The City will protect wetland systems through public acquisition or purchase of development rights, environmental conservation easements, cluster zoning, land banking and mitigation.

POLICY 5.4.11.

The City shall encourage the incorporation of isolated wetlands into stormwater management systems as detention facilities to avoid the filling and excavating of wetlands. Whenever isolated wetlands are used for stormwater detention, hydroperiods and stage elevations shall be designed to maintain the existing natural wetlands community, except where permitting agencies agree that the imposition of conditions which favor a different plant community is more desirable for the purpose of providing habitat, improving water quality or enhancing other wetland values. In order to maintain the long-term viability of isolated wetlands used for retention, stormwater shall be treated to meet the general water quality criteria of c.62, F.A.C., prior to its discharge in isolated wetlands.

POLICY 5.4.12.

The City shall continue to investigate methods to safely utilize wetlands to further treat treated wastewater as an alternative to discharging effluent into the surface waters of the City.

POLICY 5.4.13.

Any drainage that occurs adjacent to a wetland will be separated by an adequate buffer, liner or other means to avoid changes in the wetland's hydroperiod.

POLICY 5.4.14.

Biological monitoring activities, including shallow groundwater levels, shall be undertaken by the developer at various locations for the purpose of evaluating wetland biological productivity and condition.

POLICY 5.4.15.

The applicant shall take positive steps to correct or mitigate any unnecessary degradation of water or wetland quality caused by site development as determined by the St. Johns River Water Management District, the Florida Department of Environmental Protection, the Army Corps of Engineers, or the City.

POLICY 5.4.16.

Roadway designs in or near wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/ detention ponds for treatment prior to discharge into receiving water bodies.

POLICY 5.4.17.

On-site wastewater treatment systems shall not be allowed within 75 feet landward of the upland/wetland interface or the 100-year floodplain boundary or within 120 feet of the shoreline edge, whichever is more restrictive.

POLICY 5.4.18.

No wells shall be allowed to be constructed in wetlands.

POLICY 5.4.19.

Where artificially constructed lakes adjoin or are within 100 feet of a wetland, design elevations of such lakes will be controlled to maintain or recreate historic water levels and

hydroperiods of the adjacent or nearby wetland system. Under no circumstances shall the lakes be allowed to draw down the water table within 300 feet of a wetland.

POLICY 5.4.20.

The City shall prohibit construction projects utilizing any dewatering process from discharging into a designated wetlands area.

POLICY 5.4.21.

Limit the extensive utilization of fill material in uplands if its utilization results in extensive or significant wetland alteration.

POLICY 5.4.22.

Wetlands shall not be used as primary sediment traps during development. No grading, cutting or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and the wetlands.

POLICY 5.4.23.

The City shall prohibit direct discharge of stormwater into wetland areas.

POLICY 5.4.24.

The minimum distance between the edge of each stormwater retention/detention pond and adjacent wetlands shall be 300 feet, unless the St. Johns River Water Management District and/or the City accepts tests, calculations or other information furnished by the applicant through the permitting process which clearly demonstrates that deviation from the 300 feet distance would not degrade the wetlands in any way.

POLICY 5.4.25.

Although the use of wetlands for storing and purifying water is encouraged, care must be taken not to overload their capacity, thereby harming the wetlands and transitional vegetation. Wetlands should not be damaged by the construction of detention ponds.

POLICY 5.4.26.

Retention and detention ponds shall be used to retain and detain the increased and accelerated runoff which the development generates. Water shall be released from detention ponds into wetlands at a rate and in a manner approximating the natural flow which would have occurred before development.

POLICY 5.4.27.

Agricultural drainage ditches and mosquito control ditches that adversely affect the hydroperiod of natural wetland systems shall be prohibited.

POLICY 5.4.28.

Proposed activities which would destroy or degrade the function of wetlands shall not be permitted except where such activities are not contrary to the public interest and where there is no practical alternative which reduces or avoids impacts to wetlands. Unavoidable losses of viable wetlands should be mitigated through the demonstrably successful restoration, creation or (where no other alternative is feasible) preservation of wetlands.

POLICY 5.4.29.

The purpose of mitigation is to offset unavoidable environmental impacts. Mitigation plans should consider the function of existing natural resources and provide comparable functions after mitigation is completed. Mitigation plans should maximize the preservation of existing natural resources. The mitigation plans shall consider the following methods, in order of priority in which they should be utilized:

a. Avoiding the impact altogether by not taking a certain action or parts of an action;

b. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;

c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and

e. Compensating for the impact by replacing or providing substitute resources or environments through creation of new wetlands, enhancement of existing wetlands or re-establishment of wetlands or significant upland areas which are no longer functioning due to significant alteration in the past.

POLICY 5.4.30.

Where all or part of a wetland is destroyed or substantially altered by development, an acceptable mitigation plan shall include at least:

a. Compensatory wetland mitigation ratios shall be consistent with the ratio established for each wetland classification. Wetland-to-wetland compensation should be like kind replacement, i.e., saltwater system for saltwater system, freshwater for freshwater where practicable;

b. Specific design requirements based upon conditions of the site and the type of wetland to be treated or restored;

c. Periodic monitoring to remove exotic or nuisance vegetation;

d. Monitoring and replacement to assure a survival rate of 80% wetland vegetation for a minimum of three (3) years; and

e. An upland habitat as an adjacent buffer on mitigated sites.

POLICY 5.4.31.

An acceptable mitigation plan shall be reasonably and technically feasible. Mitigation through restoration of other degraded wetlands or preservation of significant upland areas is preferred over wetland creation.

POLICY 5.4.32.

Mitigation shall take place as follows (ranked in preference): (1) on site or (2) in close proximity and within the same drainage basin or (3) an approved mitigation bank.

POLICY 5.4.33.

A mitigation plan approved by a Federal, State, or regional agency shall be presumed to be acceptable provided, however, if no such mitigation plan is required by the approved permit from the Federal, State, or regional agency, then the local government may at its option adopt a mitigation plan in compliance with this section.

POLICY 5.4.34.

An applicant who carries out a compensatory mitigation plan shall at least grant to the City a conservation easement on the newly created or restored wetland and buffer or preserved significant upland area to protect it from future development. A legal mechanism which protects the area in perpetuity other than a conservation easement may be deemed appropriate on a case by case basis to carry out the purpose of the subsection.

POLICY 5.4.35.

The City shall utilize the Uniform Mitigation Assessment Method (UMAM), pursuant to Section 62-345, F.A.C., to determine the amount of mitigation needed to offset a wetland impact.

GOAL 6. FISH AND WILDLIFE

MAINTAIN, PROTECT, PRESERVE, OR INCREASE EXISTING NATIVE FISH AND WILDLIFE SPECIES IN TERMS OF OVERALL POPULATION AND DIVERSITY.

OBJECTIVE 6.1. CONSERVATION

The City and any development activity shall ensure that viable sized tracts of unique and significant natural habitat areas and wildlife corridors are preserved and protected with adequate buffers of native vegetation and an effective management plan in order to minimize the adverse effect of development or recreation activity on fish and wildlife. Fisheries, fishes, wildlife, and wildlife or marine life habitats shall be conserved, appropriately used, and protected, particularly those which are threatened, endangered, or of special concern.

POLICY 6.1.1.

The City shall maintain the provisions of the Land Development Code that incorporate 1) the creation of viable wildlife habitats and corridors and 2) the preservation of sustainable vegetative mosaics of significant native faunal and floral habitat and wildlife corridors into the development review process to ensure that natural habitat areas are protected to the maximum extent feasible on both site-specific and macro levels from the cumulative effects of growth and development.

POLICY 6.1.2.

If it is presumed that a designated species may be present on the basis of general characteristics, including the number and types of plant communities, the linear amount of "edge" such as the boundaries between woods and grasslands, the presence of water, and the presence of movement corridors between habitat areas, the City shall require applicants for development to assess the impact of development on designated species. Designated species shall include those classified, by either the Florida Game and Freshwater Fish Commission or the U.S. Fish and Wildlife Service, as endangered, threatened, or species of special concern, or those species actively being considered for designation. When estimating the impact of proposed development, the applicant may be required to conduct an inventory of existing wildlife and vegetation on the site.

POLICY 6.1.3.

No more than 20% of the habitat area for designated species may be disturbed, whether cleared, filled or otherwise altered. Any development which disturbs designated species habitat areas shall prepare a workable management plan for those affected species. Such management plan shall be reviewed and approved by the respective State agencies.

POLICY 6.1.4.

The City shall monitor and review development and recreation activities, in conjunction with other agencies, along the Tomoka River and its tributaries to identify the impacts that development and recreation have on fish and wildlife within the rivers' and creeks' riparian wildlife corridor.

POLICY 6.1.5.

In order to maintain the biological integrity of the riparian wildlife corridor associated with the Tomoka River and its tributaries, the City shall continue to ensure that the width of the corridor does not diminish below present levels by preserving all connected wetland areas and requiring upland and shoreline buffers.

POLICY 6.1.6.

The City shall coordinate with the St. John's River Water Management District (SJRWMD) to inventory and analyze the extent of wildlife and make recommendations to maintain or prevent the significant decline of wildlife diversity in ~~SJRWMD~~ the St. John's River Water Management District designated Riparian Habitat Protection Zones.

POLICY 6.1.7.

The City shall maintain in the development review process the review and consideration of the cumulative and macro level impacts upon native faunal and floral species, their habitats, and wildlife corridors.

POLICY 6.1.8.

The City shall cooperate with local, State, regional, and Federal agencies as needed to update inventory and analysis of the quantity and quality of existing aquatic and terrestrial habitat and movement corridors.

POLICY 6.1.9.

The City will cooperate with state agencies to implement the ~~enforce riparian wildlife corridor standards to prevent the diminishing of wildlife diversity beyond the baseline diversity similar to but not less than the six-hundred (600') foot St. John's River Water Management District (SJRWMD)~~ Tomoka River Riparian Habitat Protection Zone.

POLICY 6.1.10.

On a continuous basis, the City shall update its Land Development Code to incorporate the most recent information and to best ensure protection of sea turtles.

POLICY 6.1.11.

The City shall prohibit the release of balloons into the atmosphere, except for balloons associated with educational, scientific, or transportation purposes.

POLICY 6.1.12.

The City shall maintain standards, within the land development regulations for identification and preservation of floral and faunal habitats and wildlife corridors.

POLICY 6.1.13.

Site development related activities shall not result in the harming, pursuit, or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the State or Federal governments in contravention of applicable State or Federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon the project site, the developer shall cease all activities which might negatively affect that individual or population and immediately notify the Florida Game and Freshwater Fish Commission or the Florida Department of Environmental Protection, the United States Fish and Wildlife Service, and the City. Proper protection and habitat management, to the satisfaction of all agencies, shall be provided by the developer.

POLICY 6.1.14.

To minimize dependency on groundwater for irrigation and to prompt retention of wildlife habitat, native vegetation shall be utilized in landscaping to maximum extent practicable.

POLICY 6.1.15.

The City shall ensure that protected and designated environmental system corridors remain intact even after annexation.

POLICY 6.1.16.

If a habitat mitigation plan is required by an agency, the City shall ensure that the applicant provides for on-site direct supervision during the construction process and any post-construction modifications. Permit conditions of other agencies shall be submitted to the City and enforced.

~~POLICY 6.1.17.~~

~~The City shall encourage the Volusia Council of Governments to maintain a clearinghouse for environmental and natural resource studies and recommendations by both public and private organizations.~~

POLICY 6.1.1~~8~~7.

Marinas shall not be permitted in areas which are determined to be critical to the survival of the manatee. This includes the Tomoka River, Thompson Creek, Strickland Creek, and Dodson Creek. In addition, construction of new or the expansion of existing boat facilities in these areas shall be consistent with the Manatee Protection Plan for Volusia County ~~dated August 23, 2005 (adopted by Volusia County on September 8, 2005)~~ and the requirements of the City of Ormond Beach Land Development Code, whichever is more restrictive.

POLICY 6.1.1~~9~~8.

Where a site is found to be inhabited by a gopher tortoise population that meets or exceeds the Florida Game and Freshwater Fish Commission's threshold of "significant" gopher tortoise habitat or which comprises part of a gopher tortoise population that may, in the aggregate, meet or exceed this threshold, the property owner shall protect such habitat areas through the use of conservation easements, deed restrictions, or common open space areas. As an alternative, gopher tortoises may be relocated only in conformance with an approved gopher tortoise relocation plan.

POLICY 6.1.~~20~~19.

Any bridge or road crossings over water bodies and/or wetlands shall be designed and constructed to minimize the right-of-way width, minimize overstory removal, and provide adequate space under the span of road to accommodate large wildlife movement and shall not impede anticipated water flows.

POLICY 6.1.2~~1~~0.

Land development proposals shall be reviewed to protect the natural functions of ecologically viable wildlife, fisheries and marine habitats. Applicants for development shall prepare a suitable alternative management plan, as per Policy 6.1.2., when local, State, or Federally listed vegetative, wildlife and marine species occur within project boundaries.

POLICY 6.1.2~~2~~1.

The City shall maintain development review standards for projects which impact habitats of endangered and threatened species or species of special concern. The type and

occurrence of such habitats shall be as determined by the City, the County or the appropriate Federal ~~(USFWS)~~ and State ~~(FGWFC, FDEP, ECFRPC)~~ agencies. These review standards shall address at minimum:

a. Proper siting of development structures and infrastructure, including clustering of dwelling units or buildings away from such habitats;

b. Management plans which protect fish and wildlife designated as endangered, threatened or species of special concern;

c. Mitigation plans for such habitat which is unavoidably altered;

d. Restrictions on the use of such habitats to those which are found to be compatible with the requirements of wildlife species which are threatened, endangered, or of special concern.

~~POLICY 6.1.23.~~

~~The City shall establish management plans for specific endangered and otherwise designated species. At minimum, these plans shall:~~

~~a. Provide for the coordination of Federal, State, local, and private activities involving protection of the particular species;~~

~~b. Establish public education programs;~~

~~c. Provide for the minimization of activities which directly or indirectly adversely impact the particular species listed above; and~~

~~d. Establish standards for habitat protection, and/or relocation of species, where appropriate.~~

POLICY 6.1.2~~4~~ 2.

The City shall establish and maintain programs to reduce~~,~~ and eliminate, where possible, pollution activities which adversely impact endangered species, including illegal dumping of solid and hazardous waste, littering near open waterbodies, and the outdoor release of balloons.

POLICY 6.1.2~~5~~3.

Marine, brackish, and freshwater habitats necessary for the continued ecological stability of fisheries and water-depending wildlife shall be identified and protected through, at minimum, coordination with the Florida Game and Freshwater Fish Commission, Florida Department of Environmental Protection, and other governmental agencies as appropriate.

POLICY 6.1.2~~6~~4.

The City shall continue to ensure the protection of manatees by, at minimum: supporting the Tomoka River Manatee Sanctuary; supporting the regulation and enforcement of boat speeds; regulating safety and water sport activities; utilizing the boat facility siting plan in Phase II of the Manatee Protection Plan for Volusia County ~~dated August 23, 2005~~; monitoring and ensuring the proper maintenance of extensive signage denoting manatee habitat and associated boat speed zone; requiring mitigation through contributions to the Manatee Conservation Fund; and ensuring the distribution of educational materials about manatees and their protection at boat launch and marina facilities. All manatee protection measures shall be consistent with the Manatee Protection Plan for Volusia County. ~~dated August 23, 2005 (adopted by Volusia County on September 8, 2005).~~

POLICY 6.1.2~~7~~5.

Land use activities adjacent to the following areas:

- Open space/conservation areas and recreation/open space areas designated in the Future Land Use and Recreation/Open Space Elements;
- Tomoka Marsh Aquatic Preserve;
- Tomoka River Manatee Sanctuary;
- Tomoka River ~~OFW~~ Outstanding Florida Water;
- Tomoka State Park; and
- Wetlands,

shall be limited to non-intensive uses such as Environmental Systems Corridors, Agriculture, rural, or low density residential and residential, office, retail or neighborhood commercial. All proposed land use activities must ensure that such activities will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands and shall provide for the preservation and protection of such areas in accordance with the appropriate standards including, but not limited to, setback requirements, buffers, wetland and floodplain policies.

POLICY 6.1.2~~8~~6.

Planning and approval of development projects shall avoid adverse impacts to species listed as endangered, threatened or species of special concern to the greatest extent practicable. Where suitable habitat on a project site is utilized by a listed species, a management plan designed to minimize harm to the species and its habitat should be prepared by the developer and adherence to the plan made a condition of development approval. Management plans shall be reviewed and approved by the appropriate State

agency ~~(FGFWFC or FDEP)~~ and the U.S. Fish & Wildlife Service prior to their approval by the City.

POLICY 6.1.2~~9~~7.

The City shall support the protection of critical habitat for endangered and threatened species to the maximum extent feasible. "Critical habitat" shall include those habitat types, or specific geographical locations, which are designated as such by the appropriate State and Federal agencies. ~~USFWS, NMFS, FGFWFC, FDEP, FDACS, or the RPC.~~

GOAL 7. USES OF NATURAL RESOURCES

THE CITY SHALL PROVIDE FOR THE PROTECTION AND SENSITIVE USE OF NATURAL RESOURCES THROUGH DEVELOPMENT REGULATONS AND PUBLIC PROGRAMS.

OBJECTIVE 7.1. LAND ACQUISITION

The City shall support the acquisition of unique or environmentally significant properties for public conservation reservations and maintain its proposed level-of-service for passive parks.

POLICY 7.1.1.

Upon adoption of the Comprehensive Plan, the City shall require developments along the Tomoka River and its tributaries with individual properties of five acres or larger to include all wetlands in a conservation easement to the City. The easement shall not prohibit the construction of an elevated wooded catwalk to the waterway, provided the construction is done in the most environmentally sound manner. Developments, when property along a waterway or wetland is divided into tracts of less than 5 acres, shall put those wetlands in either public or semipublic (e.g., homeowner's association) control; properties with multiple riparian ownership of less than 5 acres which are under homeowner association control shall grant a conservation easement to the City. For lots of less than 5 acres, if part of a subdivision project, only one community dock shall be allowed.

POLICY 7.1.2.

On a continuous basis, the City shall consider acquisition of vacant lands abutting the Tomoka River, its tributaries, Dodson Creek, and the Halifax River.

POLICY 7.1.3.

The City shall, in coordination with local and State agencies, participate in a strategy to acquire environmentally sensitive lands.

OBJECTIVE 7.2. IMPACT ASSESSMENT

All development activities shall properly assess impacts on the environment and provide an effective mitigation plan as required.

POLICY 7.2.1.

The City shall require Environmental Assessment Reports for all planned unit developments, subdivisions, and other development that must comply with the special

requirements of the ~~residential s~~ Suburban Residential zoning district and that must prepare a water management plan in accordance with the provisions of the Land Development Code.

OBJECTIVE 7.3. SUSTAINABILITY

Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

POLICY 7.3.1.

Encourage the production and use of energy generated from renewable resources.

POLICY 7.3.~~3~~2.

The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

POLICY 7.3.4~~3~~.

Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).

POLICY 7.3.~~5~~4.

Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.

POLICY 7.3.~~6~~5.

Encourage site design techniques that restore natural “green infrastructure” (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.

GOAL 8. AIR QUALITY

MAINTAIN THE PRESENT HIGH LEVEL OF AIR QUALITY FOR HUMAN HEALTH, SAFETY, ~~AND~~ WELFARE, AND PROTECTION OF THE NATURAL ENVIRONMENT.

OBJECTIVE 8.1. STANDARDS

Prevent the degradation of the City's air quality below baseline standards.

POLICY 8.1.1.

No industrial or commercial business which emits air pollutants which would degrade the City's ambient air quality will be permitted unless it can be proven to the City that all available pollution control devices and practices will be installed as a part of the development upon occupancy.

POLICY 8.1.2.

The City shall encourage alternative modes of transportation by promoting the use of bicycles by building more bike lanes, bike paths, ~~and~~ bike racks, and requiring more improved pedestrian sidewalks.

~~POLICY 8.1.3.~~

~~The City shall support, by Resolution, an inspection program by the Police Department to identify vehicles which fail to meet pollution control standards as mandated by Florida Statutes.~~

POLICY 8.1.~~4~~3.

New facilities housing the young, the elderly or the handicapped shall be prohibited from locating near point air pollution sources and vice versa. Playgrounds and active recreation areas shall also be located a safe distance from these sources.

POLICY 8.1.~~5~~4.

Construction, excavation, and land clearing activities shall minimize the exposed ground surface area. Any area that is to be exposed for an extended time period shall be mulched or sodded.

POLICY 8.1.~~6~~5.

In the interest of safety and air quality control, residential development shall construct a system of bikeways or provide for bicycles in the construction of the internal roadway system which will provide bicycle travel between:

a. Homes and schools

b. Homes and employment centers

c. Homes and neighborhood commercial centers.

POLICY 8.1.~~7~~6.

External bicycle systems which provide for bicycle traffic to adjacent residential, employment, and educational centers shall be connected by development and the provision for facilitating the movement of bicycle traffic to nearby external residential, employment and educational centers shall be considered during the site plan review process.

POLICY 8.1.~~8~~7.

Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities.

POLICY 8.1.~~9~~8.

The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.

POLICY 8.1.~~10~~9.

The City shall enforce Section 104.1.10 of the currently adopted Florida Building Code in regard to asbestos removal during demolition or construction activities.

OBJECTIVE 8.2. SITE PLAN REVIEW

~~The City shall review through the site plan review process the change in levels of air pollutants considered hazardous to health or damaging to property (including but not limited to carbon monoxide, sulfur oxides, hydrocarbons, particulates, nitrogen oxides, photochemical oxides); the effective or visual aesthetics, in terms of opacity and shade of emitted smoke plumes.~~ Should the City determine the need for the review of the impacts to the air quality, the developer shall pay for the services of a 3rd party consultant to review the project for change in levels of air pollutants, considered hazardous to health or damaging to

property. The City shall coordinate with the Florida Department of Environmental Protection as the regulatory body for -air permits.

POLICY 8.2.1.

The City shall require all industrial and certain commercial development and residential development to prepare an Environmental Assessment Report to analyze and estimate the net change in levels and distribution of pollution caused by the development activity.

POLICY 8.2.2.

The shade and opacity of smoke emitted from developments can be quickly determined by a trained inspector making comparisons with a Ringelmann Chart, which is simply a set of illustrations of different densities.

POLICY 8.2.3.

Development activity which creates an odor on the scale of 2, 3, or 4 shall be located at sufficient distances from residential neighborhoods to reduce the odor to, at minimum, a level of 1.

The intensity of odors can most simply be determined by using a zero-to-four scale, as follows:

0 No sensation of odor.

1 Just detectable odor (the threshold dilution).

2 Distinct and definite odor whose unpleasant characteristics are revealed or foreshadowed (the recognition threshold).

3 Odor strong enough to cause a person to attempt to avoid it completely.

4 Odor so strong as to be overpowering and intolerable for any length of time.

POLICY 8.2.4.

~~Air modeling shall be accomplished using guidelines adopted by the FDEP or, if none are adopted, using a methodology agreed upon by the City, Volusia County, and FDEP. If the air modeling specified above results in any predictions of one hour or eight hour CO concentrations at or above the Federal and State standards, then ambient air monitoring for CO will be conducted at an appropriate locations(s) determined by the City of Ormond Beach, Volusia County, FDEP and the East Central Florida Regional Planning Council. This monitoring will meet all applicable State and Federal standards for CO monitoring including season, location, duration, instrumentation, quality control and quality assurance.~~ Should the City determine the need for the applicant to provide the air modeling using the guidelines adopted by the Florida Department of Environmental Protection, the applicant

shall pay for the services of a 3rd party consultant to review and provide comments in accordance with State and Federal standards.

POLICY 8.2.5.

Should the air monitoring specified above indicate that a violation of Florida Ambient Air Quality (FAAQ) standards has occurred, and the modeling indicates that ten (10%) percent or more of the CO is attributable to project traffic, then the applicant shall pursue one or any combination of the following until modeling indicates that the FAAQ's will be achieved:

a. Not commence the next development or monitoring phase;

b. Participate in cost-sharing of roadway improvements;

c. Implement an active Transportation System Management program.

GOAL 9. MINING AND MINERALS

MINING EXTRACTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES IMPACT ON THE ENVIRONMENT AND SURROUNDING LAND USES.

OBJECTIVE 9.1. SAFETY STANDARDS

Mineral extraction activities shall be accomplished in a manner consistent with applicable aesthetic, engineering, environmental, health, noise, recreation, and safety standards.

POLICY 9.1.1.

The City shall maintain the provisions of the Land Development Code concerning effective mineral extraction to achieve an aesthetically pleasing landscape compatible with adjacent land uses. Native vegetative buffers shall be used to minimize soil erosion. Buffers shall also be established between the mining activity and adjacent existing and planned future land uses.

POLICY 9.1.2.

On a continuous basis, the City shall coordinate with local governments, the ~~FDEP~~ Florida Department of Environmental Protection and ~~SJRWMD~~ the St. Johns River Water Management District to ensure that the mined areas are reclaimed in accordance with current law and permit conditions.

POLICY 9.1.3.

If a mine requires "dewatering," the discharge shall occur from one cell of the project site to another cell. Off-site discharge shall be prohibited.

OBJECTIVE 9.2. HISTORICAL SITES

Mineral extraction activities shall "respect" paleontological, archaeological, and historical sites.

POLICY 9.2.1.

The City shall initiate cooperative efforts with other government agencies and private organizations to identify and evaluate existing or potential extraction sites that are likely to contain significant paleontological, archaeological or historical resources.

POLICY 9.2.2.

Any excavation or mining activity which uncovers or appears to be disturbing archaeological or paleontological resources shall be held in abeyance until a preliminary

assessment can determine the probability of significant archaeological or paleontological assets.

POLICY 9.2.3.

The City shall maintain the regulations in the Land Development Code that regulate the process for dealing with potential archaeological or paleontological resources. This shall include cooperation with the Museum of Arts and Sciences, the ~~Volusia~~ Central Florida Anthropological Society, and the ~~State Bureau~~ Florida Division of Historical Resources.

OBJECTIVE 9.3. COMMUNITY BENEFIT

Mineral extraction activities will generate a net benefit to the community.

POLICY 9.3.1.

The City shall require developers or owners to provide restoration plans for new or currently active borrow pits, so that once the material extraction has been completed, the former pits will continue to benefit the overall community.

POLICY 9.3.2.

The City ~~shall~~ may require dry hydrants be installed at appropriate sites adjacent to strategically located borrow pits, to ensure an adequate fire protection capacity.

POLICY 9.3.3.

Mining operators shall ~~demonstrate financial responsibility~~ be responsible to pay for necessary corrective actions or repairs to roadways, buildings, other structures, groundwater, or surface water and to reclaim the site to prescribed specifications upon completion of mineral extraction activities.

OBJECTIVE 9.4. RESOURCE PROTECTION

Mining activities shall not adversely affect the quality of air, groundwater and surface water and land and wildlife.

POLICY 9.4.1.

Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

POLICY 9.4.2.

The City shall require that a geophysical log series (from wells or other acceptable means) be prepared for the proposed site to assess the hydrogeologic character of the site.

POLICY 9.4.3.

Mineral and sand extraction activities shall not remove or disturb any impervious layer (e.g., clay) that naturally segregates the surficial aquifer from the Floridan Aquifer.

POLICY 9.4.4.

Once extraction ceases, appropriate usage limits regarding septic and stormwater systems are to be implemented to ensure protection of surface water, groundwater and the Volusia-Floridan Sole Source Aquifer.

POLICY 9.4.5.

Formerly mined areas may not be incorporated into a stormwater retention or detention system until an engineering, hydrologic, or hydrogeologic determination has been made showing an adequate confining layer, segregating water in the pit from the Volusia-Floridan Sole Source Aquifer.

GOAL 10. HAZARDOUS WASTES

THE CITY SHALL ENSURE THAT THE GENERATION, USE, STORAGE, TRANSPORTATION, AND COLLECTION OF HAZARDOUS OR TOXIC CHEMICALS, MATERIALS, OR SUBSTANCES WITHIN THE CITY SHALL CONSTITUTE NO SIGNIFICANT THREAT TO THE GENERAL HEALTH, SAFETY, AND WELFARE.

OBJECTIVE 10.1. ~~SARA TITLE III COMPLIANCE~~ HAZARDOUS WASTE COORDINATION

~~The City shall ensure compliance with SARA Title III provisions and shall ensure the proper management of hazardous materials to protect the public health, safety, and welfare and to protect natural resources.~~ The City shall coordinate with Volusia County's hazardous waste management program in accordance with Volusia County's Comprehensive Plan.

POLICY 10.1.1.

~~The City shall continue to identify all industries and businesses within its boundaries which generate, use, or store hazardous or toxic chemicals, materials, or wastes.~~
The City shall cooperate with the implementation of the Volusia County hazardous waste management program.

POLICY 10.1.2.

~~The Fire Department shall maintain the information from Policy 10.1.1 (above) in its computer database.~~
The City shall publicize through various communication platforms to advertise the locations where Volusia County will accept household and small business hazardous waste as part of their collection program.

~~POLICY 10.1.3.~~

~~The City shall continue a public information campaign oriented to industries, businesses, and homes to educate people about safe use and disposal of hazardous or toxic substances.~~

~~POLICY 10.1.4.~~

~~The City, in conjunction with the Central Florida Local Emergency Planning Committee (LEPC) shall regulate and manage hazardous waste to protect the public health, safety and welfare and to protect natural resources as per the standards and guidelines established under Goal 3.2 in the Utilities Element.~~

OBJECTIVE 10.2. EMERGENCY PREPARDENESS

The City shall be fully prepared for a hazardous or toxic accident or incident, with up-to-date plans, training, and equipment.

POLICY 10.2.1.

On a continuous basis, the appropriate personnel shall be kept abreast of the appropriate accident/incident response training.

POLICY 10.2.2.

On a continuous basis, up to date monitoring and accident/incident response equipment shall be maintained in quantities specified by Federal or State guidelines.

POLICY 10.2.3.

The City shall update its Hazardous Materials Response Plan on a continuous basis.

POLICY 10.2.4.

The City shall attempt to recover from any potentially liable third party any cost that it incurs from any hazardous or toxic accident/incident.

GOAL 11. SOIL AND EROSION

THE CITY SHALL ENSURE THE APPROPRIATE CONSERVATION AND USE OF SOIL RESOURCES.

OBJECTIVE 11.1. DEVELOPMENT

Incorporate the inherent limitation of existing soils in land planning and development~~,~~ and minimize impacts, which result in soil erosion.

POLICY 11.1.1.

Prior to any land disturbance associated with land development activities, except in previously approved subdivisions, the applicant shall indicate on a site plan those areas of highly erodible soils, as defined by the U.S. Department of Agriculture Soil Conservation Service, and avoid and minimize disturbance to those areas to the maximum extent feasible.

POLICY 11.1.2.

Building and other construction in soils which are determined to be hydric in character, as defined by the U.S. Department of Agriculture Soil Conservation Service ~~USDASCS~~ and the Florida Department of Agriculture, shall be prohibited except to accommodate an overriding public interest and except as allowed within the wetland regulations.

POLICY 11.1.3.

The City shall require excavation sites to be designed and executed to resemble and function as natural systems.

POLICY 11.1.4.

Residential site design shall be based on data contained in the U.S. Soil Conservation Service's soils report, unless a detailed soils analysis is undertaken and accepted by the City and the U.S. Department of Agriculture Soil Conservation Service ~~USDASCS~~ regional field or State soil scientist.

POLICY 11.1.5.

The applicant of proposed development activities shall be responsible for implementing measures prior to and during construction activities on the project site to ensure that sedimentation and/or erosion problems are not created in receiving wetlands or other water-bodies.

POLICY 11.1.6.

Septic tanks shall not be located in areas designated by the U.S. Soil Conservation Service as having severe or moderate limitations for septic tank development.

POLICY 11.1.7.

In connection with development, all swales, slopes of retention, and detention areas shall be sodded or vegetated to help prevent erosion and facilitate efficient maintenance.

GOAL 12. LOW IMPACT DEVELOPMENT

FOR NEW DEVELOPMENT AND REDEVELOPMENT, APPLY BETTER SITE DESIGN AND LOW IMPACT DEVELOPMENT (LID) TECHNIQUES, AND PURSUE COMMITMENTS TO REDUCE STORMWATER RUNOFF VOLUMES AND PEAK FLOWS, TO INCREASE GROUNDWATER RECHARGE, AND TO INCREASE PRESERVATION OF UNDISTURBED AREAS.

OBJECTIVE 12.1. LAND DEVELOPMENT CODE ~~AMENDMENTS~~ REGULATIONS

~~By 2010t~~ The City shall maintain ~~amend~~ the Land Development Code regulations for ~~to implement~~ Low Impact Development techniques.

POLICY 12.1.1.

Integrate into the Land Development Code (LDC) the source control concept which places a greater importance on managing smaller, cost-effective landscape features located on each lot rather than through costly pipe and pond stormwater management design.

POLICY 12.1.2.

Maintain or improve infiltration, frequency and volume of discharges, and groundwater recharge by placing greater emphasis on reducing impervious surfaces, functional grading, open channel sections, and the increased use of bioretention/filtration landscaped areas.

POLICY 12.1.3.

Integrate alternative stormwater management practices such as on-lot micro-storage, functional landscaping, open drainage swales, reduced imperviousness, flatter grades, increased runoff travel time, and depression storage into a multifunctional site design.

POLICY 12.1.4.

Reduce the use of centralized ~~b~~ Best ~~m~~ Management ~~p~~ Practices (BMPs) such as storm water ponds through the use of Integrated Management Practices (IMPs) which are distributed in small portion of a lot or parcel and near the source of impacts.

POLICY 12.1.5.

~~Amend~~ Maintain the Low Impact Development Design Manual, Land Development Code, ~~LDC~~ and Construction Details to permit Low Impact Development ~~LID~~ designs that can significantly reduce development costs through smart site design by:

- Reducing impervious surfaces (roadways), curb~~,~~ and gutters;

- Decreasing the use of storm drain piping, inlet structures, and
- Eliminating or decreasing the size of large stormwater ponds.

NEW PAGE ADDED

COASTAL MANAGEMENT ELEMENT









~~COASTAL MANAGEMENT ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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DEFINITIONS

COASTAL HIGH HAZARD AREA (CHHA): THAT PORTION OF THE CITY WITHIN THE "THREAT 'A' EVACUATION ZONE" (CATEGORY 1 AND 2 STORMS), AS IDENTIFIED IN FIGURE 1.

COASTAL PLANNING AREA: CRITERIA FOR DETERMINING THE BOUNDARIES OF THE COASTAL AREA; WITHIN THE JURISDICTION OF THE CITY OF ORMOND BEACH ARE LISTED IN CHAPTER 9J-5, FLORIDA ADMINISTRATIVE CODE (F.A.C.) RULE 9J-5 STATES THAT THE COASTAL AREA MAY BE AN AREA OF THE LOCAL GOVERNMENT'S CHOOSING; HOWEVER, THIS AREA MUST ENCOMPASS WATER AND SUBMERGED LANDS OF OCEANIC WATER BODIES OR ESTUARINE WATER BODIES; SHORELINES ADJACENT TO OCEANIC WATERS OR ESTUARIES; COASTAL BARRIERS; LIVING MARINE RESOURCES; MARINE WETLANDS; WATER-DEPENDENT FACILITIES OR WATER-RELATED FACILITIES ON OCEANIC OR ESTUARINE WATERS; OR PUBLIC ACCESS FACILITIES TO OCEANIC BEACHES OR ESTUARINE SHORELINES; AND ALL LANDS ADJACENT TO SUCH OCCURRENCES WHERE DEVELOPMENT ACTIVITIES WOULD IMPACT THE INTEGRITY OR QUALITY OF THE ABOVE. FIGURE 2 DISPLAYS THE COASTAL AREA OF THE CITY.

HURRICANE VULNERABILITY ZONE: THAT PORTION OF THE CITY WITHIN THE "THREAT 'B' EVACUATION ZONE" (CATEGORY 3 TO 5 STORMS) SURGE, AS IDENTIFIED IN FIGURE 1.

GOAL 1. LAND USE

GROWTH AND LAND USE SHALL BE MANAGED AND BE CONSISTENT WITH, OR MORE STRINGENT THAN FLOOD-RESISTANT CONSTRICTION SET FORTH IN 44 CODE OF FEDERAL REGULATIONS PART 59 AND 60; AND DEVELOPMENT ACTIVITIES SHALL BE RESTRICTED TO CONSERVE, PROTECT, AND RESTORE COASTAL RESOURCES.

OBJECTIVE 1.1. COMPATIBLE LAND USE

The City shall ensure that adjacent land uses are developed in a manner that minimizes flood damage and environmental conflict and maximizes compatibility, as implemented by Chapters 2 and 3 of the Land Development Code.

POLICY 1.1.1.

The City shall continue to utilize the citywide architectural standards for the A1A corridor south of Granada Boulevard to ensure compatibility ~~to~~ with architectural design.

POLICY 1.1.2.

The intrusion or impact of commercial or industrial uses on residential areas shall be avoided and in cases where they are adjoining land uses, then sufficient and aesthetically pleasing screening or buffering and other measures shall be provided to mitigate against such impacts, including flooding, noise, glare, and traffic congestion, as implemented by Chapter 3, Article V of the Land Development Code.

POLICY 1.1.3.

The City shall closely monitor development on the barrier island, in the Coastal Planning Areas, and in the unincorporated area north of the City Limits to ensure that development does not lower level-of-service standards for traffic, potable water and sanitary sewer, public access, and hurricane evacuation below acceptable levels.

POLICY 1.1.4.

Historical, civic, cultural, recreational, economic, and residential land uses in the Central Business District area shall be developed in compatibility with the Coastal Planning Areas and each other so that visual and functional continuity is achieved.

OBJECTIVE 1.2. SHORELINE LAND USE

Proposed shoreline land development shall be evaluated ~~on the basis of~~ based on the type of land use proposed, compatibility to adjacent land uses, ~~and~~ impact on water quality, coastal

resources, public access, public infrastructure, ~~and~~ hurricane evacuation times, and impacts from sea level rise as implemented by Chapters 2 and 3 of the Land Development Code.

POLICY 1.2.1.

The following general shoreline land use priorities are established as guidelines for the review of applications for zoning, plan amendments, or development orders:

a. Water dependent environmentally sensitive uses such as the maintenance and protection of fish and wildlife production through the preservation of marine wetlands;

b. Water dependent uses such as water dependent recreation and urban residential uses, with development set back a distance from the river, creek, or dune, to minimize flood hazards, clearance of vegetation and surface water degradation; consistent with other Sections of this Element and of the Conservation Element;

c. The floodplain manager/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the City Floodplain Management and Protection Section of the code; and consistent with other Sections of the code.

d. Of lowest priority are those uses which are non-water dependent, non-water enhanced and which would result in an irretrievable commitment of coastal resources. Land uses which require channel modifications, dredging and filling, and point source pollution discharges should be prohibited.

Atlantic Ocean Shoreline Land Use:

POLICY 1.2.2.

The shoreline along the Atlantic Ocean, south of Granada Boulevard, shall be designated predominantly for water enhanced tourist/commercial land uses, except for those contiguous areas of existing, unique single-family development as defined by Policy ~~1~~2.2.5~~4~~4, Future Land Use Element.

POLICY 1.2.3.

The shoreline along the Atlantic Ocean, north of Granada Boulevard, shall remain single-family residential, except for the existing multi-family, hotel/motel, and timeshare resorts.

POLICY 1.2.4.

The City will exercise the full extent of its jurisdictional authority to respect, protect and preserve the private property rights, inclusive of littoral rights, of the owners of those lands

lying westerly of the mean high water line, subject only to those public recreational uses of the sandy area seaward of and adjacent to the mean high tide as have been ancient, reasonable, without interruption, and free from dispute.

Halifax River Shoreline Land Use:

POLICY 1.2.5.

The shoreline land uses along the Halifax River shall remain single-family residential except for passive parks that provide public access to the waterway.

Tomoka River and Tributaries Shoreline Land Use:

POLICY 1.2.6.

The shoreline land uses of the Tomoka River and its tributaries shall be single-family residential or multi-family residential when part of a ~~PRD~~ Planned Residential Development submittal that provides for maximum protection of tributaries.

POLICY 1.2.7.

The City shall continue to make efforts to acquire by fee simple interest or less than fee simple interest, wetlands associated with the Tomoka River and its tributaries.

POLICY 1.2.8.

Land development on the Tomoka River shall protect the natural wetland vegetation and associated upland buffers consistent with the Conservation Element and Chapter 3, Article II of the Land Development Code.

OBJECTIVE 1.3. REDEVELOPMENT

The City shall encourage redevelopment that results in more resilient, compact, and efficient development patterns and shall discourage redevelopment of stable neighborhoods.

POLICY 1.3.1.

Redevelopment shall be compatible with adjacent historic and archaeological resources.

POLICY 1.3.2.

When redevelopment is proposed, a number of concerns shall be addressed by the applicant regarding phasing, parking, ~~drainage~~ stormwater management, landscaping~~,~~ and landscape maintenance, improvement and maintenance of common recreational areas, and effects on the traffic circulation network, including hurricane evacuation times impacts on natural resources. Phased improvements including ~~drainage~~ stormwater maintenance, parking,

landscaping, and Homeowners' Association facilities (if appropriate) shall be correlated with the issuance of building permits, lot sales, and Certificates of Occupancy.

~~POLICY 1.3.3.~~

~~Consideration shall be given to public access to the beach or waterways so a redevelopment proposal to convert single-family to a high-density project will require access easements to be granted.~~

~~POLICY 1.3.4.~~ POLICY 1.3.3.

Redevelopment within the Downtown shall be consistent with and further the Downtown Community Redevelopment Agency Master Plan Update prepared by ~~Glatting Jackson~~ GAI Consultants, adopted ~~September 19, 2007.~~ October 1, 2019.

OBJECTIVE 1.4. ECONOMIC STABILITY

The City shall structure an economic base capable of providing maximum employment opportunities and income to the City's residents.

POLICY 1.4.1.

A business climate shall be maintained, which provides opportunities for the growth and expansion of new and existing businesses to provide quality employment for the City's residents without degrading the environment, quality of life, or ability of the City to provide public services and facilities.

POLICY 1.4.2.

The City shall continually recognize problems of the economic growth areas and act as a conduit between public and private resources to provide incentives and supports that generate new private investments.

OBJECTIVE 1.5. LAND DEVELOPMENT REGULATIONS

The City shall continue to administer and review land use regulations that provide for the location, extent and distribution of land uses consistent with the protection of coastal resources and the preservation of fiscal stability. The land development regulations shall ensure that the provision of roads, potable water, sanitary sewer, ~~drainage~~ stormwater management, parks and recreation, ~~and~~ solid waste facilities and services, or any other facilities required to maintain the adopted Level-of-Service standards, shall be consistent and planned with the level of development proposed in the Future Land Use Element.

POLICY 1.5.1.

The fiscal impact of new growth and development shall be minimized by the use of various fiscal management and assessment techniques, including level-of-service standards, special assessment districts, development exactions, ~~and~~ impact fees, cost-benefit analysis, feasibility, determination of applicability to City policies, and short-term versus long-term benefits in order to ~~attempt to get new growth and development to pay for itself.~~ prioritize infrastructure project expenditures of public services.

POLICY 1.5.2.

Land uses which have significant adverse impact on coastal resources to the point where they would cease to be viable as a result of the proposed land use shall be ~~appropriately~~ regulated through the appropriate local, state and federal agencies.

POLICY 1.5.3.

A variety of tools and techniques will be maintained in the Land Development Code in order to effectively manage growth. The City shall maintain within the Land Development Code procedures and standards for public protection and acquisition of land, public improvements, environmental controls, floodplain management, zoning techniques, subdivision techniques, tax and fee systems, and controls on the land.

POLICY 1.5.4.

Designated natural resource areas, significant environmental or ecological features, critical wildlife habitat, environmental system corridors or conservation areas shall be protected through a variety of mechanisms including buffer zones, restoration, limiting density and intensity, conservation easements, acquisition, ~~density transfers, transfer of development rights (TDRs)~~, purchase of development rights, or land exchanges.

POLICY 1.5.5.

The priority for new development shall be in areas of urban infill in order to contain sprawl, use existing developable lands, maximize the provision of urban services and facilities and protect remaining coastal habitat and marine resources.

POLICY 1.5.6.

The City shall continue to designate a proportion of its public water capacity to the unincorporated North Peninsula area consistent with the interlocal agreement with the County.

POLICY 1.5.7.

The specific and cumulative impacts of development or redevelopment upon flooding, water quantity, wildlife habitat, and living marine resources shall be limited in accordance

with the policies set forth by the Future Land Use Element, Conservation Element, Utilities Element, and the Coastal Management Element.

POLICY 1.5.8.

The City shall continue to direct growth away from the ~~CHHA~~ Coastal High Hazard Area by utilizing land use controls, acquisition techniques, and other methods as deemed appropriate.

OBJECTIVE 1.6. PERFORMANCE STANDARDS FOR DEVELOPMENT

New development activity shall abide by standards established for determining appropriate densities, intensities, buffer zones, resource protection and location for development proposed in and adjacent to aquatic and natural preserves, wildlife refuges, and environmental system corridors, natural wetland systems, floodplains, shorelines, and critical habitat areas, in order to protect the natural character, scenic values and public benefit of these areas.

POLICY 1.6.1.

The City shall continue to evaluate zoning to identify, review, and prepare recommendations for lands zoned for development which are inconsistent or incompatible with the protection or conservation of coastal resources, or may exacerbate flooding.

POLICY 1.6.2.

The City shall continue to utilize innovative and alternative zoning districts or techniques to protect coastal resources. Such techniques could include overlay districts, floating zones, bonus ordinances, performance standards, quality development programs, ~~Transferable Development Rights~~, or other incentive-based methods.

POLICY 1.6.3.

The City's Stormwater Master Plan shall contain a database and information system on land use, other studies or evaluation tools, and acreage by watershed within the City limits. This should be coordinated with the County and other adjacent coastal municipalities to annually update this data.

POLICY 1.6.4.

The City shall ~~annually~~ prepare a monitoring and status report, by June 1, 2027, for distribution to the public and ~~elected officials~~ the City Commission. The Report shall contain the results of changes that have occurred in land use, other studies or evaluation tools, and development within each watershed.

POLICY 1.6.5.

The City shall cooperate and coordinate with adjacent local governments, State agencies, and special districts in developing consistent standards, criteria and land development regulations for protection of coastal resources. This may include the evaluation of data and findings regarding sea level rise, erosion, and updated planning guidelines or best management practices for flooding.

POLICY 1.6.6.

The first priority for providing new slips is for the expansion of existing marinas, then to new areas for marinas meeting specific siting criteria.

POLICY 1.6.7.

The City shall maintain as part of the Land Development Code and apply standards for marina siting or expansion ~~to include the following criteria~~ with priority given to expansion of existing marinas.

POLICY 1.6.8.

Docking facilities shall only be approved which require a minimal or no dredging and/or filling to provide access by canal, channel, or road. This restriction shall also apply to widening and/or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference shall be given to marina sites with natural channels. In the event that dredging is required, the mooring areas and the navigation access channels shall not be dredged to depths greater than those necessary to prevent prop dredging. Any required dredging shall utilize appropriate construction techniques and materials to comply with State water quality standards (e.g., turbidity screens, hydraulic dredges, properly sized and isolated spoil deposition area to control spoil dewatering).

POLICY 1.6.9.

In reviewing applications for new or expanded docking facilities, ways to improve, mitigate, or restore adverse environmental impacts caused by previous activities shall be explored. This may include green stormwater infrastructure (GSI) or low impact development (LID), shallowing dredged areas, restoring wetland or submerged vegetation, or marking navigational channels. Such mitigation or restoration may be required as a condition of approval for new, renewed, or expanded facilities.

OBJECTIVE 1.7. FLOOD RISK

The City shall eliminate inappropriate and unsafe development and mitigate the flood risk to existing and future development in the coastal areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff and sea level rise when opportunities arise.

POLICY 1.7.1.

The City shall continue to include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk which results from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. The utilization of innovative analysis techniques such as vulnerability assessments, tidal flood and storm surge inundation information, and other related studies shall be used to help identify: Adaptation Action Areas; public facilities and infrastructure at risk from sea level rise and related impacts; and areas where increased building standards and setbacks should be implemented to protect structures for the duration of their expected life.

POLICY 1.7.2.

The City shall continue to evaluate data and utilize innovative best practices findings to reduce ~~the~~ flood risk in coastal areas which results from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise including but not limited to the use of best available data and analysis from historical floods, and studies or modeling to update planning and evaluation tools. If a buildable lot within the floodplain is proposed to be developed, the City will encourage improvements in the least hazardous flood zone on the property requiring cumulative substantial improvement.

POLICY 1.7.3.

The City shall continue to identify site development techniques and best management practices, including Green Stormwater Infrastructure (GSI) or Low Impact Development (LID) that may reduce losses due to flooding and claims made under flood insurance policies issued in the state.

POLICY 1.7.4.

The City shall continue to require development and redevelopment to be consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 ~~C.F.R.~~ Code of Federal Regulations, Part 60, as amended. The Land Development Code should: implement building standards that address future conditions; and limit (re)development to minor and non-habitable structures seaward of the state Coastal Construction Control Line as defined by and consistent with applicable state statutes.

POLICY 1.7.5.

The City shall continue to require that any construction activities seaward of the ~~c~~Coastal ~~c~~Construction ~~c~~Control ~~l~~Lines established pursuant to Section 161.053 be consistent with chapter 161, as amended.

POLICY 1.7.6.

The City shall continue to participate in and comply with the National Flood Insurance Program (NFIP) regulations~~.~~; maintain an inventory of repetitive loss areas; and utilize the Land Development Code and Stormwater Master Plan to address mitigation strategies.

POLICY 1.7.7.

The City shall continue to participate in the Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to achieve flood insurance premium discounts for residents through education and increased awareness about all types of flood risks and mitigation strategies through the National Flood Insurance Program.

POLICY 1.7.8.

To mitigate the impacts of flooding in development and redevelopment, the City shall consider, when an opportunity arises, cooperating with strategic partners to obtain funding to purchase, for recreational and open space use, "repetitive loss properties" most vulnerable to storm surge and repetitive flooding.

POLICY 1.7.9.

The City may consider the acquisition of severe repetitive loss properties to be used for public open space as property owner interest and procurement opportunities arise, such as through the use of grants.

GOAL 2. NATURAL RESOURCES AND LIVING MARINE RESOURCES

THE CITY SHALL CONSERVE, PROTECT, AND RESTORE NATURAL SYSTEMS. DEVELOPMENT ACTIVITES SHALL PROTECT AND PRESERVE WHERE PRACTICAL AND DESIRABLE THE ECOLOGICAL, AESTHETIC, AND ECONOMIC VALUE OF NATURAL RESOURCES.

OBJECTIVE 2.1. TOMOKA RIVER AND ITS TRIBUTARIES

The Tomoka River, its tributaries, and associated natural systems shall be protected to maintain and enhance the aesthetic, recreational, and natural values of the river corridor system.

POLICY 2.1.1.

The Tomoka River and its tributaries are designated a Manatee Sanctuary to ensure that the ~~endangered~~ threatened manatee is protected from any adverse impacts from recreation uses and adjacent land uses.

POLICY 2.1.2.

The City shall continue to assist in the implementation of the Tomoka River Aquatic Preserve Management Plan.

POLICY 2.1.3.

In the interest of protecting the manatees and the shoreline against erosion and protecting the public health, safety, and welfare, the City shall maintain the following restrictions on motorboats and personal watercraft for the Tomoka River and its tributaries:

a. No motor speed zone year-round in Thompson's Creek, and the Little Tomoka River (west of Tymber Creek Road).

b. Idle speed zone year-round in:

   1. Strickland Creek; and
   2. Dodson Creek; and
   3. all mosquito-control ditches intersecting the Tomoka River;
   4. Tomoka River
      (a) from I-95 south; and
      (b) from US 1 to the north boundary of Tomoka Estates;

c. Slow speed zone year-round in the Tomoka River from the north boundary of Tomoka Estates to the southern boundary of Tomoka State Park;

d. Caution zone year-round in the Tomoka River from US 1 to I-95 provided that:

   1. the maximum speed around that large island located approximately half-way between I-95 and US 1 is limited to 25 mph, with one-way boat traffic around the island; and

   2. the maximum speed in the remainder of the aforedescribed caution speed zone is limited to 30 mph.

POLICY 2.1.4.

Mosquito control practices that require habitat modification or manipulation shall be avoided unless there is no reasonable alternative and failure to conduct such practices would result in a threat to public health. The following criteria shall apply in the implementation of this Policy:

a. To the maximum extent possible, existing privately owned mosquito control impoundments shall be managed for both pest control and fisheries habitat.

b. Impounding as a management practice should be a technique of last resort and only initiated after a thorough and exhaustive search has been made of alternative courses of action.

c. This does not preclude habitat modification which may be necessary for the reintroduction of existing impoundments into the estuarine system.

POLICY 2.1.5.

The City shall not allow rotary ditching of spoil islands unless it is demonstrated to not adversely affect the water quality of the surrounding surface waters.

~~POLICY 2.1.6.~~

~~The City shall continue to encourage the State to acquire the property known as the Rivers Site and incorporate it into the Tomoka State Park.~~

~~POLICY 2.1.7.~~

~~The City shall continue to prohibit personal watercraft in the Tomoka River and its tributaries in coordination with Volusia County and the Department of Environmental Protection.~~

~~POLICY 2.1.8.~~ POLICY 2.1.6.

The City shall continue a program that establishes baseline water quality data and monitors water quality changes over time for the surface waters of the City as part of permit approvals.

~~POLICY 2.1.9.~~ POLICY 2.1.7.

The City shall promote and encourage low-impact recreational usage of the Tomoka River, such as canoeing, small outboard motorboats, fishing and nature observation that is compatible with the Manatee Sanctuary objectives.

~~POLICY 2.1.10.~~ POLICY 2.1.8.

The City, in cooperation with the Florida Department of Environmental Protection, Volusia County and the Tomoka State Park, shall monitor boating and personal watercraft usage and ~~prepare a study regarding public usage and capacity for the waterways, effectiveness of existing boat and personal watercraft regulations. The study shall recommend options for controlling public use of the waterways including, in cooperation with Volusia County and the Sheriff's office, the feasibility of local regulation of boat traffic as provided for in Florida Statutes.~~ provide recommendations for safety improvements as needed.

OBJECTIVE 2.2. FISH AND WILDLIFE

The City shall protect and preserve the City's fish and wildlife habitat areas from development practices which may jeopardize their ecological and economic value and shall maintain and restore habitat areas under public ownership.

POLICY 2.2.1.

The entire area within the City limits shall continue to be designated a bird sanctuary.

POLICY 2.2.2.

No dredging or filling shall be performed within designated estuarine waters, except for those occasions when there is an overriding public interest or for private access recreational facilities.

POLICY 2.2.3.

Activities within the estuaries that will adversely impact seagrass beds and other valuable submerged aquatic vegetation shall be prohibited, unless an overriding public interest can be shown and adequate mitigation and monitoring measures are included.

POLICY 2.2.4.

The City shall continue to administer and effectively enforce Chapter ~~2~~3, Article II of the Land Development Code to protect the threatened and endangered sea turtles from the emission of light from areas on or adjacent to the beach. Additionally, the City shall consider financially supporting volunteer organizations that help relocate sea turtles to safe nesting areas.

POLICY 2.2.5.

The disturbance of sea turtle nesting areas shall be prohibited.

POLICY 2.2.6.

The City shall continue to encourage the County to restrict mechanical beach cleaning activities during the nesting period for sea turtles.

POLICY 2.2.7.

Manatees shall be protected through the regulation of boat speeds and the prohibition of marinas in the designated Tomoka River Manatee Sanctuary.

POLICY 2.2.8.

The City shall, in cooperation with various governmental agencies, maintain the ~~adopt a Wildlife Corridor Management Plan along the Tomoka River, similar to but not less than the six hundred (600') foot St. John's River Water Management District (SJRWMD) Tomoka River~~ Riparian Habitat Protection Zone, along the Tomoka River to ~~maintain and~~ enhance the riparian wildlife diversity. ~~In the interim, the City shall continue to preserve contiguous wetland systems and review development proposals with the intent of maintaining the diversity of riparian wildlife.~~

POLICY 2.2.9.

The City shall continue to support a manatee public awareness program (in consultation with the Florida Department of Environmental Protection ~~FDEP~~ and Volusia County) which will include the posting of signs to advise boat users that manatees are an endangered species which frequent the waters of the region's estuaries and lagoons and the provision of manatee literature at conspicuous locations.

POLICY 2.2.10.

In order to maintain good water quality in stormwater management detention ponds and maximize the provision of fish and wildlife habitat, stormwater management systems with permanently wet detention ponds shall be designed, operated and maintained so as to resemble a natural pond to the greatest extent practicable. A natural pond design should include: a littoral zone comprised of native emergent and submerged aquatic macrophytic

vegetation; a deep, open-water limnetic zone free of rooted emergent and submerged vegetation; and, where feasible, an upland buffer of native trees, shrubs and understory vegetation.

GOAL 3. BEACH AND DUNES

THE CITY SHALL PROTECT, ENHANCE, AND RESTORE THE FUNCTIONING OF THE BEACH AND DUNE SYSTEMS AND REGULATE DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH SYSTEMS.

OBJECTIVE 3.1. BEACH AND DUNE ASSESSMENT REPORT

The City shall require multi-family, tourist/commercial, and subdivision shoreline development and redevelopment proposals along the Atlantic Ocean to submit a Beach and Dune Assessment Report, which is to include a form with a checklist of items to be submitted. The following policies shall apply in implementation of the objective that a beach and dune assessment report be prepared:

POLICY 3.1.1.

The Land Development Code shall require that a Beach and Dune Assessment Report be prepared for multi-family, tourist/commercial, and shoreline development and redevelopment proposals along the Atlantic Ocean.

OBJECTIVE 3.2. DUNE SYSTEM PRESERVATION AND PROTECTION STANDARDS

The City will regulate new development and redevelopment and monitor existing development to preserve and protect the dune system, as implemented in the Land Development Code.

POLICY 3.2.1.

The City shall regulate new construction activities seaward of the Coastal Construction Control Line consistent with the policies of the Department of Environmental Protection and Chapter 161, Florida Statutes, as amended.

POLICY 3.2.2.

The City shall coordinate with the Florida Department of Environmental Protection to ensure the preservation and maintenance of beach/dune vegetation.

POLICY 3.2.3.

Because beach/dune vegetation will provide for varying degrees of continued growth of the dunes which form a buffer area and give protection from storm damage to coastal structures and property, the following general standards for development shall be established in cooperation with ~~DEP~~ the Department of Environmental Protection:

a. To protect the crest and face of the dune system, which is the area closest to the wind and wave action of the active beach where grasses such as seaoats, vines, and other low-lying plants are dominant, the area seaward of the bulkhead line will be preserved such that no development or construction activities shall be allowed except in the overriding public interest and then only when such alteration is mitigated by the ~~creation of dunes at a 4 to 1 compensatory dune mitigation ratio~~ state permit conditions.

b. When vegetation seaward of the bulkhead line is sparse or has been damaged by pedestrian or other activities, revegetation shall be undertaken.

c. 20% of the natural dune vegetation remaining on the site shall be preserved.

POLICY 3.2.4.

The City shall require, to the maximum extent possible, the use and preservation of existing natural vegetation.

POLICY 3.2.5.

Property owners shall be required to seek advice from the Department of Environmental Protection before the cutting, pruning, or removal of beach/dune vegetation.

POLICY 3.2.6.

The use of hard engineering structures shall be discouraged. Alternatives to seawalls shall be encouraged with priority given to soft engineering techniques, such as living shorelines, sand nourishment, the development of new sand dunes, or the enhancement of existing or historical dunes. Any beach stabilization measures shall be required to provide for dune preservation enhancements, creation, or restoration.

POLICY 3.2.7.

Excavation and clearing of properties abutting the beach or containing significant dune systems shall provide for the sensitive reuse of the vegetation and sand by transplantation and relocation in order to reestablish the dunes. Significant dune systems located seaward of the Coastal Construction Control Line that are excavated or disturbed for development and construction shall be mitigated ~~by the creation of dunes at a dune compensatory mitigation ratio of 2 to 1~~ per the state agency permit conditions. Dune creation shall occur on-site or as close to the site as possible.

POLICY 3.2.8.

Exotic trees and plants not indigenous to the beach and dune environment shall be prohibited. Exotic plant species ~~removed~~ shall be removed per Chapter 3, Article II of the Land Development Code. ~~in conjunction with Policy 2.3.4.~~ Removed plants shall be replanted with native species as deemed appropriate by the City's Landscape Architect.

POLICY 3.2.9.

Reconstruction or replacement of existing hard erosion control structures along the oceanfront which are more than seventy-five (75%) percent destroyed shall meet the criteria contained under Objective 3.4. of this element, except for maintenance and care of structures which are needed to protect evacuation routes and public facilities and utilities. Any such reconstruction or replacement shall be done in conjunction with State Statutes.

POLICY 3.2.10.

Structural development along beaches fronting the Atlantic Ocean shall enhance and not further degrade the coastal beach and dune system. The following criteria shall apply in the implementation of this Policy:

a. Shoreline buffer zones shall be established to protect and preserve the coastal beach and dune systems fronting the Atlantic Ocean.

b. Structures shall be prohibited within the established buffer areas except where an overriding public interest is apparent for public park and recreation facilities, or for structures that are necessary for reasonable access and are elevated above the dune vegetation.

c. Buffer areas shall be measured at least thirty (30') feet landward from the bulkhead line or measured in accordance with the criteria of the Land Development Code which states that no structures are allowed to extend beyond a line projected between the average of the existing buildings rear setback within 800' to the north and south of the site.

POLICY 3.2.11.

The City shall utilize outside technical assistance and expertise available in the coastal geology/engineering field within the Florida Department of Environmental Protection ~~FDEP~~, school system, or other local governments to aid in the review of development proposals along the Atlantic Coastline that may potentially harm the beach and dune system.

POLICY 3.2.12.

Sand fences should be allowed, provided they are designed and constructed to maximize dune rebuilding and minimize disturbance to sea turtle nesting areas.

OBJECTIVE 3.3. BEACH/DUNE WALKWAY STANDARDS

Beach and dune walkways shall be designed to protect coastal vegetation and dune areas and constructed to maintain or enhance pedestrian access to the beach as implemented in the Land Development Code.

POLICY 3.3.1.

Walkways and walkovers are required at all public access points and adjacent to all new multi-family dwelling structures, timeshare resorts, hotel/motel complexes, and other commercial establishments.

POLICY 3.3.2.

The City shall ~~ensure~~ encourage that all applicable permits from other regulatory agencies such as the Department of Environmental Protection have been received before issuance of a building permit for the walkway or walkover.

POLICY 3.3.3.

Walkways and walkovers shall be constructed in a manner that minimizes short-term disturbances to the dune system and existing vegetation.

POLICY 3.3.4.

Replacement of any vegetation destroyed during construction of the walkway or walkover with similar plants suitable for beach/dune stabilization is required.

POLICY 3.3.5.

Walkways or walkovers constructed across vegetated dunes or across heavily vegetated beach berms shall be pile-supported and elevated above the vegetation and dune system.

POLICY 3.3.6.

Stairs from existing seawalls except for single-family homes shall be amortized and replaced with a walkway or walkover by the year ~~2010~~ 2045, and it shall be built at least thirty (30") inches above the dunes in order to allow for the restoration of the associated dune system.

OBJECTIVE 3.4. SEAWALLS, ~~AND~~ REVETMENTS, AND SHORELINE STABILIZATION FEATURES

Permits for the construction of seawalls, ~~and~~ revetments, and shoreline stabilization features shall be reviewed and approved consistent with the following Policies in order to protect, to the maximum extent possible, the natural functioning values of the beach and dune system and to allow the beach and dunes system to erode and recover without the need for shoreline control structures.

POLICY 3.4.1.

Single-family lots with less than 200 linear feet of ocean frontage if abutted by existing seawalls on both sides, shall be allowed to continue the seawall or revetment to fill in the gap, as implemented by the Land Development Code. Green shoreline stabilization features that include nature-based solutions such as living shorelines, constructed oyster reefs (COR), or wave attenuation devices (WAD) shall be encouraged.

POLICY 3.4.2.

Proposed armoring which does not abut existing armoring, or for multi-family or commercial projects, shall be ~~designed~~ discouraged so as to not significantly interfere with normal beach processes, or adversely impact critical wildlife habitat.

POLICY 3.4.3.

All new or reconstructed armoring projects shall first consider nature-based solutions and green shoreline stabilization features, such as living shorelines, constructed oyster reefs or wave attenuation devices, and upon completion, be covered by an artificial dune with appropriate planting of dune vegetation. The property owners are responsible for proper long-term maintenance of these structures and dunes.

POLICY 3.4.4.

Seawalls and revetments shall be allowed only if conditioned upon dune creation and restoration and the preparation of long-term management plans. In addition to such armoring, added protection shall be provided in the form of a fore dune, at least one-half the height of the armoring, but not less than six (6') feet, and with a forward slope no greater than fifteen (15°) degrees. The top of this dune shall be vegetated with native dune vegetation. The forward edge would be more effective with a sand trap, for example, sand trapping lattice fence or newer innovative nature-based solutions. The line shall be marked at intervals of not less than fifty (50') feet with the notice, "DUNE RECOVERY AREA – NO TRESPASSING." If access across the recovery area is needed, an appropriate elevated walkover ought to be provided. The walkover shall be adequately maintained, or the access point closed.

POLICY 3.4.5.

Native dune vegetation atop the protected area shall extend not less than thirty (30') feet inland, unless otherwise provided by existing construction permits. New development shall direct surface and building runoff from rainwater to a vegetated swale area to the maximum extent practical.

POLICY 3.4.6.

Gaps Less than 200 Feet in Width - Gaps in seawalls and revetments which are less than 200 feet in width may be filled by a seawall or revetment. The type chosen shall be generally of the style and type of the adjacent ones, and shall be of reinforced concrete of thickness to withstand 30-year direct wave impact, and should extend at least four (4') feet below and fourteen (14') feet above the zero-vertical datum. The back area of the structure shall be filled with sand.

POLICY 3.4.7.

Gaps Over 200 Feet but Less Than 1,000 Feet – On a showing of need for protection of life and property, gaps over 200 but less than 1,000 feet may be protected by armoring. The protection shall be designed to prevent high-velocity back-wash, to withstand 30-year direct wave impact and should extend at least four (4') feet below and fourteen (14') feet above the zero-vertical datum. The ends should be generally of the style and type of the protection being joined.

The back area of the armoring shall be sand filled. Armoring which has internal gaps, such as boulders, should have a long-life sand retainer. The armoring of such systems should be inspected at not less than five-year intervals. Deterioration of the sand retainer should be cause for rebuilding of the armoring system.

Where gap-filling is not requested, or allowed, a fore-dune may be constructed.

POLICY 3.4.8.

Gaps Greater than 1,000 Feet in Extent – Except on a showing of extreme hazard to life and property, gaps greater than 1,000 feet between existing beach armoring should be protected solely by "soft protection." This may be the natural beach process, or it may be an enhancement of this process, for example, by the establishment of a fore-dune and vegetated recovery area as described above. Reduction of dune height and/or destruction of native dune vegetation in such gaps shall be forbidden, except that structures allowed by existing permits may be constructed. If gaps of this size are filled due to a determination of hazard, they should conform to the requirements for gaps of 200-1,000 feet.

GOAL 4. WATER QUALITY OF ESTUARIES AND OCEAN

THE CITY SHALL PROTECT, ENHANCE, AND IMPROVE THE WATER QUALITY OF THE ESTUARIES AND OCEAN.

OBJECTIVE 4.1. OCEAN WATER QUALITY

The City shall continuously review development and devise standards and programs to protect ocean water quality.

POLICY 4.1.1.

New development shall not directly discharge stormwater or effluent into the coastal beach area.

POLICY 4.1.2.

Berm and swales shall be required for new development abutting the coastal beaches and dune systems.

POLICY 4.1.3.

All new development on the barrier island shall be required to connect to central water and sewer.

POLICY 4.1.4.

Backwashing of pools into the ocean/beach area shall be prohibited.

POLICY 4.1.5.

The City shall encourage the State and Federal government to prohibit oil drilling offshore of City limits.

OBJECTIVE 4.2. ESTUARINE WATER QUALITY

The City shall continuously review development and devise standards and programs to protect, enhance and improve estuarine water quality so that there is no further degradation of the water quality. Estuarine land uses will be (re)developed to meet the standards and criteria for location, intensity, compatibility and adequate infrastructure established for all (re)development within the City except where the unique attributes and vulnerabilities of the estuarine location require additions or modifications.

POLICY 4.2.1.

Direct discharge of untreated stormwater from new development into surface waters shall be prohibited and no new point sources of pollution shall be permitted.

POLICY 4.2.2.

In coordination with other governmental entities, the City shall continue efforts to procure funding to develop a strategy to provide central sewer to the unincorporated area of the North Peninsula where there is a proliferation of package treatment plants and septic tanks. This strategy shall include the feasibility of the County establishing a tax assessment district for the installation of municipal sewer lines and extension of trunk lines to the wastewater treatment plant.

POLICY 4.2.3.

The City shall protect and ensure that there is no further degradation of the water quality of the estuarine system.

POLICY 4.2.4.

The City shall cooperate with other governmental entities to develop a strategy to provide central water and sewer services to the west portion of the City, including but not limited to: Tomoka Estates, Tomoka View, Tanglewood, and Twin Rivers and Riverbend Estates.

POLICY 4.2.5.

Septic tanks shall not be permitted within 120 feet of the mean high-water mark or 75 feet of the upland/wetland interface, whichever is greater.

POLICY 4.2.6.

The City shall utilize a monitoring program so that point and non-point pollution sources and facilities which are identified as potential water quality problems are regularly and periodically inspected.

POLICY 4.2.7.

The City shall continue to upgrade its existing sewage treatment plant. As additional sewage treatment plants are constructed and/or the existing plant is expanded, a concerted effort and commitment shall be made to restrict the placement of facilities within areas that present health, safety or environmental risks from natural hazards, utilize the highest level of treatment possible, or alternative methods of effluent disposal such as re-use and land spreading/spray irrigation should be used to reduce nutrient loadings to the rivers and estuaries.

POLICY 4.2.8.

Best management practices shall be maintained in the Land Development Code that limit the amount of sediment reaching all surface waters. These practices shall be used in agriculture, silviculture, construction, dredge and fill operations, and stormwater management systems. Erosion and sediment control provisions shall be incorporated as part of the development review process.

POLICY 4.2.9.

The construction of future municipal stormwater management systems and the redesign of existing systems shall consider advanced data and analysis through studies and modeling to help evaluate and refine the timing of discharge of fresh water to the estuary, the hydroperiod of the wetlands as well as the potential loadings and shall maximize the use and preservation of existing wetlands, and impacts from flooding and storm surge. Stormwater systems should be designed to gradually release water via sheet flow through natural or constructed wetlands.

POLICY 4.2.10.

No development shall be permitted to degrade the Class III waters of the Tomoka River, a designated Outstanding Florida Waters waterbody.

POLICY 4.2.11.

The City shall require all ~~PRD~~ Planned Residential Development's and multi-family projects greater than fifty (50) units, commercial and industrial development greater than ten (10) acres, adjacent to the Halifax River, the Tomoka River, and tributaries to properly assess the potential impacts of the project on the surface waters, due to flooding, by preparing an individual surface water monitoring program to assess the predevelopment condition. After the initial baseline data is completed, the monitoring shall continue through the requirements of the approved stormwater management plan. ~~the construction phase. The monitoring program shall be designed to detect any decline in water quality as defined by ambient standards as approved by the City Engineer. Should any decline in water quality be attributable to the development project, suitable actions shall be undertaken to test further the source and to make recommendations for immediate corrective actions. The monitoring program shall continue for the life of the project with reports submitted to the City yearly for the first 5 years after construction and then every 5 years thereafter.~~

POLICY 4.2.12.

All development shall review and report on their stormwater management system and provide an assessment of the impacts of the development with regards to the established

ambient chemical and biological conditions of the wetlands and waters within and adjacent to the subject site.

GOAL 5. HURRICANE EVACUATION/COASTAL FLOOD HAZARDS

THE CITY SHALL PLAN AND IMPLEMENT PROGRAMS AND DEVELOPMENT REGULATIONS TO LESSEN THE IMPACT OF A DESTRUCTIVE STORM ON THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING PUBLIC FACILITIES AND NATURAL RESOURCES.

OBJECTIVE 5.1. PUBLIC INFORMATION

The City shall continue to implement an effective public information program to inform the public of ~~hurricane vulnerability zones~~ Hurricane Vulnerability Zones, hurricane evacuation plans, and post-disaster redevelopment programs, as implemented by the City's Peacetime Emergency Plan.

POLICY 5.1.1.

Any public relations program ~~explaining to the coastal residents~~ that explains the potential threat from hurricane hazards will be coordinated with the schools, hospitals, Chamber of Commerce, assisted living facilities, day care centers, and local, regional, State, and Federal governments.

POLICY 5.1.2.

The City shall continually ensure that collateral materials, such as brochures, posters and hurricane tracking maps are available ~~for distribution~~ to the general public electronically. City departments shall ~~act as distribution sites~~ provide website information or provide a printout if internet is not accessible.

POLICY 5.1.3.

All condominiums, timeshare resorts, hotels/motels, apartments, subdivisions, and redevelopment projects ~~shall~~ are encouraged to properly notify all residents of potential flood hazards and hurricane evacuation routes.

POLICY 5.1.4.

Timeshare resorts, hotels/motels, and condominiums ~~shall~~ are encouraged to display hurricane warning and evacuation information material in a prominent place.

POLICY 5.1.5.

The City shall continue to implement a City-prepared Local Peacetime Emergency Management Plan as approved by the City Commission.

POLICY 5.1.6.

An annual update will be prepared by May 1st, by appropriate staff explaining the Local Peacetime Emergency Plan, analyzing any problems and making specific recommendations for change.

POLICY 5.1.7.

The City Fire Department shall maintain an inventory of all sites where hazardous waste may be generated, stored, or transported and which are located on the barrier island and in the ~~hurricane vulnerability zone~~ Hurricane Vulnerability Zone. The City will also coordinate with County, Regional, State, and Federal jurisdictions to ensure that hazardous substances are properly managed and stored to prevent contamination during a coastal storm event.

POLICY 5.1.8.

The current Local Peacetime Emergency Plan shall be modified as necessary by appropriate staff to comply with the Policies under this Objective, and shall contain step-by-step details for post-disaster recovery operations.

OBJECTIVE 5.2. COASTAL EVACUATION TIMES

The City shall maintain the Coastal Evacuation time, as adopted, based on a level-of-service standard D during time of hurricane in any category storm.

POLICY 5.2.1.

A level-of-service standard shall be maintained, based upon the most up-to-date regional evacuation studies to evacuate populations most at risk in the Hurricane Vulnerability Zone. ~~defining 14 hours as the maximum time to evacuate the population-at-risk within the City's hurricane vulnerability zone and defining 6 hours as the maximum clearance time as implemented in the Land Development Code.~~

POLICY 5.2.2.

The City will make all efforts possible to ensure that evacuation orders are issued in a timely manner to ensure the safe and orderly evacuation of the population. Orders should be issued ~~at least 14 hours before projected hurricane landfall~~ in coordination with Volusia County or State Emergency Management.

POLICY 5.2.3.

Land development-decisions, as regulated by the Land Development Code, affecting the barrier island and ~~hurricane vulnerability zone~~ Hurricane Vulnerability Zone shall consider the impact to evacuation times. Consequently, no development order shall be issued if the

impact of such development reduces the levels-of-service below an acceptable level, unless mitigation is provided.

POLICY 5.2.4.

All new development located in the Hurricane Vulnerability Zone shall prepare a report indicating the impact of such development on the hurricane evacuation time standards as implemented by the Land Development Code.

~~POLICY 5.2.5.~~

~~In order for an applicant to conduct a transportation analysis and determine the impacts of development on the hazard clearance time, the following needs to be submitted by the applicant for development (as implemented by the Land Development Code).~~

OBJECTIVE 5.3. PUBLIC FACILITIES AND INFRASTRUCTURE

Public facilities and infrastructure shall be constructed and maintained in order to protect the public health, safety, and welfare during coastal storm events.

POLICY 5.3.1.

The City shall support, through ~~Metropolitan~~ Transportation Planning Organization efforts, improvements to existing bridges to facilitate evacuation and to improve public access to the beach.

POLICY 5.3.2.

Future roadway improvements shall minimize the impact of flooding and storm damage on evacuation route facilities.

POLICY 5.3.3.

In cooperation with other governmental agencies, the City shall ensure evacuation routes are designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities. This will include the redistribution of a portion of the traffic from the Granada Bridge to the Seabreeze Bridge.

POLICY 5.3.4.

Public expenditures shall be prohibited that will encourage new development inside the Coastal High Hazard Area (CHHA), unless the expenditures are consistent with policies specifically identified in the Coastal Management Element or cross-referenced to another appropriate element, and included in the Capital Improvements Element. This prohibition does not include: expenditures associated with redevelopment or development of properties

in accordance with previously approved subdivisions or site plans; public access and recreation facilities; or resource restoration projects and facilities.

POLICY 5.3.5.

If constructed, all public facilities in the Hurricane Vulnerability Zone shall be flood proofed to minimize damages from storms and hurricanes.

POLICY 5.3.6.

The City shall continually update and maintain a contingency and management plan in the event of significant damage to the municipal wastewater treatment plant located on Wilmette Avenue.

POLICY 5.3.7.

The City shall continually participate in a "hazard identification and vulnerability assessment" study of public infrastructure in the Hurricane Vulnerability Zone and Coastal High Hazard Area. Capital improvement programming and land development regulations shall be adopted or revised, as necessary, to establish a continuing program of hurricane mitigation.

POLICY 5.3.8.

If feasible, and where State funds are anticipated to be needed, public infrastructure presently within the Coastal High Hazard Area (CHHA) shall be relocated outside of said area when repairing/replacing the infrastructure. If relocation of the infrastructure is deemed by the City to not be feasible, any reconstruction or repair of the infrastructure necessitating State funds shall be designed as to be consistent with the provisions of the Coastal Management Element. Facilities within the Coastal High Hazard Area that present health, safety or environmental risks from natural hazards shall be restricted.

OBJECTIVE 5.4. SHELTER FOR POPULATION

In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall designate hurricane evacuation shelters to protect the population in the region-wide Hurricane Vulnerability Zone.

POLICY 5.4.1.

In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall maintain hurricane emergency shelter facilities to accommodate at least 23% of the population in the Hurricane Vulnerability Zone, based upon a standard of 40 square feet of shelter space per person.

POLICY 5.4.2.

New hurricane emergency shelter space shall not be located in the Hurricane Vulnerability Zone.

OBJECTIVE 5.5. POST-DISASTER REDEVELOPMENT

The City shall follow the provisions of the County Post-Disaster Relief Plan and the City's Peacetime Management Plan during post-disaster redevelopment efforts. If necessary, amendments may be made to the Comprehensive Plan based upon updated Post-Disaster Relief Plans as they occur.

POLICY 5.5.1.

The Post-Disaster Relief Plan shall include: the identification of land areas that should not be reconstructed; abandonment and/or relocation of buildings, rebuilding of public facilities; and reconstruction with structural modifications.

POLICY 5.5.2.

The Post-Disaster Relief Plan shall also identify structures in the Coastal High Hazard Area that might be of some utility for public access to coastal beaches and waterways, and make recommendations for acquisition when post-disaster opportunities arise. It shall establish guidelines for determining priorities for the acquisition of storm-damaged property in the Hurricane Vulnerability Zone.

POLICY 5.5.3.

The Post-Disaster Relief Plan shall establish principles for repairing, replacing, modifying, or relocating public facilities in the Hurricane Vulnerability Zone.

~~POLICY 5.5.4.~~

~~The Planning Department shall review the feasibility of a build-back policy, to be applied after a disaster. The Planning Department will prepare recommendations for the City Commission by 2010.~~

~~POLICY 5.5.5.~~ POLICY 5.5.4.

The City's Peacetime Emergency Management Plan for post-disaster relief in the form of disaster assessment, the provision of temporary housing, and the provision of individual assistance shall be coordinated with the appropriate governmental agencies and shall be updated as needed.

~~POLICY 5.5.6.~~ POLICY 5.5.5.

Following a hurricane event, mitigative actions shall be undertaken to reduce or avoid future property damage through the implementation of programs based upon the following criteria:

a. Post-hurricane mitigation should include mechanisms for the relocation of structures significantly damaged as the result of a major storm event.

b. Land acquisition programs should include provisions for the timely redirection of funds directed toward the acquisition of beach and estuarine properties which should not be redeveloped.

c. The redevelopment and rebuilding of facilities which serve to encourage growth in vulnerable areas should be limited to those instances where it is necessary in order that needed public services are provided to existing development.

d. If rebuilt, structures which suffer damage in excess of fifty (50%) of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

e. Structures which suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their current location or to modify the structure to ~~delete~~ remove the areas most prone to damage.

~~POLICY 5.5.7.~~

~~Within 24 hours after a hurricane, the City Commission shall meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and welfare.~~

~~POLICY 5.5.8.~~

~~The Recovery Task Force shall include the City Manager, Planning Director, City Engineer, Chief Building Official, City Attorney, Facilities Maintenance Manager, Police and Fire Chiefs, Public Works Director, Public Utilities Manager, and other members as directed by the City Commission. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be terminated after implementing its responsibilities under Policies 5.5.9, 5.5.10 and 5.5.11.~~

~~POLICY 5.5.9.~~

~~The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with State and Federal officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; design a redevelopment plan; and~~

recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Plan, and other appropriate policies and procedures.

POLICY 5.5.10.

Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its task.

POLICY 5.5.11.

The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or any other reports.

GOAL 6. PUBLIC ACCESS TO THE BEACH AND WATERWAYS

THE CITY SHALL MAINTAIN AND IMPROVE PUBLIC ACCESS TO THE SOVEREIGN LANDS OF THE COASTAL MANAGEMENT AREA THROUGH THE PROVISIONS OF COASTAL BEACH ACCESS FACILITIES, FISHING PIERS, BOAT RAMPS AND MARINAS.

OBJECTIVE 6.1. BEACH DRIVING

Beach driving shall continue in a manner that maximizes public safety and minimizes destruction to the beach and dune system.

POLICY 6.1.1.

The City will encourage driving on the beach to be continued south of Granada, but limited to Standish Drive north of Granada, due to high tides and soft sand hazards. During exceptionally high tides, the beach should be closed to driving.

POLICY 6.1.2.

The area of the beach north of Standish Avenue should continue to be a "No Driving Zone" and a designated "Safe Play Zone" for children.

POLICY 6.1.3.

The City will encourage the County to prohibit vehicles from driving or parking on the beach that leak oil, gas, and anti-freeze or any other hazardous materials with specific penalties established and with enforcement by appropriate personnel such as ~~the Beach Rangers~~ Volusia County Beach Safety.

POLICY 6.1.4.

The City shall encourage the County to regulate beach driving in such a manner that it minimizes the danger to the nesting areas of least terns, ~~and~~ sea turtles, and other State or Federally protected flora and fauna.

OBJECTIVE 6.2. JURISDICTIONAL RESPONSIBILITY FOR THE BEACH

The City shall ensure, to the maximum extent possible, that County management of the coastal beaches and approaches of the City, as well as County regulation of the beaches and public beach access and use, is consistent with the purpose and intent of the City to protect

the public health, safety, and welfare and to protect the environment. The City shall further respect the private property rights of oceanfront property owners.

POLICY 6.2.1.

The City shall continue to participate in the activities of the County entity responsible for beach related policies. The City Commission, as a whole, shall entrust its representative(s) to make specific recommendations for amending The Unified Beach Code consistent with the interests of the City. The following criteria shall apply in implementation of this Policy:

a. City staff shall annually review the Unified Beach Code with regard to the comprehensive regulation of public health, safety, and welfare on and pertaining to the beach, including, but not limited to, regulation of: individual conduct; pedestrian safety; vehicular access and fees; operation and parking of vehicles on beaches and approaches; and vendors, concessionaires, and special events.

b. The City Commission shall annually appoint a representative(s) to the County entity responsible for beach related policies.

POLICY 6.2.2.

In coordination with the County, the City shall ensure that the County is expending funds to maintain a uniform level-of-service on the beach responsive to use and demand. If it is determined that level-of-services are diminishing below an acceptable level to the community, then the City shall notify the County.

OBJECTIVE 6.3. BEACH TOLLS

In cooperation with the County, the City shall minimize potential adverse impacts caused by the collection of beach tolls such as increased traffic congestion, reduction of vehicular access points to the beach, and reduction in tourist activity.

POLICY 6.3.1.

Since beach ramp closings during the toll season severely restrict public access to the beach, the City shall ensure that the minimum standards for beach access are maintained by either requesting the County to open more ramps or by encouraging the County to utilize the beach vehicular ramps as parking areas.

POLICY 6.3.2.

The City will continue to encourage the County to adopt a level-of-service standard for beach access of an average one-quarter mile intervals which should be maintained throughout the year.

OBJECTIVE 6.4. OFF-BEACH PARKING

The City shall encourage the County to provide off-beach parking facilities as appropriate to maintain or improve public access to the beach provided, however, that no sections of the beach that are presently available for parking are closed.

POLICY 6.4.1.

Since the County has exclusive authority to regulate public beach access, including parking of vehicles on beaches and approaches as per the County Charter, then the City shall encourage the County to provide for off-beach parking facilities to the maximum extent feasible and to the extent that the County incurs the cost of construction and maintenance of said facilities.

POLICY 6.4.2.

The City shall prohibit the vacation of public right-of-way that provides or could provide public access to the beach or off-beach parking without an equivalent type of access.

OBJECTIVE 6.5. BEACH ACCESS FACILITY MAINTENANCE AND AMENITIES

In the interest of the public health, safety and welfare, the City shall monitor the services of the County to ensure that beach access facilities are properly maintained.

POLICY 6.5.1.

The County shall be encouraged by the City to provide amenities such as showers and rest rooms at the various beach access facilities.

OBJECTIVE 6.6. DOCKS AND MARINAS

Docks and marinas shall be constructed and expanded to protect the natural resources and public health, safety, and welfare as implemented by the Land Development Code.

POLICY 6.6.1.

Marinas shall not be located in the Tomoka River or its tributaries.

POLICY 6.6.2

Marinas shall not be located adjacent to residential neighborhoods unless a 100-foot vegetated buffer is established to screen the business activity.

POLICY 6.6.3.

Dock facility standards and marina siting standards shall be maintained in the Land Development Code. Docks, boathouses, and other similar structures proposed for the Halifax River, Tomoka River and its canals and tributaries shall be constructed in accordance with the Land Development Code regulations.

OBJECTIVE 6.7. SCENIC ROUTES AND OVERLOOKS

The City shall establish scenic routes and overlooks to preserve the natural beauty and scenic vistas of the Community.

POLICY 6.7.1.

The City shall maintain the following scenic route designations:

a. US 1 from Thompson's Creek to Nova Road;

b. All of Beach Street;

c. All of John Anderson Drive;

d. All of Riverside Drive;

e. Addison Drive;

f. SR A1A (Ocean Shore from SR 40 (Granada Blvd.) to the northern City limit; and

g. SR 40 (Granada Blvd.) from SR A1A (Ocean Shore/South Atlantic Blvd.) to Beach Street.

POLICY 6.7.2.

Scenic routes shall be protected by the following criteria:

a. The City shall preserve and nurture the existing canopy of native vegetation over the scenic roadways by developing a program of replanting in areas where the cover is nominal or diminishing.

b. Any widening of the roadways shall mitigate against the loss of canopy by planting mature trees at least three (3) to five (5) years in advance of the planned construction.

c. Lots adjacent to scenic roadways shall be developed in such a manner that maximizes the scenic vistas from the roadway and minimizes flooding.

d. Front yard setback requirements shall be established for lots fronting scenic roadways and routes in the Land Development Code.

POLICY 6.7.3.

The City shall continue to provide scenic overlooks and parking areas along the scenic roadways.

POLICY 6.7.4.

If the City owns the land in the future, a scenic overlook shall be established on US 1 between Thompson's Creek and the Tomoka River.

POLICY 6.7.5.

Priority for bike paths construction shall be for scenic highways and scenic routes excluding those bike paths necessary for public safety.

POLICY 6.7.6.

The City shall continue to encourage the County to retain a maximum allowable speed limit of 35 miles per hour on the North Beach Street scenic corridor. The City shall continue to, in cooperation with the County, develop procedures for maintaining or reducing the number of vehicular trips, including the provision of an alternative roadway to meet traffic circulation demands.

POLICY 6.7.7.

The City shall, through interlocal agreement with adjacent local governments, establish corridor management strategies and recommendations to protect the scenic quality of the identified scenic roadways by limiting or prohibiting commercial or industrial land uses, conducting an inventory of existing land uses and ownership patterns, establishing desired right-of-way widths, establishing standards for additional screening, buffering, and setbacks, controlling access, and including urban design criteria for structures and signage.

POLICY 6.7.8.

Signage shall be maintained that designates Scenic Roadways.

POLICY 6.7.9.

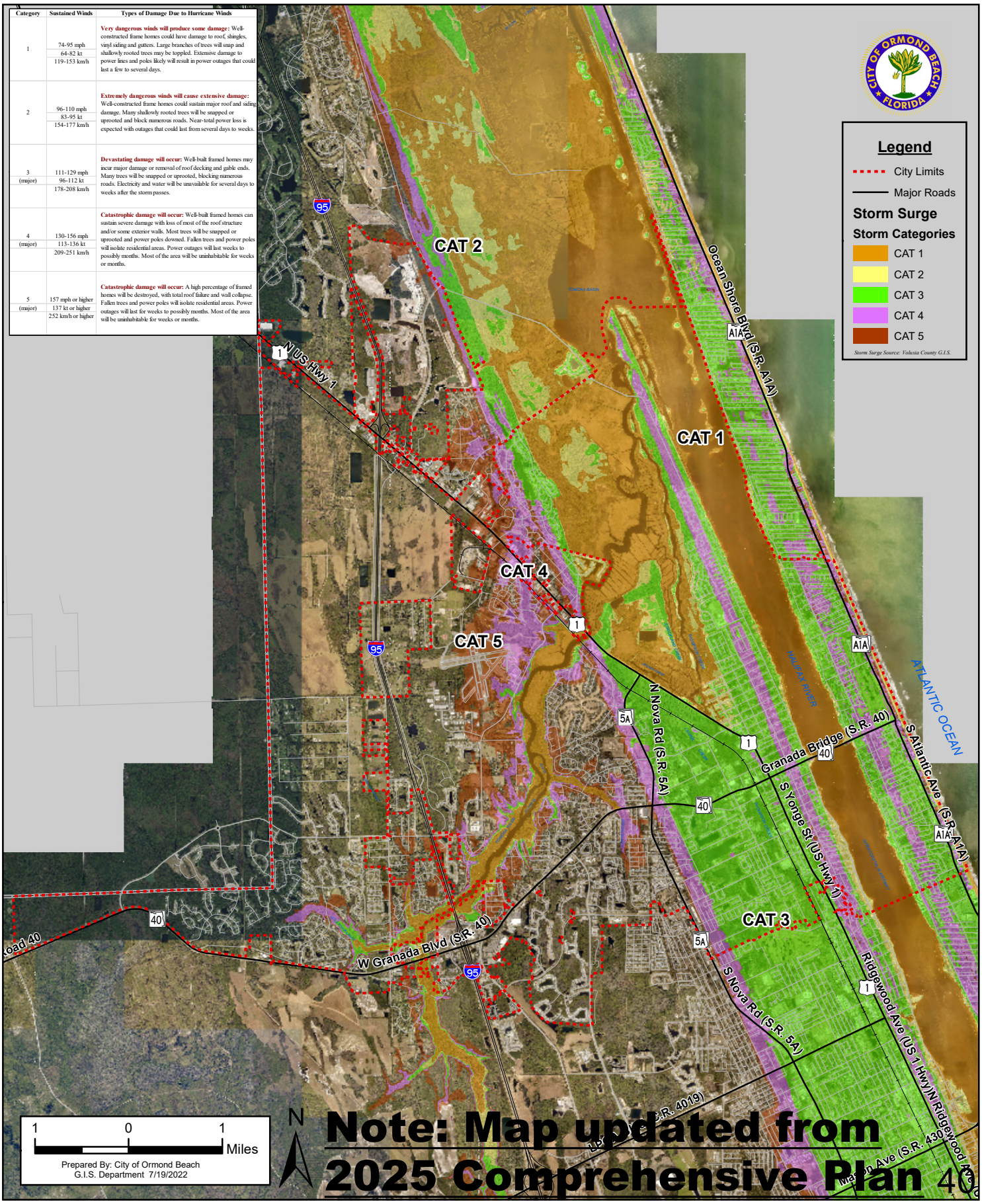
The Land Development Code provisions that implement this objective may include land use controls such as overlay districts or site plan review requirements to maintain the natural appearance and aesthetics of the Scenic Routes.

POLICY 6.7.10.

Encourage the use of adaptation strategies for planning and design of Scenic Roadways, parks and open spaces in areas vulnerable to sea level rise and high tides in a manner that can help serve multiple functions, such as: recreational; enhanced water quality; natural ecosystem restoration; and coastal flooding accommodation.

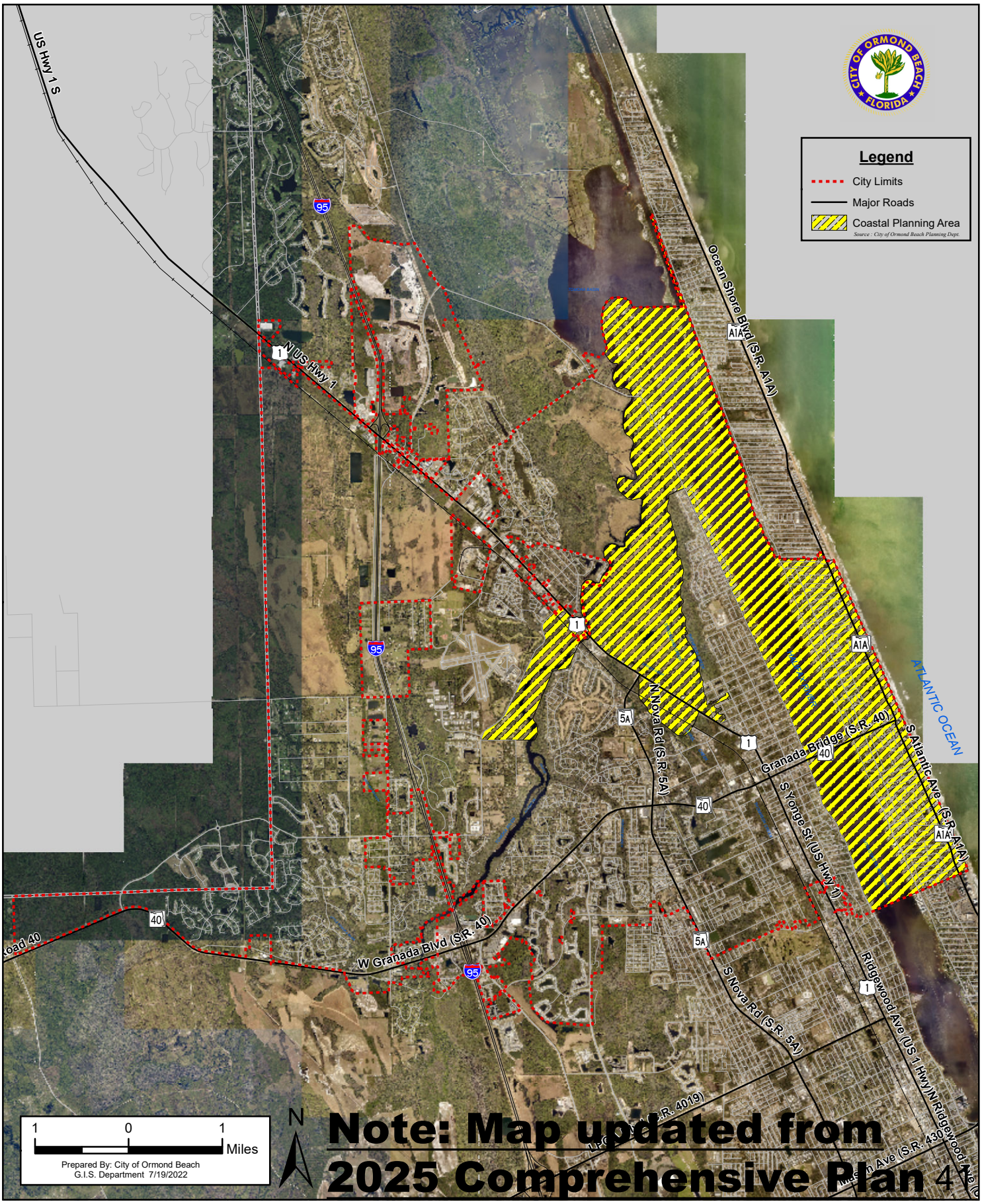
HURRICANE VULNERABILITY ZONE

Figure #1



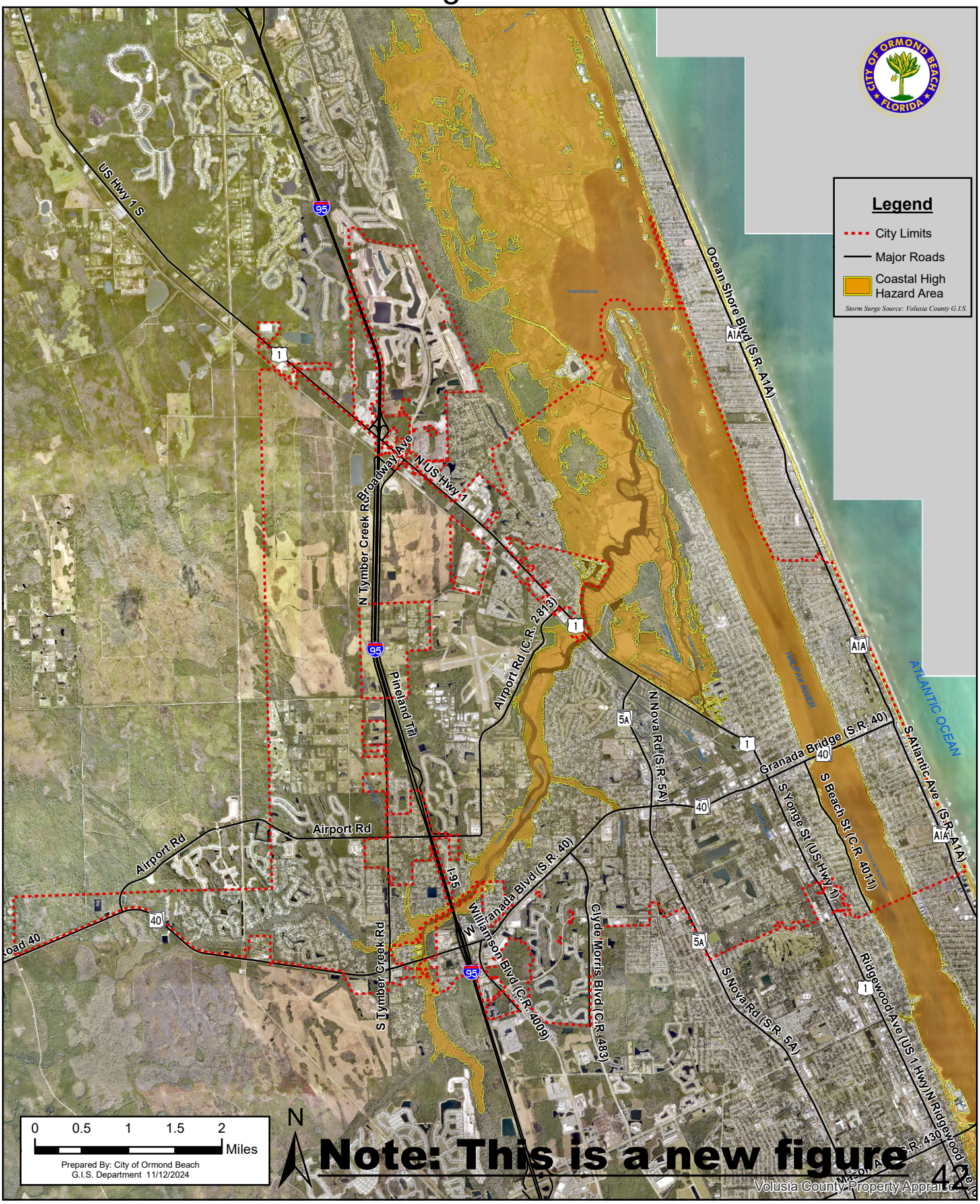
COASTAL PLANNING AREA / APAPTATION ACTION AREA

Figure #2



COASTAL HIGH HAZARD AREA

Figure #3



NEW PAGE ADDED

HOUSING ELEMENT









~~HOUSING ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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~~HOUSING ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABLITY, THROUGH THE FUTURE LAND USE MAP AND ZONING REGULATIONS, 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~~ assist the private ~~production~~ sector, other public organizations, and housing non-profit agencies to provide a variety of housing types and price ranges for existing and future residents. ~~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.~~

POLICY 1.1.1.

A housing impact analysis shall be performed for all proposed City ordinances affecting development to ensure such provisions do not unnecessarily increase housing cost or inhibit innovative housing layout and design.

POLICY 1.1.2.

Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.

POLICY 1.1.3.

The City shall support Volusia County's housing programs that conserve or increase the supply of standard housing affordable to low- and moderate-income households.

POLICY 1.1.4.

The City shall support the Ormond Beach Housing Authority's efforts to provide housing assistance to lower and very-low-income residents of the City.

POLICY 1.1.5.

The City shall establish an Affordable Housing Task Force every five years from the date of the previous Housing Plan update to review progress on previous Plan implementation and make new affordable housing recommendations if needed.

POLICY 1.1.6.

By 2012, the City shall create a housing partnership involving the County, City, financial institutions, and community-based non-profits for the purpose of providing financial and technical resources to assist the production of affordable housing that is designed for universal accessibility.

POLICY 1.1.7.

The City shall support public-private partnerships that provide for the housing needs of very-low, low- and moderate-income residents utilizing Federal, State and local housing programs.

POLICY 1.1.8.

The City shall coordinate, with Volusia County, the efforts by Halifax Habitat for Humanity to purchase lots for the purpose of constructing homes for qualified low to moderate income families.

POLICY 1.1.9.

By 2010, the City shall have implemented the recommendations of the 2008 Housing Study Update Plan.

POLICY 1.1.10.

By 2012, the City shall have developed an Excel-Based Housing Demand Forecast Model to ensure that the available residential land use acreage and its densities remain in balance with the expected to reside population.

POLICY 1.1.11.

The City shall support and promote the concept of universal accessibility for all new housing created in the city by the private housing market.

POLICY 1.1.12.

By the year 2010, the City shall have implemented the Affordable Housing Task Force recommended changes to the City's permitting process related to enhance the efficiency of development services.

POLICY 1.1.5.

The City shall continue to provide land use designations on the Future Land Use Map and zoning districts on the Official Zoning Map to ensure that adequate amounts of land are available to accommodate projected residential needs.

POLICY 1.1.6.

Through the Land Development Code, the City shall ensure the availability of safe and adequate housing units of different types, sizes, and price ranges to meet the needs of all current and future residents.

POLICY 1.1.7.

The Planned Residential Development zoning designation shall be maintained as a zoning tool to permit residential subdivisions that provide higher amenities, such as recreation, natural preservation, and open space. The Planned Residential Development is designed to review subdivision development in the "Suburban Low Density Residential" land use, smaller developments, and redevelopments. The City Commission may consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements through the Planned Residential Development process to foster varied housing opportunities by type and cost.

POLICY 1.1.8.

The City shall promote mixed-use developments by allowing residential densities within commercial land uses. Mixed-use developments are encouraged in the Downtown Community Redevelopment Area and the multi-modal corridors.

POLICY 1.1.9.

Mobile and manufactured housing shall be permitted within the Land Development Code through the zoning regulations.

POLICY 1.1.10.

The Land Development Code shall continue to allow accessory dwelling units within single-family zoning classifications.

POLICY 1.1.11.

The City shall establish partnerships with private and public non-profit groups, private developers, and other affordable housing providers.

POLICY 1.1.12.

Assisted living facilities shall be allowed in commercial and residential zoning districts within the Land Development Code.

~~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.~~

~~POLICY 1.2.2.~~

~~Large scale residential development shall be required to provide a wide range of services and facilities in accordance with their relative size of development, in order to meet the needs of their residents and eliminate or reduce direct or indirect cost in providing such facilities by the general public.~~

~~POLICY 1.2.3.~~

~~The City shall continue to develop facilities and services master plans that guide residential development patterns in a manner that encourages compact development and discourages urban sprawl.~~

~~POLICY 1.2.4.~~

~~The City shall ensure the continued improvement of public services and facilities in areas which are experiencing deterioration in order to encourage reinvestment by the private sector and promote a residential environment that fosters community pride and provides safe and sanitary living conditions.~~

~~POLICY 1.2.5.~~

~~The City's Land Development Code shall designate lands for residential development consistent with the availability of public facilities at the Level-of-Service as outlined in this~~

~~Comprehensive Plan for all households, including low- and moderate-income families, mobile and manufactured homes, group homes and foster facilities and households with special needs.~~

OBJECTIVE 1.2. SUBSTANDARD HOUSING

The City will seek to identify and engage in activities to reduce the number of substandard housing units and prevent the need for City-initiated demolitions.

POLICY 1.2.1.

The City shall continue to enforce the building, plumbing, electrical, mechanical, and all other associated construction codes to ensure compliance for safe housing and to achieve necessary corrective action where non-compliance exists.

POLICY 1.2.2.

The City shall continue implementing methods to maintain and improve the housing stock, including yard maintenance, solid waste management, vehicle parking, and other blighting conditions.

POLICY 1.2.3.

The City shall continue to identify and seek to gain compliance for dilapidated housing units through the code enforcement process. The property owner shall demolish housing units that cannot be rehabilitated. Where structures identified as unsafe are not demolished promptly, the City shall perform the demolition after due notice and place a lien on the property.

~~OBJECTIVE 1.3. GREEN BUILDING AND SUSTAINABLE DEVELOPMENT~~

~~**Encourage resource efficient green building, and sustainable development practices to enhance energy efficiency of housing in Ormond Beach.**~~

~~POLICY 1.3.1.~~

~~Encourage installation of renewable energy systems by homeowners.~~

~~POLICY 1.3.2.~~

~~Encourage the incorporation of green building practices into development projects.~~

~~POLICY 1.3.3.~~

~~Provide educational materials regarding energy efficiency, sustainable design, and climate change, that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts through the City's website.~~

~~POLICY 1.3.4.~~

~~The City shall promote energy conservation techniques that incorporate Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.~~

~~POLICY 1.3.4.~~

~~Encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.~~

~~POLICY 1.3.5.~~

~~Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapo-transpiration and shade.~~

~~POLICY 1.3.6.~~

~~Promote building design appropriate for local climate conditions.~~

~~POLICY 1.3.7.~~

~~The City shall encourage the construction of energy efficient housing by exploring innovative regulations through nationally recognized green building standards, that promote energy conserving and environmentally sensitive technologies.~~

OBJECTIVE 1.3. ATTAINABLE HOUSING

Adequate housing and land areas for very low-income, low-income, and moderate-income should be available to meet the housing needs through the provision of adequate residential land at various densities throughout the City.

POLICY 1.3.1.

Mobile, manufactured, modular, or alternative construction homes are allowed within the Land Development Code as a form of housing that can be more affordable to a broader range of individuals than traditional site-built homes and add to the variety of the available housing stock.

POLICY 1.3.2.

Mobile Homes built to Housing and Urban Development standards shall be allowed in the T-2 zoning district within the Land Development Code on platted lots.

POLICY 1.3.3.

The Land Development Code shall allow modular buildings in all residential zoning districts, as defined in Chapter 553, Florida Statutes, provided the structures comply with all applicable building code standards.

POLICY 1.3.4.

Projects seeking to construct housing for very low-income, low-income, and moderate-income shall be provided with an expedited permitting process for site plan review and building permitting.

POLICY 1.3.5.

Developers may apply for any of the following regulatory relief provisions as part of a development that incorporates very low-income, low-income, and moderate-income housing units:

a. Waiver of development fees related to approvals;

b. Increased densities are allowed to accomplish affordable housing goals. The percentage of low and moderate housing set aside and the accompanying density bonus may increase in proportion to one another, but it shall not exceed 20 percent;

c. Reduction of parking and setback requirements, particularly for housing designed for persons 65 and older; and

d. Modifying sidewalk and street requirements, particularly in developments designed for persons 65 and older.

POLICY 1.3.6.

If development regulations are identified as hindering a project for very low-income, low-income, and moderate-income, consideration shall be given to processing a Land Development Code amendment or Planned Development at no cost to the project.

POLICY 1.3.7.

The City should seek funding assistance from Volusia County or state programs for providing very low-income, low-income, and moderate-income housing.

POLICY 1.3.8.

As opportunities arise, the City should explore partnerships with developers or organizations that seek to provide very low-income, low-income, and moderate-income housing.

POLICY 1.3.9.

To the greatest extent practical, projects for very low-income, low-income, and moderate-income should be disbursed throughout the City.

POLICY 1.3.10.

The City shall support multi-jurisdictional approaches for affordable housing issues in Volusia County.

OBJECTIVE 1.4. GROUP HOMES AND FOSTER CARE FACILITIES

The City shall continue to permit group homes and foster care facilities licensed or funded by the appropriate state agency in residential areas.

POLICY 1.4.1.

The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.

POLICY 1.4.2.

The City shall maintain provisions in the Land Development Code to allow smaller group homes (up to six residents) to be permitted by right in all residential districts. Larger group homes shall be permitted as a conditional use in all single-family residential districts and by right in all multi-family districts.

OBJECTIVE 1.5. DISPLACEMENT

The City shall provide uniform and equitable treatment to individuals displaced by state or local government programs, consistent with applicable *Florida Statutes*.

POLICY 1.5.1.

The City shall adhere to the requirements of Section 421.55, *Florida Statutes*, to provide equitable solutions for individuals and businesses displaced by City projects.

OBJECTIVE 1.6. HISTORICALLY SIGNIFICANT HOUSING

The City shall continue preserving and protecting historically significant structures and sites consistent with the Cultural and Historical Resources Element.

POLICY 1.6.1.

The City shall identify, recognize, and preserve historically significant structures and sites per the Cultural and Historical Resources Element and the Land Development Code.

OBJECTIVE 1.7. GREEN BUILDING AND SUSTAINABLE DEVELOPMENT

Encourage resource-efficient green building and sustainable development practices to enhance the energy efficiency of housing in Ormond Beach.

POLICY 1.7.1.

Encourage homeowners to install renewable energy systems.

POLICY 1.7.2.

Encourage the incorporation of green building practices into development projects.

POLICY 1.7.3.

Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts and the City's website.

POLICY 1.7.4.

The City shall allow building orientation in the permitting process that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind energy systems, to reduce the demand for electricity and greenhouse gas emissions.

POLICY 1.7.5.

Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.

POLICY 1.7.6.

The City shall continue to enforce the energy efficiency and renewable energy resources regulations of the Florida Building Code and Chapter 553, Florida Statutes.

GOAL 2. NEIGHBORHOOD MAINTENANCE

TO ENSURE AND PROMOTE THE MAINTENANCE AND ENHANCEMENT OF RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE 2.1. NEIGHBORHOOD MAINTENANCE

As a matter of on-going policy, the City will promote the maintenance, protection and, if necessary, the rejuvenation of city neighborhoods and residential areas, to encourage the highest quality housing and living environment possible.

POLICY 2.2.1.

By 2011, the City shall have developed and employed a neighborhood classification model designed to monitor neighborhood conditions, classify neighborhoods by a standardized condition and identify a comprehensive strategy for delivery of city services using a neighborhood focus.

POLICY 2.2.2.

By 2010, the City shall adopt an unsafe building abatement code to address vacant and derelict buildings to reduce blighting influences on commercial corridors and in residential neighborhoods.

POLICY 2.2.3.

Code enforcement, linked with housing rehabilitation assistance, shall be a principal conservation strategy for residential neighborhoods which are determined to be stable by the City's neighborhood classification model.

POLICY 2.2.4.

The City's Neighborhood Improvement Division shall provide in tandem with the issuance of housing code enforcement violations, information services provided by Volusia County Community Services for Ormond Beach.

POLICY 2.2.5.

Active citizen participation shall be incorporated into neighborhood planning efforts.

POLICY 2.2.6.

The City shall incorporate into the Land Development Code a formalized compatibility screening procedure to assist development applicants in identifying and mitigating conflicts in order to protect residential neighborhoods from incompatible land uses.

GOAL 3. PRESERVATION AND REHABILITATION

PRESERVE AND EXPAND THE SUPPLY OF QUALITY HOUSING UNITS FOR LOW AND MODERATE-INCOME HOUSEHOLDS BY SUPPORTING THE BUILDING OF NEW UNITS, REHABILITATION OF SUBSTANDARD UNITS, AND THE PREVENTION OF LOSS AND DETERIORATION OF EXISTING AFFORDABLE UNITS.

OBJECTIVE 3.1. REHABILITATION OF SUBSTANDARD HOUSING

All housing in the City which is found to be substandard but economically feasible to repair should be rehabilitated to increase the availability of standard housing and ensure that all housing in the City provides safe and adequate shelter to its occupants.

POLICY 3.1.1.

The City shall actively support the provision of housing services by Volusia County Community Services, Halifax Habitat for Humanity and other non-profit housing organizations in the Ormond Beach area.

POLICY 3.1.2.

As a matter of on-going policy, rehabilitation of housing units should be in conjunction with other neighborhood revitalization activities and facility improvements, as appropriate, to improve the overall quality of housing and neighborhood environments.

POLICY 3.1.3.

Neighborhood restoration efforts shall seek to maintain neighborhood identity and integrity.

OBJECTIVE 3.2. COORDINATION OF HOUSING ACTIVITIES

The City shall establish partnerships with private and public non-profit groups, private developers and other affordable housing providers.

POLICY 3.2.1.

The City shall utilize, to the maximum extent possible, non-profit community-based organizations to assist in the acquisition, rehabilitation, and construction of affordable housing.

POLICY 3.2.2.

The City shall support multi-jurisdictional approaches affordable housing issues in Volusia County.

GOAL 4. HOME OWNERSHIP

INCREASE HOME OWNERSHIP OPPORTUNITIES BY REDUCING THE TOTAL COST OF HOUSING IN THE MARKET PLACE.

OBJECTIVE 4.1. HOUSING OPPORTUNITIES

The City shall ensure, on a continual basis, that a variety of housing, including mobile homes or manufactured housing, affordable and rural housing is developed in the community to provide for the varied life-styles of its existing and future residents. The identification of historically significant housing shall continue in accordance with existing ordinances and as described in the Future Land Use Element, Coastal Management Element, Cultural Affairs Element, and Recreation and Open Space Element.

POLICY 4.1.1.

By 2010, the City shall utilize style neutral single-family residential design standards for all residential dwellings in order to address resident concerns regarding compatibility of manufactured housing in single-family residential neighborhoods.

POLICY 4.1.2.

The City shall incorporate affordable housing techniques into the Land Development Code such as Transfer of Development Rights, mandatory inclusionary zoning and density bonuses to increase the number of affordable lots and homes available to low- and moderate-income households.

POLICY 4.1.3.

The City shall ensure, through the Land Development Code, the availability of safe and adequate housing units of different types, sizes and price ranges to meet the needs of all current and future residents.

POLICY 4.1.4.

The City shall pursue affordable housing techniques designed to reduce the cost burden to low- and moderate-income households thus making affordable housing already available in the marketplace more accessible.

POLICY 4.1.5.

When provided by developers, the percentage affordable ratio shall be adjusted by area and by size of the development. Depending upon the geographic location, percentages may vary. In existing areas of the City where there is a significant population of low income and moderate-income groups, then a base percentage of 10% would apply, while elsewhere the base percentage may be 5%. the 10 percentage areas are generally identified as follows:

1) CDBG Priority Area: An area bounded on the north by Highland/Selden Avenue, the south by the City limits, the east by South Ridgewood, and the west by the Florida East Coast railroad tracks. (As amended by Ordinance 93-14, adopted on April 6, 1993.)

2) Barrier Island South: An area bounded on the north by Seminole Avenue, the south by the City limits, the east by A1A, and the west by Riverside Drive (south of the Fluhart Drive and Riverside Drive intersection).

3) Granada/Wilmette North: An area bounded on the north by Wilmette Avenue and its extension, the south by Granada Boulevard, the east by Orchard Street and the west by Nova Road.

4) Granada/Division South: An area bounded on the north by Granada Boulevard, the south by Division Avenue.

Low- and moderate-income housing units shall be dispersed throughout new development projects in a way that preserves the ambient character of the project and ensures assisted and non-assisted units shall not be distinguishable externally.

POLICY 4.1.6.

Mix use buildings incorporating residential and commercial development in the downtown shall have priority over single use buildings when applying for financial assistance from the City through the Tax Increment Financing District.

POLICY 4.1.7.

The City housing policy shall promote universal accessibility as a design option for housing of the elderly and various income level families.

POLICY 4.1.8.

Through the development review process and the administration of regulatory controls, the City will consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements to foster varied housing opportunities by types and cost.

POLICY 4.1.9.

The City shall continue to maintain an inventory all public lands and buildings and, upon query by non-profit housing organizations, report to the City Commission the feasibility of

such public lands and buildings being made available for low- and moderate-income housing.

POLICY 4.1.10.

Mobile homes shall be allowed in the T-2 zoning districts. T-2, the Manufactured Home Community District, will allow for a self-contained planned community under single ownership and featuring extensive on-site recreation facilities, landscaping and innovative design.

POLICY 4.1.11.

The City shall continue to implement standards, regulations, and guidelines for the protection and improvement of historically significant housing, consistent with the criteria contained within the Future Land Use, Coastal Management, Cultural Affairs and Recreation and Open Space Elements.

OBJECTIVE 4.2. HOUSING COSTS

The City shall support and promote the provision of affordable housing, including mobile homes and manufactured housing, to all segments of the City population.

POLICY 4.2.1.

The City shall monitor all land and building development ordinances, regulations, and the permitting process to identify conflicting requirements, eliminate excessive and unnecessary regulations, and provide flexibility in the provision of housing through innovative technologies.

POLICY 4.2.2.

On an on-going basis, the City shall utilize automated processes to improve building and inspection services in order to provide time sensitive turnaround approvals.

POLICY 4.2.3.

Developers may apply for any of the following regulatory relief provisions as part of a development that incorporates low- and moderate-income housing units:

a. Waver of development fees related to approvals.

b. Allowance of increased densities to accomplish affordable housing goals. The percentage of low and moderate housing set aside and accompanying density bonus may increase in proportion to one another but in no case shall it exceed 20%.

c. Reduction of parking and setback requirements, particularly for housing designed for the elderly.

d. Modification of sidewalk and street requirements, particularly in developments designed for the elderly.

GOAL 5. EQUAL HOUSING

PERMIT HOUSEHOLDS TO FREELY CHOOSE AMONG THE DIFFERENT OPTIONS AND TENURES WHICH ARE AVAILABLE IN AN UNRESTRICTED MARKET.

OBJECTIVE 5.1. EQUAL HOUSING

The City shall ensure that equal housing opportunities are realized by all residents regardless of race, color, religion, ancestry, sex, familial status, national origin, handicap or place of birth.

POLICY 5.1.1.

The City shall continue to enforce its Fair Housing Ordinance, continually monitoring housing practices for possible housing discrimination.

POLICY 5.1.2.

The City shall ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially and/or physically disadvantaged, and those displaced due to City actions.

OBJECTIVE 5.2. GROUP HOMES AND FOSTER CARE FACILITIES

The City shall continue to permit in residential areas group homes and foster care facilities licensed or funded by the Department of Children and Family Services.

POLICY 5.2.1.

The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.

POLICY 5.2.2.

The City shall maintain provisions in the Land Development Code to allow smaller group homes (up to six residents) be permitted by right in all residential districts. Larger group homes shall be permitted as a conditional use in all single-family residential districts and by right in all multi-family districts.

GOAL 6. JOBS AND HOUSING BALANCE

ENCOURAGE A BALANCED AND MIXED ECONOMIC COMMUNITY.

OBJECTIVE 6.1. JOBS AND HOUSING BALANCE

The City shall promote, through its economic development efforts, a higher job to housing growth ratio.

POLICY 6.1.1.

Increase the job/housing ratio from 1.10 (2008) to 1.25 (2015) by creating higher value-added jobs.

POLICY 6.1.2.

By 2015, the cost of housing shall closely mirror the median wage structure of the City's economic base.

NEW PAGE ADDED

PARKS AND RECREATION ELEMENT









~~RECREATION AND OPEN SPACE ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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GOAL 1. RECREATION AREAS AND FACILITIES

PROVIDE AN ACCEPTABLE QUALITY, QUANTITY, AND VARIETY OF ACTIVE AND PASSIVE RECREATION AREAS AND FACILITIES NECESSARY TO MEET THE EXISTING AND FUTURE RECREATIONAL NEEDS OF ALL THE CITY'S RESIDENTS AND OF ITS VISITORS.

OBJECTIVE 1.1. LEVEL OF SERVICE STANDARDS

The City shall require of new development activities concurrency with the adopted level-of service standards according to the adopted Parks and Recreation Master Plan Study, as amended.

POLICY 1.1.1.

The City shall apply level-of-service standards park categories and facilities in accordance with the adopted Parks and Recreation Master Plan Study as amended and listed in the Capital Improvements Element of the Comprehensive Plan.

POLICY 1.1.2.

Parks and recreational facilities, as shown in Figure 1 of the Parks and Recreation Element, shall be located throughout the City to allow access opportunities to all segments of the population.

POLICY 1.1.3.

The City shall continue to provide sufficient lighting where needed at any active recreation facilities existing at that time.

POLICY 1.1.4.

The City shall continue to acquire the appropriate acreage for neighborhood and community park and recreation sites to meet its level-of-service standards when necessary.

~~POLICY 1.1.5.~~

~~Alligator Island shall be maintained under the Open Space/Conservation land use designation.~~

~~POLICY 1.1.6.~~ POLICY 1.1.5.

The City's facility needs and program planning shall be determined through a continuous assessment of facility capacities and community needs, thorough surveys, citizen responses, civic interaction, and population growth. ~~Surveys shall be completed by April of each year by the Leisure Services and Planning Departments. The following criteria shall be applied in implementation of this policy.~~

~~a. Coordination with other City departments and civic groups of studio (e.g., continuing education) programs, special events and referral services. Such programs shall be available for all ages and not limited to any level of proficiency.~~

~~b. Coordination of or liaison to the development of other community enhancement projects (e.g., Santaland Art in the Park, and Easter Egg Hunt).~~

~~c. Develop an outreach strategy that provides recreation activities and programs on a neighborhood basis.~~

~~d. Determine the need for additional multi-diversified leisure facilities to better accommodate existing and future needs.~~

~~e. Survey of the use of recreation facilities by developmentally disabled and physically handicapped people. The plan shall further contain specific recommendations for correcting existing deficiencies and meeting future needs.~~

~~f. Assess the special population needs and provide structured activities for youth and adults that would interface with mainstream youth programs.~~

OBJECTIVE 1.2. MAINTENANCE

To maximize the responsible use of existing public lands and facilities, City parks and recreation facilities shall be maintained by the City's ~~Leisure Services~~ Parks and Recreation Department in order to promote public use and community pride, and discourage vandalism.

POLICY 1.2.1.

The City shall manage undeveloped City-owned land for the long-term public interest, doing so in a manner by which the City sets an example for others to follow.

POLICY 1.2.2.

The City shall maintain its boat ramps, piers, docks, and other water-access facilities in a safe and operable condition.

~~POLICY 1.2.3.~~

~~By 2025, the City shall develop a facility at Central Park to support after school programs and other activities.~~

~~POLICY 1.2.4.~~

~~The City shall actively maintain any saltmarsh areas adjacent to City property to be free of litter and/or other garbage.~~

~~POLICY 1.2.5.~~ POLICY 1.2.3.

The City shall continue to provide information and interpretive signs at all City-operated boat ramps to alert users of the endangered manatees, the Tomoka River Manatee Sanctuary, and the City personal watercraft ordinance.

OBJECTIVE 1.3. LAND USE COMPATIBILITY

Balance the functioning value of the natural environment so there is an optimum combination of aesthetic, ecological, and recreation values.

POLICY 1.3.1.

Use park systems or open space to buffer incompatible land uses, where parks or open spaces are compatible with these land uses.

POLICY 1.3.2.

To the extent practical based on available funding, the City shall acquire or preserve lands with unique environmental assets, as well as provide community access and/or recreation opportunities/value to the community.

POLICY 1.3.3.

To the maximum extent consistent with Federal, State, and City objectives, policies, and responsibilities, multiple uses of public lands shall be considered, to reduce the cost of and expedite the acquisition of additional needed public lands.

OBJECTIVE 1.4. ACCESS AND DEVELOPMENT

The City shall maintain and improve access to its parks, recreation, and open space areas, facilities, programs, and events and encourage development of facilities, programs, and events of state and regional excellence.

POLICY 1.4.1.

The ~~Leisure Services~~ Parks and Recreation Department shall develop and distribute literature and maps listing the parks, leisure service, recreation sites, and historic sites located within the City, their facilities, location, and operating hours.

POLICY 1.4.2.

The ~~Leisure Services~~ Parks and Recreation Department shall prepare an annual report, as part of the budget process, that in general describes the status of that department's functions in the City for presentation to the City Commission ~~that department's functions in the City~~; assess the general needs of the population; describes events which affect or are affected by that department; and assesses interdepartmental and intergovernmental areas of concern and propose solutions to these areas of concern.

OBJECTIVE 1.5. FUNDING

The City shall develop a fiscally sound public parks recreation facilities program.

POLICY 1.5.1.

The City shall continue to pursue outside funding sources by monitoring on an on-going basis, the availability of parks and recreation grants and funds. The applications shall be submitted in a timely manner to ensure procurement and proper outside review.

POLICY 1.5.2.

A user fee system shall continue to be an integral and vital component of the overall funding mechanism for recreation programs and events. The following criteria shall apply in implementation of this policy:

a. The fee shall be reasonably established and shall not restrict access on the basis of affordability.

b. The City shall periodically review the fee structures of other local government jurisdictions and per capita operating expenses and recurring capital expenses as a basis for determining the equity of the fee structure.

c. Reasonable fees shall be established for use of all City facilities based on the type of event, the particular facility and the expected number of people attending.

d. The fee schedule shall be reviewed and updated on an annual basis.

POLICY 1.5.3.

The City shall continue to financially support the activities, events, and programs offered by the ~~Leisure Services~~ Parks and Recreation Department, in order to maintain programs at their current level-of-service in accordance with the adopted Parks and Recreation Master Plan as amended.

POLICY 1.5.4.

The City shall continue to assess a Recreational Impact Fee per the City Land Development Code in order to provide for the acquisition and development of additional recreational space and facilities needed by the occupants of such new residential dwelling units.

POLICY 1.5.5.

New development shall be encouraged to provide land for accessible and usable public parks in accordance with the adopted Parks and Recreation Master Plan Study as amended and in the City Land Development Code.

POLICY 1.5.6.

The City shall continue to charge a non-residents fee determined by the ~~Leisure Services~~ Parks and Recreation Department and the City Commission for the use of City recreation facilities.

POLICY 1.5.7.

The City shall continue to utilize user fee charges for services and facilities to help offset costs at recreation sites.

OBJECTIVE 1.6. BEACH ACCESS

The City shall recommend policies and programs to Volusia County that maintain and improve public access to beach recreational opportunities.

POLICY 1.6.1.

Participate in and encourage State, Regional, and County programs to provide on and off-site beach parking.

OBJECTIVE 1.7. BICYCLING OPPORTUNITIES

Safe bicycling opportunities, for both recreation and transportation, shall be provided within the eCity where possible.

POLICY 1.7.1.

Bicycle facilities shall be incorporated into arterial and collector roadway construction widening, and reconstruction plans and programs as provided by the Land Development Code.

POLICY 1.7.2.

The City shall cooperate with bicycle organizations, law enforcement agencies, and the ~~FDOT~~ Florida Department of Transportation to promote a bicycle safety program; this shall include a program in the schools and a media information program.

POLICY 1.7.3.

Bicycle facilities connecting schools with nearby active recreation areas shall be a priority of the City.

POLICY 1.7.4.

The City shall continue to provide bicycle facilities at all City-owned buildings or facilities that are open to the public.

~~POLICY 1.7.5.~~

~~When providing bicycle and pedestrian pathways the City shall determine, through its traffic consultant, upon which streets or roads bicycle traffic would constitute an unacceptable hazard. This shall also determine the time of day when this hazard would exist.~~

~~POLICY 1.7.6.~~ POLICY 1.7.5.

The City shall maintain regulations requiring new developments to incorporate bicycle and pedestrian paths as an integral part of their transportation plans.

~~POLICY 1.7.7~~ POLICY 1.7.6.

To the extent practical, utility easements (overhead transmission lines, gas and water) shall be considered in the development of trails to provide for connections and linkages to neighborhoods, and recreation and open space facilities.

~~POLICY 1.7.8~~ POLICY 1.7.7.

The following criteria shall be used in prioritizing bicycle facility improvements:

a. Beach access points and crossings;

b. Proximity to major public parks, cultural facilities, public schools, high-density residential and commercial areas~~.~~;

c. Lack of alternative routes;

d. Streets serving important transit stops;

e. Areas exhibiting high incidence of vehicle accidents with bicycles; and

f. Arterial and collector streets.

~~POLICY 1.7.9~~ POLICY 1.7.8.

The City, in cooperation with the County and ~~FDOT~~ the Florida Department of Transportation, shall encourage the installation of bicycle detection devices at traffic activated signals on arterial and collector streets, subject to the availability of funding.

POLICY 1.7.9.

The City should update the 2016 Bike Master Plan and seek collaboration with Volusia County Trail and Bike Master Plan.

OBJECTIVE 1.8. CONSERVATION

Active and passive recreation facilities shall be designed and used in a manner that protects the quality of the natural systems including, but not limited to, the surface waters, significant wildlife habitats, designated species habitats, and wetlands. The permitting criteria of Federal, State, and regional agencies shall be met during the design and construction of active and passive recreation facilities.

POLICY 1.8.1.

The use of off-road recreational vehicles in wetland or upland habitats shall be limited to the maximum extent allowed by law.

POLICY 1.8.2.

New proposed land development adjacent to parks, recreation, and conservation areas shall be compatible with both natural systems and the intended function of the park, recreation, or conservation area.

POLICY 1.8.3.

The City shall acquire sensitive lands to meet open space objectives and/or adopt regulations to protect and enhance the functional values of such lands.

OBJECTIVE 1.9. ~~ADA~~ AMERICANS WITH DISABILITIES ACT STANDARDS

Public recreation facilities shall both accommodate and integrate ~~handicapped and disabled~~ special populations and persons with disabilities consistent with Federal and State standards.

POLICY 1.9.1.

The City shall provide physical programs for the ~~handicapped and disabled~~ special populations and persons with disabilities of all ages, based upon demand.

POLICY 1.9.2.

Recreation facility construction or renovation shall be designed to accommodate and integrate the ~~handicapped and disabled~~ special populations and persons with disabilities consistent with Federal and State ~~ADA~~ Americans with Disabilities Act standards.

POLICY 1.9.3.

When possible, ~~handicap~~ special populations and persons with disabilities access to the beach shall be improved by the process of ~~handicap~~ accessible parking spaces and pedestrian beach access ramps.

POLICY 1.9.4.

Playgrounds shall include ~~handicap and disability handicap~~ special populations and persons with disabilities accessible and usable facilities, to integrate ~~handicapped~~ special populations children into the mainstream.

POLICY 1.9.5.

The City shall construct playgrounds oriented towards ~~handicapped~~ special populations children.

OBJECTIVE 1.10. INTERGOVERNMENTAL COORDINATION

The provision of recreation programs and facilities shall be coordinated among adjacent local government jurisdictions and private sector providers to develop the most cost-effective services to the public.

POLICY 1.10.1.

The City shall notify in a timely manner, for review and comment, the Tomoka State Park management and provide information regarding any development activities and ordinances that may significantly affect the park environment and operations.

POLICY 1.10.2.

The City shall continue to actively participate in the Volusia County land acquisition program and request utilization of such funds for open space land purchases within the City as appropriate and to the maximum extent feasible.

~~POLICY 1.10.3.~~

~~The City shall submit when appropriate and applicable, grant applications to local, state and federal grant programs for the acquisition, planning and development/management of City-owned lands. Programs include, but are not limited to:~~

- ~~Florida Recreation and Development Assistance Program;~~
- ~~Land and Water Conservation Fund Program;~~
- ~~Florida Forever;~~
- ~~Florida Boating Improvement Program;~~
- ~~Save our Rivers Program (SJRWMD);~~
- ~~Ponce DeLeon Port Authority;~~
- ~~Florida Inland Navigation District;~~
- ~~Florida Communities Trust Program; and~~
- ~~ECHO.~~

~~POLICY 1.10.4.~~ POLICY 1.10.3.

The City shall continue to submit applications when appropriate and applicable for grants under programs sponsored by various local, State, and ~~regional~~ federal governments including, but not limited to, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, Florida Forever, Florida Recreation and Development Assistance Program, Volusia ECHO, Volusia Forever, and the Florida Inland Navigation District.

~~POLICY 1.10.5.~~ POLICY 1.10.4.

The City shall enter into agreements, as appropriate, with private institutional recreation organizations to provide services and programs including joint use of facilities and personnel.

~~POLICY 1.10.6~~ POLICY 1.10.5.

Wherever possible, Ormond Beach Recreational trail corridors shall be coordinated with other national level trails such as the Ormond Scenic Loop and Trail, East Coast Greenway, as well as other state trail systems.

OBJECTIVE 1.11. DEVELOPMENT ACTIVITIES

The City shall periodically review and amend the Land Development Code relative to current open space definitions and standards to implement the ~~Recreation and Open Space~~ Parks and Recreation Element. The following policies shall apply to the review of development activities and the conduct of public activity.

POLICY 1.11.1.

The following shall be applied by the City to protect and provide buffers, greenbelts, and recreation within the open space system:

a. Regulate the use of land and water consistent with the Future Land Use, Conservation, and Coastal Management Elements.

b. Ensure the protection of natural vegetation and unique land features.

c. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.

d. Maintain and protect major environmental areas, parks, preserves, wildlife management areas and refuges.

e. Provide mechanisms for the on-site transfer of development rights as per the Future Land Use Element.

f. Develop performance standards for protecting lands with historic, scenic, recreational or environmental significance.

g. Protect against significant adverse impacts to wildlife, wildlife habitats/corridors.

POLICY 1.11.2.

Innovative techniques shall be utilized to protect identified open space areas. Such techniques could include overlay districts, flood zones, performance standards, or other incentive-based methods.

POLICY 1.11.3.

Designated open space areas encompassing natural resource areas, significant environmental features, marine and wildlife habitats, conservation or potential recreation areas shall, at minimum, be protected, by buffer zones, deed restrictions, limiting density and intensity of development, conservation easements, acquisition, transfer of development rights, and purchase of development rights or land exchanges.

POLICY 1.11.4.

Criteria and standards to be used for reviewing development proposals within existing and proposed open space areas shall be maintained in the Land Development Code. Upon adoption of the plan, site specific analysis shall include an Environmental Assessment Report as per the criteria of the Conservation Element to be submitted, reviewed and approved prior to the issuance of a development order.

POLICY 1.11.5.

Coordinate with local governments, State and other public agencies in developing consistent standards, criteria and land development regulations for the protection of open space areas.

OBJECTIVE 1.12. LAND ACQUISITION

The City shall continue to increase the public provision, protection and enhancement of open space by utilizing ~~the~~ Volusia County, ~~Land Acquisition Program with the cooperation of the Florida Forever, Save Our Rivers, Land and Water Conservation Fund, County Port Authority, St. Johns River Water Management District land acquisition programs, and similar~~ State, and Federal land acquisition programs, as appropriate, to acquire by purchase or donation those lands identified by the City Commission. Provision of open space by private enterprise shall be accomplished through donation or requirements for dedication of open and common space as specified in the Land Development Code.

POLICY 1.12.1.

Land or easements suitable for the provision of open space shall be encouraged as donations from public agencies and private enterprises. The location, shape, size and character shall be evaluated for applicability to City land development regulations. The City is not obligated to accept donations of open space areas from public areas and private enterprise.

POLICY 1.12.2.

Open Space areas shall be preserved for the following types of development:

a. Residential development required to provide park needs and open space areas as required by the Land Development Code.

b. Planned overlay districts required to provide open space and common open space per the Land Development Code.

c. Development plans encompassing valuable resource habitats such as, but not limited to, environmental corridors as identified in the Conservation and Future Land Use Elements.

d. Non-residential development required to provide open space areas as required by the Land Development Code.

OBJECTIVE 1.13. SCENIC HIGHWAYS AND CORRIDOR CONNECTIVITY

Provide for recreational corridors to link the City-owned parks as well as other open space/ conservation areas.

POLICY 1.13.1.

The City shall designate scenic roadways in accordance with State and Federal programs, as provided for by the Coastal Management Element and the Land Development Code.

POLICY 1.13.2.

The City's standards designed to ensure preservation of the scenic value of designated routes shall be maintained in the Land Development Code.

POLICY 1.13.3.

The City shall continue to coordinate with utility companies the potential multi-use concept for open space and recreation uses within utility easements.

POLICY 1.13.4.

To the extent practical, utility easements (overhead transmission lines, gas and water, sewer and drainage) shall be made available for bike path, nature, jogging, and horse trail development. This off-road corridor system shall be designed and developed to connect neighborhoods and communities to recreation and open facilities.

POLICY 1.13.5.

Open space systems or conservation areas identified for potential outdoor classroom sites or nature study facilities shall be provided with the appropriate access facilities. Facilities shall include, but are not limited to: on-site circulation system elements, natural trails, above ground boardwalks and limited passive areas designated for picnicking.

POLICY 1.13.6.

Public access to the beach and waterways shall be provided in accordance with the policies under Goal 6~~7~~ of the Coastal Management Element.

POLICY 1.13.7.

The City of Ormond Beach adopts and incorporates the Ormond Scenic Loop & Trail vision statement and map series as included in the adopted Ormond Scenic Loop & Trail Corridor Management Plan, as amended. The Ormond Scenic Loop & Trail is shown in Figure 2 of the Parks and Recreation Element.

OBJECTIVE 1.14. ORMOND CROSSINGS ACTIVITY CENTER

The City working with the Developer of the Ormond Crossings Activity Center shall develop a comprehensive approach to address existing and projected deficiencies so that there are adequate facilities to serve the residents of Ormond Crossings.

~~POLICY 1.14.1.~~

~~Within 90 days of the effective date of the comprehensive plan amendments establishing the Activity Center land use category and applying it to the Ormond Crossings Activity Center, the Developer shall deed to the City the title to a 17-acre parcel that is located immediately north of the Airport Sports Complex and fronts on Harmony Trail.~~

~~POLICY 1.14.2.~~ POLICY 1.14.1.

The Developer shall deed to the City a total of 45-acres of land to be used for parks and recreation purposes. The land may be divided ~~up to 5~~ as separate park sites within the Ormond Crossings Activity Center subject to the approval of the City, if it is determined that providing multiple park~~s~~ sites minimizes automobile traffic and encourages pedestrian and bicycle access to the park facilities.

~~POLICY 1.14.3.~~ POLICY 1.14.2.

Based on the projected population associated with this proposed amendment, the Developer of the property shall be responsible for the following improvements. These improvements shall be completed prior to the issuance of the certificate of occupancy for the 1,000th dwelling unit within the Ormond Crossings Activity Center.

a. A public community center with a minimum of 6,000 square feet of building area;
b. A trail system, including a minimum of .75 miles of hard surface walkway;
c. 1 Picnic shelter with restrooms;
d. 1 soccer/football field;
e. 1 baseball/softball field;
f. 2 outside basketball courts with lights;
g. 2 shuffle board courts;
h. 1 bocce ball court;
i. 1 tennis court; and
j. 1 racquetball court.

Based on the projected population associated with this proposed amendment, the Developer of the property shall be responsible for the following improvements. These improvements shall be completed prior to the issuance of the ~~c~~Certificate of ~~o~~Occupancy for the 2,000th dwelling unit.

a. 1 community center that can be either public or private with a total minimum building area of 4,000 square feet;

b. A trail system, including a minimum of .525 miles of hard surface walkways;

c. Passive park area of 36.5 acres;

d. 1 off-leash dog park;

e. 1 covered playground area;

f. 1 baseball/softball field;

g. 2 outside basketball courts with lights;

h. 2 shuffle board courts;

i. 1 bocce ball court;

j. 2 tennis courts; and

k. 1 racquetball court.

The City acknowledges that the need for recreational facilities is a function of the population therefore adjustments to these requirements can be expected to occur as the project proceeds. The City also reserves the right to request cash in lieu of improvements when it proves that funding will provide the City with a greater benefit and compliance with the minimum level of service standards.

Map Ref#	City Park Name
1	Ames Park
2	Ormond Beach Andy Romano Beachfront Park
3	Arroyo Oaks Mini Park
4	Arroyo Parkway Passive Park
5	Bailey Riverbridge Gardens
6	Birthplace of Speed Park
7	Casements Campus-
8	Ormond Beach Tennis Center
9	Cassen Park
10	Central Park I
11	Central Park II
12	Central Park III
13	GF Althouse Trail
14	Central Park IV
15	Division Avenue Passive Park
16	Fire House Park
17	Fortunato Park
18	Haas Park
19	Hospital Gardens
20	Huguenot Park
21	Indian Mound Park
22	Lakebridge Drive Passive Park
23	Lincoln Ave Park
24	Main Street Park
25	Memorial Gardens
26	Milton W. Pepper Park
27	Neptune Bench Park
28	Nova Community Park
29	Nova Skate Park
30	Nova Rd Passive Park - North
31	Nova Rd Passive Park - South
32	Ormond Beach Lions Park
33	Ormond Beach Regional Sports Complex
34	Limitless Park (playground)
35	Optimist Park
36	Ormond Beach Middle School
37	Ormond Parkway Park
38	Ormond Beach Performing Arts Center
39	Ormond Beach Senior Citizen Center
40	Ormond Shores Park
41	Osceola Elementary School Park
42	Plaza Grande Park
43	Riviera Park
44	Rockefeller Gardens
45	Sanchez Park
46	Santa Lucia Bench Park
47	South Old Kings Rd Passive Park
48	South Ormond Neighborhood Center
49	South Ormond Neighborhood Park
50	Ted Porter Park
51	Vadner Park
52	Waldo Berry, Sr. Heritage Park
53	West Ormond Community Park
54	West Ormond Wetlands Park
55	Woodmere Park
56	Riverbend Nature Park

Master Park/Recreation and Facilities Inventory Figure 1

LEGEND

- Map Ref#
- Performing Arts Center
- Senior Citizen Center
- City Park
- Corporate Limits

FLAGLER COUNTY
VOLUSIA COUNTY

Ormond Beach Municipal Airport

HALIFAX RIVER
TOMOKA RIVER
THOMPSON CREEK
STRICKLAND CREEK
DODSON CREEK
LAUREL CREEK
ATLANTIC OCEAN
INTRACOASTAL WATERWAY

0 0.25 0.5 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department 7/10/2020

Note: This is a new figure



ORMOND SCENIC LOOP AND TRAIL MAP - FIGURE 2

Prepared By: The City of Ormond Beach
G.I.S. Department - November, 2024

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NEW PAGE ADDED

CAPITAL IMPROVEMENTS ELEMENT









~~CAPITAL IMPROVEMENTS ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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~~CAPITAL IMPROVEMENTS ELEMENT~~
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~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 1.LEVEL OF SERVICE STANDARDS

PUBLIC FACILITIES SHALL BE PROVIDED IN A TIMELY AND EFFICIENT MANNER AS NECESSARY TO CORRECT EXISTING DEFICIENCIES IN THE LEVEL-OF-SERVICE FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION, AND PARKS AND RECREATION AND TO MEET FUTURE DEMANDS GENERATED FROM NEW DEVELOPMENT THROUGH THE USE OF SOUND FISCAL PRACTICES.

OBJECTIVE 1.1. CAPITAL IMPROVEMENTS

Capital Improvements identified in other plan Elements shall be provided to correct existing deficiencies, accommodate future growth, and to replace deteriorated or obsolete facilities in an economically and energy efficient manner, as indicated in the schedule of improvements in this Element.

POLICY 1.1.1.

The City shall include capital improvement projects that are either: 1) required to meet adopted level-of-service standards; 2) implemented Goals, Objectives and Policies of the Comprehensive Plan; and 3) determined to be of relatively large scale in cost ($25,000.00 or greater) in the Schedule of Improvements of this Element.

POLICY 1.1.2.

As per Section 163.3177, F.S., all capital improvement projects proposed by the City shall be consistent with the Comprehensive Plan.

POLICY 1.1.3.

All capital improvements included in the Capital Improvements Element schedule of improvements shall be included in the City's annual capital budget.

POLICY 1.1.4.

Proposed capital improvement projects that compete for funding within the same funding source and as identified annually through the concurrency management system shall be evaluated and ranked in order of priority according to the following guidelines:

a. The extent to which the project is necessary to protect public health and safety.

b. Capital improvements needed to address existing deficiencies.

c. Maintenance of adopted levels-of-service.

d. The impact that the project would have on the local budget.

e. Reduction of future improvements costs.

f. Encouragement of infill development and/or preservation or achievement of full use of existing facilities.

g. Promotion of efficient development and prevention of urban sprawl.

h. Consistency with ~~FDOT~~ the Florida Department of Transportation and other State and regional plans.

POLICY 1.1.5.

The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Section 163.31~~8~~77, F.S. Corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities, pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the ~~CIE~~ Capital Improvements Element may be accomplished by ordinance and shall not be deemed to be amendments to the Comprehensive Plan.

POLICY 1.1.6.

The comprehensive planning process shall be used to ensure that present and future public facility and service needs are planned and provided in a timely and efficient manner, while safeguarding the health safety and welfare of the public and natural environment.

POLICY 1.1.7.

The provision of the public services and facilities shall be planned and coordinated so that the provision of public services and facilities occurs in a manner which encourages growth to be orderly and, to the extent feasible, is compatible with existing and desired land uses.

POLICY 1.1.8.

Public facilities, services, and programs shall be designed to service the intensities of development projected in State, regional and local comprehensive and functional plans and other planning documents.
~~Integrate energy cost reduction measures into the budget process.~~

POLICY 1.1.9

Government buildings and facilities shall incorporate and recognize urban design principles. Life cycle costs should be considered in the design and construction of government facilities. The City shall implement an Energy Efficiency and Conservation Plan including a program to track the use of energy and water in facilities owned by the City and reducing energy consumption as it relates to budgetary constraints. The City shall require energy efficient retrofits of existing facilities, where feasible, and will ensure energy efficient objectives are met in the planning and construction of any new facilities. The City shall consider a Sustainability Index for use in assessing proposed capital projects.

OBJECTIVE 1.2. COASTAL HIGH HAZARD AREA

The City shall limit future public expenditures for capital improvements which promote growth within Coastal High Hazard Areas, except for public land acquisition, enhancement of natural resources, or other projects as identified in the Coastal Management Element ~~and, except for projects already in progress and continuing in good faith at the time of plan adoption~~.

POLICY 1.2.1.

The City shall expend funds in Coastal High Hazard Areas for the provision of improvements needed to correct existing deficiencies to maintain their existing capacity.

POLICY 1.2.2.

The City shall continue to provide recreational facilities as needed within Coastal High Hazard Areas.

POLICY 1.2.3.

The City shall not construct any new public facilities in the coastal high-hazard areas, except for:

a. Conservation, natural resource protection and preservation, conservation groundwater aquifer recharge, resource restoration facilities, public access facilities, stormwater management and passive recreation and recreation support facilities;

b. Facilities necessary to improve hurricane evacuation time and/or mitigate storm damage to existing development; and

c. Reconstruction of public facilities essential to maintaining the public health and safety shall only occur if such structures can meet the most current hurricane wind velocity standards contained in the adopted building code.

~~POLICY 1.2.4.~~

~~The City shall study, existing public facilities located in the Coastal High Hazard Area that can be replaced over a twenty- (20-) year period.~~

~~POLICY 1.2.5.~~

~~Further development of facilities located in the Coastal High Hazard Area shall be discouraged excluding beach-related capital facilities, including, but not limited to, access ramps and pedestrian walkways.~~

OBJECTIVE 1.3. CONCURRENCY MANAGEMENT SYSTEM

The City shall continue to implement and periodically review its concurrency management system. The concurrency management system shall ensure the management of the land development process in a way that public facility needs identified within plan Elements are provided as needed but not in excess of the City's financial capacity to operate such facilities.

POLICY 1.3.1.

The provision of public facilities and services is intended to serve as a growth management measure, as such provision shall be undertaken and expanded within existing or identified future designated facility service areas and discouraged elsewhere, except in cases of overriding public benefit or where needed to meet the needs of existing development.

POLICY 1.3.2.

The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision:

a. Fire Fighting: All development having a density equivalent to or greater than one (1) unit per acre shall be served by a public/private central water system capable of delivering the required fire flows having adequate fire-fighting capacity of a minimum of 500 ~~gpm~~ gallons per minute (gpm) or greater as determined by the Chief Fire Official in conjunction with the City Engineer (or its equivalent where a sprinkler system is used) and minimum 20 pounds per square inch (psi) residual for a minimum two- (2-) hour duration depending upon the specific structure and/or use. Single-family home development at less than one (1) unit per acre or less, or other development of equivalent intensity (e.g., average daily water use of less than 300 ~~gpd~~ gallons per day per acre), may be served by an individual well. All required fire flows will be in addition to the peak daily demand established.

b. Parks (acres per population): 13 acres per 1,000 population.

A capital facilities recovery fee to develop lands dedicated by developers to meet the acreage level-of-service standards shall be pursued. The recovery fee may be either assessed to the developer of the subdivision or the builder of the home in the form of an impact fee.

Subdivisions which provide private recreation lands and facilities shall be provided a credit against the land dedication and capital facilities recovery fee.

c. Roads: The following level-of-service standards are adopted for roadways Citywide:

	~~LOS~~ Level-of-Service Daily	~~LOS~~ Level-of-Service Peak Hour
City	C	D
County	D	E
State	C (SIS/FIHS)	D (TRIP)

d. Water:

Raw:	An average daily volume of 330 gallons per Equivalent Residential Unit (ERU).
Potable:	An average daily volume of 300 gallons per Equivalent Residential Unit.
~~**Sewer:**~~	~~An average daily volume of 270 gallons per Equivalent Residential Unit.~~
Reclaimed:	An average daily volume of 300 gallons per day per Equivalent Residential Unit.

Other uses water standards:

Types of Establishments* (note – ERU is Equivalent Residential Unit)	
Apartments	0.7 ERU per unit
Bars and Cocktail Lounges	0.05 ERU per seat
Barbershop	0.25 ERU per seat
Beauty Shop	0.5 ERU per seat
Car Wash	8.5 ERU minimum
Dentist	0.7 ERU per wet chair
Factories (with Showers or Chemicals)	0.1 ERU per 100 sq. ft.
Factories (without Showers or Chemicals)	0.05 ERU per 100 sq. ft.
General Commercial / Office Buildings	0.05 ERU per 100 sq. ft.
Gas Stations (no car wash)	1.5 ERU per bathroom
Hospitals	0.7 ERU per bed
Hotels and Motels	0.4 ERU per room
Movie Theaters, Auditoriums, Churches	0.02 ERU per seat
Nursing Homes / A.L.F.	0.5 ERU per bed
Restaurants	0.15 ERU per seat
Single-Family Residence	1.00 ERU per unit
Schools	0.05 ERU per seat
Townhouse Residence	0.7 ERU per unit

*The Site Plan Review Committee will consider alternate flow rates for various establishments if the applicant/Engineer of Record can provide supporting documentation.

e. Sewer: An average daily volume of 270 gallons per Equivalent Residential Unit. Sanitary Sewer Treatment: All development having a density equivalent to or greater than one (1) ERU per acre shall be served by a public/private wastewater treatment system capable of handling the projected design flows with an appropriate peak factor, as determined by the applicant or design professional. The peak factor shall not be less than 2.5. For developments having a density of less than one (1) ERU per acre, the applicant may elect to install a septic system provided that the applicant obtains an appropriate permit from the Volusia County Health Department and the City's existing gravity collection system is not within 200 feet of the proposed development.

f. Solid Waste:

Average residential pick-ups per truck	~~1,600~~1,400
Average commercial pick-ups/truck/route	~~155~~160
Average residential pick-ups/man/day	~~226~~800-600
Pounds/capita/day for residential, commercial and industrial waste	~~5.69~~5.83
Pounds/capita/day for special wastes	3.85

g. Drainage: The difference in the volume of run-off for 25 years frequency, 24-hour duration storm event between pre-development and post-development conditions shall be retained on-site. The difference between the pre-development and post-development conditions for peak run-off rates for the 100-year frequency, 24-hour duration rainfall event shall be retained on-site. Individual development facility capacity shall be maintained so that there is no potential flooding increase above the base year elevation. There shall be no degradation of water quality of Class III waters. An equal or greater volume of storage capacity must be created for any volume of the regulatory flood that would be displaced by fill or structures. The velocity of the regulatory flood must not be adversely altered on any watercourse. Areas not filled are to generally be left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design is consistent with the then-existing City standards and ordinance requirements. Fill limitations consistent with the Land Development Code and the performance standards for each wetland classification established by the Conservation Element shall be enforced for all developments lying within areas of special flood hazard, as defined by the 100-year floodplain boundaries of the ~~FEMA~~ Federal Emergency Management Agency ~~FIRM~~ Flood Insurance Rate Map ~~maps~~.

POLICY 1.3.3.

The City shall maintain provisions in the Land Development Code that will ensure that, at the time a development order is issued, adequate facility capacity is or will be available when needed to serve the development.

POLICY 1.3.4.

The City shall evaluate proposed plan amendments and requests for new development based on the following guidelines:

a. Creates potential public hazard.

b. Accentuates any existing facility deficiencies.

c. Generates public facility demands that could be accommodated by scheduled capacity increases in the capital improvements schedule.

d. Conforms with the Future Land Use Map (Future Land Use Element) and service areas (Utilities Element).

e. Affects other agencies' facilities plans.

f. Conforms to the Conservation Element's policies for natural resource protection.

g. Conforms to the Coastal Management Element's policies for limiting specific and cumulative impacts of development or redevelopment upon wetlands, water quality and quantity, wildlife habitat, living marine resources, and beach and dune systems.

h. Minimizes impacts to surrounding jurisdictions.

OBJECTIVE 1.4. IMPACT AND CONNECTION FEES

Future development projects shall pay their fair share of the cost of providing facilities and services required to maintain adopted level-of-service standards as specified in the Land Development Code. Impact and connection fees, developer dedications and contributions shall be required in an amount equal to the cost of the infrastructure required to serve the development.

POLICY 1.4.1.

Recreation impact fees shall be continued and refined as needed to adequately maintain adopted ~~LOS~~ level-of-service standards.

POLICY 1.4.2.

Water and sewer ~~impact~~ connection fees shall be periodically reviewed and adjusted ~~as needed to~~ in accordance with Florida Statutes to assure that revenues are equal to growth-related capital expenditures, and to adequately maintain adopted ~~LOS~~ level-of-service standards.

~~POLICY 1.4.3.~~

~~The City shall annually review the fee schedules of all impact fee ordinances and adjust the fee schedules to reflect the pro-rata share of costs needed to finance improvements necessitated by new development.~~

~~POLICY 1.4.4.~~ POLICY 1.4.3.

The City shall continue to require that developers build water, sewer and reclaimed water infrastructure, local streets and internal collectors and provide off-site improvements needed for their development including but not limited to acceleration/deceleration lanes, turning lanes and traffic signals. ~~Such improvements shall not be eligible for impact fee reimbursements.~~

OBJECTIVE 1.5. FISCAL RESOURCES

The City shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

POLICY 1.5.1.

In providing capital improvements funded by general obligation bond issues, the City shall limit outstanding indebtedness to no greater than five (5%) percent of its property tax base.

POLICY 1.5.2.

The City shall continue to adopt an annual capital budget and a five- (5) year capital improvement program as part of its budgeting process.

POLICY 1.5.3.

The City shall continue its efforts to secure State or Federal grants or private funds whenever available for capital improvements financing, through actively seeking and applying for grants and, if required, providing matching funds for grants.

POLICY 1.5.4.

Prior to scheduling any referenda to finance capital projects, the City shall make every effort to identify alternative funding sources.

POLICY 1.5.5.

Prior to the issuance of Certificates of Occupancy, the City shall provide for all public facilities needed to serve developments for which development orders were previously issued.

~~POLICY 1.5.6.~~

~~The Capital Improvements Element will be financially feasible in accordance with state law.~~

~~POLICY 1.5.7~~ POLICY 1.5.6.

If a Capital improvement is needed to maintain a level of service standard, then new development will be required to contribute its fair share toward the improvement.

~~POLICY 1.5.8~~

~~Encourage investment in capital projects that will utilize municipal energy production in an environmentally responsible manner.~~

OBJECTIVE 1.6. LOCAL AND REGIONAL FACILITIES & SERVICES

The City shall require that necessary local and regional facilities and services be available concurrent with the impacts of development through the adoption of a concurrency management system as implemented by the Land Development Code.

POLICY 1.6.1.

The City shall verify that all public facilities needed to serve new development have been provided prior to the approval of an application for final subdivision plan or final site plan.

POLICY 1.6.2.

The City shall continue to implement a concurrency management system to:

a. Determine whether necessary facilities identified within the City's Capital Improvements Element, including Traffic Circulation, Recreation and Open Space, and Utilities are being constructed in accordance with the schedules in the Comprehensive Plan.

b. Update annually existing level-of-service, committed capacity as defined in the Land Development Code, and facility needs prior to and in conjunction with the annual update of the Capital Improvements Element, except that a shorter time frame, daily, monthly, or semi-annually, will be used as appropriate where the level-of-service is near capacity.

The City plat approval process will require that necessary regional and local facilities and services be available concurrent with the impacts of development after the adoption of the concurrency management system through any of the following situations:

1. The necessary facilities are in place at the time a plat approval is issued, or a plat approval is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
2. The necessary facilities are under construction at the time a plat approval is issued.
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a plat approval is issued. Capacity to meet ~~LOS~~ Level-of-Service for sanitary sewer, potable water, drainage and solid waste shall be in place prior to awarding concurrency status for any development order.
4. The necessary road facilities as listed in the first three (3) years of the ~~FDOT~~ Florida Department of Transportation Five-Year Work Program have been included in the Volusia County or City of Ormond Beach annual budget at the time a plat approval is issued. A plan amendment is required to eliminate, defer or delay construction of any

road or mass transit facility or service which is needed to maintain the adopted level-of-service standards and which is listed in the five- (5-) year schedule of capital improvements.

For those parcels that do not require platting, the above steps will be considered at the time of site plan and review. In such cases the words "site plan" will replace "plat approval" wherever it appears above.

POLICY 1.6.3

Capital Improvements necessary for water supply concurrency will be identified and included in the annual update to the Capital Improvements Schedule.

OBJECTIVE 1.7. INTERGOVERNMENTAL COORDINATION

Intergovernmental cooperation and coordination shall be established and maintained in order to plan for and provide the best methods for providing efficient, cost-effective, and environmentally sound public facilities and services.

POLICY 1.7.1.

Effective administrative and procedural mechanisms which promote the coordination, planning and provision of public facilities and services shall be used at every possible opportunity. Adherence to this policy cluster, at a minimum, shall include the following actions:

a. The City shall establish formal and informal methods of contact and communication with adjacent and/or affected units of local government concurrent with the initiation of planning for new public facilities or improvements to existing public facilities for the purpose of interjurisdictional coordination in the planning, construction and operation of such facilities, where appropriate.

b. Administrative and procedural mechanisms shall be used to more effectively coordinate, plan and provide public facilities and services.

OBJECTIVE 1.~~1~~8. ORMOND CROSSINGS ACTIVITY CENTER

The Ormond Crossings Activity Center provides the City with the opportunity to master plan a mixed-use development, including the needed public facilities required to meet the minimum levels of service established in this Comprehensive Plan.

POLICY 1.~~1~~8.1.

The City shall monitor the progress of the development to analyze and where necessary, amend the Capital Improvements Element (CIE) and other related elements to ensure that public infrastructure and facilities are in place to ensure that minimum levels-of-service are maintained at the lowest possible cost to the City. The following is a list of improvements that may be required, as identified in the Ormond Crossings Activity Center Development Agreement. This list is to be used for general planning purposes and provide guidelines to the City. This policy shall not be interpreted to mean that changes to the development plan for the identified improvement cannot occur in the future. Given the potential time needed for this project to reach buildout, changes are to be expected. This policy provides a process and background for future capital planning efforts of the City.

SCHEDULE OF IMPROVEMENTS

The tables on the following pages of the Capital Improvements Element will be used to effectively stage the timing, estimated cost, and revenue sources of the capital improvements projected for the future. All items listed are consistent with individual Comprehensive Plan Elements.

~~The first part of each table will include the projected improvements for the period between Fiscal Years 2008-09 and 2012-13 in one- (1-) year increments.~~

~~The table also specifies the type of work that is needed such as addressing an existing deficiency, a projected deficiency, or if the project consists of a repair, renovation or replacement of an existing facility.~~

The Schedule of Improvements are based upon the annual Ormond Beach Capital Improvement Plan and the capital improvements of other organizations such as Volusia County School Board and the Transportation Planning Organization.

MONITORING / EVALUATION

The Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, F.S., the Element must be reviewed every year to ensure that the fiscal resources are available to provide public facilities needed to support adopted ~~LOS~~ Level-of-Service standards.
Programs that will be adopted to ensure that the Goals, Objectives and Policies established in the Capital Improvements Element include:

a. The Concurrency Management System ~~(described in the Introduction Section)~~.

b. Annual review of the ~~CIE~~ Capital Improvements Element.

c. Annual review of the City's budget to determine if all capital improvement projects are consistent with all Comprehensive Plan Elements and that the proposed projects will further the Goals, Objectives and Policies of the Comprehensive Plan.

Table A
~~Leisure Services~~ Parks and Recreation
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
	Leisure Services							
1	OBSC Softball Field Reconstruction	Property Taxes-LS	$800,000	$0	$0	$0	$0	$800,000
2	Nova Field #1 Relocation	Echo Grant	$100.000	$900,000	$500,000	$0	$0	$1,500,000
		Property Taxes-LS						
3	Central Park Trails Systems	Echo Grant	$0	$0	$0	$1,000,000	$0	$1,000,000
		Property Taxes-LS						
		Total	**$900,000**	**$900,000**	**$500,000**	**$1,000,000**	**$0**	**$3,300,000**

Leisure Services Funding Schedule

Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Echo Grant	$400,000	$450,000	$0	$500,000	$0	$1,350,000
Property Taxes – LS	$500,000	$450,000	$500,000	$500,000	$0	$1,950,000
Total	**$900,000**	**$900,000**	**$500,000**	**$1,000,000**	**$0**	**$3,300,000**

Table B
Community Redevelopment
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
	Downtown							
1	Community Center	Property Taxes – CRA	$0	$500,000	$0	$0	$7,118,000	$7,618,000
2	Traffic Calming	Property Taxes – TIF	$0	$100,000	$0	$0	$0	$100,000
3	Stormwater Improvements	Property Taxes – TIF	$0	$0	$1,100,000	$0	$0	$1,100,000
		Stormwater Charges						
4	Thompson Creek, Phase 1	TPO (Grant Pending)	$0	$0	$624,716	$2,220,273	$0	$2,844,989
		Property Taxes – TIF						
		Total	**$0**	**$600,000**	**$1,724,716**	**$2,220,273**	**$7,118,000**	**$11,662,989**

Downtown Funding Schedule

Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Property Taxes - CRA	$0	$100,000	$862,472	$222,028	$7,118,000	$8,302,500
Property Taxes – TIF	$0	$0	$0	$0	$0	$0
Stormwater charges	$0	$0	$300,000	$0	$0	$300,000
Grant	$0	$500,000	$0	$0	$0	$500,000
TPO (Grant Pending)	$0	$0	$562,244	$1,998,245	$0	$2,560,489
Total	**$0**	**$600,000**	**$1,724,716**	**$2,220,273**	**$7,118,000**	**$11,662,989**

Table C
Utilities
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Water Improvements								
1	Water Main Replacement	Water & Sewer Charges	$300,000	$0	$0	$0	$0	$300,000
2	Wellfield Repairs	Water & Sewer Charges, Bond Proceeds	$0	$0	$151,400	$1,778,750	$0	$1,930,150
3	West Ormond Utilities Potable Tank and Station	To be determined	$375,000	$5,025,000	$0	$0	$0	$5,400,000
4	West Ormond Utilities – New Rima Wells	To be determined	$0	$0	$300,000	$3,007,500	$0	$3,307,500
5	West Ormond Utilities, Water Treatment Plan Evaluation	To be determined	$0	$0	$300,000	$0	$0	$300,000
6	Water System Expansion	To be determined	$0	$0	$0	$4,500,000	$42,750,000	$47,250,000
7	West Ormond Utilities – New Raw Water Wellfield	To be determined	$0	$0	$0	$0	$17,250,000	$17,250,000
Wastewater Improvements								
8	Halifax River Utility Crossing	Bond Proceeds	$480,000	$5,680,000	$0	$0	$0	$6,160,000
9	Water Reclamation Facility Filter Modification	Bond Proceeds	$475,000	$5,100,000	$0	$0	$0	$5,575,000
10	North US 1 Utility Adjustments	Water & Sewer Charges, Bond Proceeds	$0	$0	$300,000	$3,100,000	$0	$3,400,000
11	Pep Tank Elimination, Phase 1	Water & Sewer Charges, Bond Proceeds	$0	$0	$400,000	$5,750,000	$0	$6,150,000

Table C
Utilities
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
12	West Ormond Utilities Airport Road Force Main Extension	To be determined, Daytona Beach	$275,000	$3,059,5000	$0	$0	$0	$3,334,500
13	West Ormond Utilities Water Reclamation Facility	To be determined, Daytona Beach	$6,500,000	$37,250,000	$37,250,000	$0	$0	$81,000,000
14	West Ormond Water Reclamation Facility Site Improvements	To be determined	$1,700,000	$0	$0	$0	$0	$1,700,000
15	West Ormond Utilities SR 40 Parallel Force Main	To be determined	$0	$225,000	$2,880,000	$0	$0	$3,105,000
16	West Ormond Utilities Hand Avenue Force Main	To be determined	$0	$0	$0	$300,000	$4,020,000	$4,320,000
Water and Sewer Improvements								
17	Public Works Management Site Upgrades	Water & Sewer Charges	$0	$0	$0	$0	$270,000	$270,000
18	Public Works Generator	Water & Sewer Charges	$0	$0	$0	$0	$255,000	$255,000
19	Public Works Renovation	Water & Sewer Charges	$0	$0	$0	$0	$338,000	$338,000
20	Utility Master Plan Update	Wastewater Impact Fees, Water impact Fees	$0	$380,000	$0	$0	$0	$380,000
21	West Ormond Utilities Area A Water Main & Force Main	To be determined	$200,000	$2,550,000	$0	$0	$0	$2,750,000

Table C
Utilities
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Reclaim Water								
22	Reuse Reservoir	Bond Proceeds, SJRWMD, State Appropriation	$6,680,000	$0	$0	$0	$0	$6,680,000
Total			**$17,210,000**	**$56,899,500**	**$43,726,400**	**$18,436,250**	**$64,883,000**	**$201,155,150**

Utilities Funding Schedule

Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Bond Proceeds	$4,765,000	$10,780,000	$0	$10,628,750	$0	$26,173,750
Daytona Beach	$1,990,000	$10,353,000	$9,450,000	$0	$0	$21,793,000
SJRWMD	$1,670,000	$0	$0	$0	$0	$1,670,000
To be determined	$7,285,000	$35,386,500	$33,425,000	$7,807,500	$64,020,000	$147,924,000
State Appropriation	$1,200,000	$0	$0	$0	$0	$1,200,000
Wastewater Impact Fee	$0	$190,000	$0	$0	$0	$190,000
Water & Sewer Charges	$300,000	$0	$851,400	$0	$863,000	$2,014,400
Water Impact Fees	$0	$190,000	$0	$0	$0	$190,000
Total	**$17,210,000**	**$56,899,500**	**$43,726,400**	**$18,436,250**	**$64,883,000**	**$201,155,150**

Table D
Transportation
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
1	Neighborhood Traffic Calming	Property Taxes – Transportation	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
2	Pineland Trail Roadway Improvements	River to Sea TPO grant Transportation Reserves	$0	$0	$0	$7,152,353	$0	$7,152,353
3	US 1 North Sidewalk	River to Sea TPO grant Transportation Reserves	$0	$0	$0	$2,413,781	$3,096,361	$5,519,142
		Totals:	**$50,000**	**$50,000**	**$50,000**	**$9,616,134**	**$3,146,361**	**$12,921,495**

Transportation Funding Schedule

Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Property Taxes - Transportation	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
River to Sea TPO Grant	$0	$0	$0	$6,505,965	$0	$4,770,315
Bonds	$0	$0	$0	$2,382,038	$3,774,492	$2,382,038
Total	**$50,000**	**$50,000**	**$50,000**	**$8,938,003**	**$3,824,492**	**$12,912,495**

Table E
School Improvements
Capital Improvements Schedule
Based upon Volusia County Schools, Annual Operating Budget
https://www.vcsedu.org/directory/departments/financial-services/financial-transparency/annual-budgets

Volusia County Schools
2025-2029 Capital Five-Year Work Program Forecast (Detail)
Capital Projects Funds - Local Capital Improvement Funds - Consolidated

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
Sources - revenues					
Local sources:					
Ad valorem property taxes	$ 99,170,467	$ 94,018,320	$ 97,250,400	$ 102,439,152	$ 106,686,288
Investment income	80,000	70,000	60,000	50,000	40,000
Total local sources	99,250,467	94,088,320	97,310,400	102,489,152	106,726,288
Total sources	**99,250,467**	**94,088,320**	**97,310,400**	**102,489,152**	**106,726,288**
Uses - expenditures					
New Construction					
Central Warehouse	-	-	2,500,000	15,000,000	-
Enterprise Elm - K-8 Replacement School	3,000,000	-	-	-	-
Hinson Mid - Classroom Addition	-	-	-	750,000	10,000,000
Indian River Elm - Classroom Addition	-	-	-	-	400,000
Manatee Cove Elm - 11 Classroom Addition	550,000	-	500,000	-	-
Pathways Elm - 11 Classroom Addition	550,000	-	500,000	-	-
Pine Ridge HS - 14 Classroom Addition	700,000	-	500,000	-	-
Port Orange Elm - Renovations	-	-	750,000	8,500,000	10,000,000
Read Pattillo Elm - K-8 Replacement School	750,000	-	2,000,000	-	-
Southwestern Mid - Renovate Kitchen and Multipurpose	6,000,000	-	-	-	-
Spruce Creek Elm - Campuswide HVAC and Lighting	-	-	1,200,000	-	-
Volusia Pines Elm - Classroom Addition	-	-	-	-	600,000
Total New Construction	11,550,000	-	7,950,000	24,250,000	21,000,000

Table E
School Improvements
Capital Improvements Schedule
Based upon Volusia County Schools, Annual Operating Budget
https://www.vcsedu.org/directory/departments/financial-services/financial-transparency/annual-budgets

Projects at Existing Schools and Facilities					
Atlantic HS - Press Box and Restroom Buildings	1,383,000	-	-	-	-
Atlantic HS - Renovate Group Restrooms Campus Wide	2,160,000	-	-	-	-
Blue Lake Elm - Renovate Basketball Courts	318,324	-	-	-	-
Brewster Center - Replace Emergency Generator	601,200	-	-	-	-
Brewster Center - Repair Floor Joists	-	117,600	-	-	-
Campbell Mid - Replace Emergency Generator	-	597,600	-	-	-
Creekside Mid - Replace Stage Lighting and Sound System	-	-	900,000	-	-
DeLand Administrative Complex - Upgrade Data Center Ba	250,000	-	-	-	-
Deltona HS - Upgrade Stage Lighting	900,000	-	-	-	-
Deltona HS - Foundation Repairs Bldg. 2	3,000,000	-	-	-	-
DeLand Mid - School Envelope Improvement	-	3,900,000	-	-	-
Edgewater Public Elm - Renovate Media Center	360,000	-	-	-	-
Edgewater Public Elm - Upgrade Parking Lot and Bus Loop	-	-	400,000	-	-
Edgewater Public Elm - Replace Stage Lighting and Sound S	-	600,000	-	-	-
Forest Lake Elm - Parent Loop Extension	1,000,000	-	-	-	-
Freedom Elm - Replace DOAS Bldgs. 3 and 4	1,300,000	-	-	-	-
Freedom Elm - Replace Stage Lighting and Sound System	-	600,000	-	-	-
Freedom Elm - Replace DOAS Bldgs. 1 and 2	-	1,400,000	-	-	-
Heritage Mid - New Marquee	-	216,000	-	-	-
Hinson Mid - Upgrade HVAC and Lighting Bldg. 7	-	1,800,000	-	-	-
Mainland HS - Stormwater Upgrades	1,500,000	-	-	-	-
Mainland HS - Upgrade Site Lighting	-	-	900,000	-	-
Mainland HS - Renovate Cafeteria	-	2,640,000	-	-	-
New Smyrna Transportation - Vehicle Lift Foundation	111,840	-	-	-	-
New Smyrna Beach HS - Upgrade BAS Bldgs. 1-4	-	1,488,044	-	-	-
New Smyrna Beach Mid - Replace Millwork Campus Wide	-	-	1,500,000	-	-
Osceola Elm - Reroof Bldgs. 4 and 9	94,000	-	-	-	-
Osceola Elm - Renovation for Riverview Move	-	3,426,000	-	-	-
Osteen Elm - Replace Gutters and Downspouts	556,390	-	-	-	-
Parking Lot Lease - City of DeLand	28,665	28,665	28,665	28,665	28,665

Table E
School Improvements
Capital Improvements Schedule

Based upon Volusia County Schools, Annual Operating Budget
https://www.vcsedu.org/directory/departments/financial-services/financial-transparency/annual-budgets

Buses					
Bus and Safety	2,590,000	2,590,000	2,590,000	2,590,000	2,590,000
Total Buses	2,590,000	2,590,000	2,590,000	2,590,000	2,590,000
Charter School Disbursements					
Charter School Capital Outlay LCIF Disbursements	1,034,127	1,313,192	1,938,308	2,753,078	3,010,532
Total Charter School Disbursements	1,034,127	1,313,192	1,938,308	2,753,078	3,010,532
Roll Forward					
Prior Year Carryover Encumbrances	50,658,975	-	-	-	-
Prior Year Carryover Appropriations	31,769,478	-	-	-	-
Total roll forward	**82,428,453**	-	-	-	-
Total uses	**129,832,497**	**39,335,039**	**30,674,973**	**43,831,743**	**40,839,197**
Excess (deficiency) of revenues over expenditures	(30,582,030)	54,753,281	66,635,427	58,657,409	65,887,091
Other financing uses					
Transfers - General Fund	(31,681,710)	(33,015,595)	(34,416,175)	(35,886,784)	(37,430,924)
Transfers - Debt Service Funds	(21,317,043)	(23,546,350)	(23,549,950)	(23,553,850)	(23,551,300)
Total other financing uses	**(52,998,753)**	**(56,561,945)**	**(57,966,125)**	**(59,440,634)**	**(60,982,224)**
Net change in fund balances	(83,580,783)	(1,808,664)	8,669,302	(783,225)	4,904,867
Fund balances					
Beginning Balance	91,404,931	7,824,148	6,015,483	14,684,785	13,901,559
	2024-2025	**2025-2026**	**2026-2027**	**2027-2028**	**2028-2029**
Ending Balance	**$ 7,824,148**	**$ 6,015,483**	**$ 14,684,785**	**$ 13,901,559**	**$ 18,806,427**

Table F
River to Sea Transportation Planning Organization Transportation Improvement Plan
Capital Improvements Schedule
https://www.r2ctpo.org/planning-studies/transportation-improvement-program/

#	Project Description/Area	<2025	2025	2026	2027	2028	FY 28-29
1	419772-1 – I-95 N. Ormond Business Park Interchange	$559,027	$0	$0	$0	$0	$559,027
2	428947-1- SR 40 (Granada Blvd.) from Breakaway Trail to Williamson Blvd	$4,710,989	$400,000	$2,190,000	$2,107,386	884,708	$10,293,083
3	419772-2 - I-95 Interchange at SR5 (US1)	$50.650,966	$0	$0	$240,681,710	$0	$291,332,676
4	419772-3 – I-95 Interchange at SR 5 (US1)	$6,409,678	$200,000	$0	$0	$0	$6,609,678
5	453588-1 – I-95 Interchange at SR-40	$0	$3,529,500	$0	$0	$0	$3,529,500
6	448786-1 US-1 from Airport Road to Broadway Avenue	$498,702	$0	$0	$0	$4,516,483	$5,015,185
7	440950-1 – Thompson Creek Trail	$0	$0	$686, 302	$0	$0	$686,302
Totals		**$12,178,396**	**$4,129,500**	**$2,190,000**	**$242,789,096**	**$5,401,191**	**$318,025,451**

Table G
General Capital Improvement Fund
Capital Improvements Schedule
Based upon adopted Capital Improvement Plan, September 4, 2024

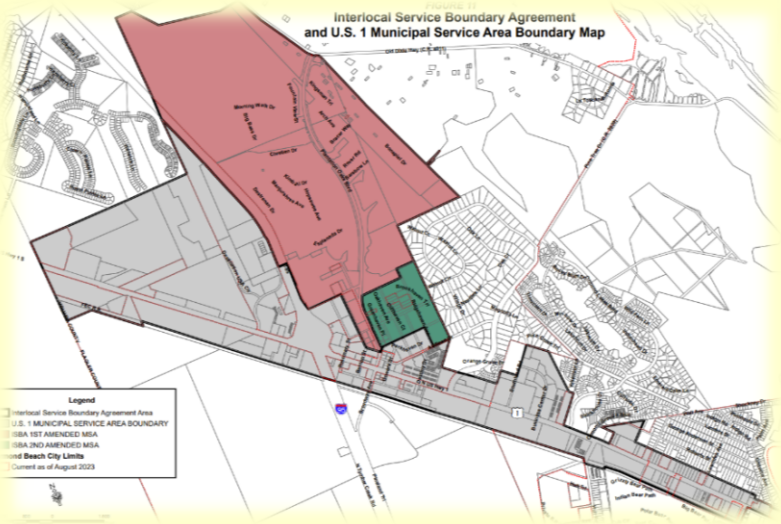
#	Project Description/Area	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
1	Police Station/EOC	Bonds, Legislative Funding	$2,900,000	$24,000,000	$24,000,000	$0	$0	$50,900,000
Total			**$2,900,000**	**$24,000,000**	**$24,000,000**	**$0**	**$0**	**$50,900,000**

General Capital Improvement Fund Schedule

Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 24-25 to FY 28-29
Bonds	$1,450,000	$24,000,000	$24,000,000	$0	$0	$49,450,000
Legislative Funding	$1,450,000	$0	$0	$0	$0	$1,450,000
Total	**$2,900,000**	**$24,000,000**	**$24,000,000**	**$0**	**$0**	**$50,900,000**

NEW PAGE ADDED

INTERGOVERNMENTAL COORDINATION ELEMENT









~~INTERGOVERNMENTAL COORDINATION ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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GOAL 1. COORDINATION

THE CITY SHALL ESTABLISH AND MAINTAIN EFFECTIVE COORDINATION TO ADDRESS MULTI-JURISDICTIONAL ISSUES OF CONCERN AND TO IMPLEMENT THE CITY'S COMPREHENSIVE PLAN.

OBJECTIVE 1.1. CAPITAL IMPROVEMENTS

The City shall provide public facilities in a timely and efficient manner, coordinating planning, acquisition, development, funding, and improvements with other governments and agencies to the greatest extent possible.

POLICY 1.1.1.

Intergovernmental cooperation and coordination shall be maintained in order to plan for and provide efficient, cost effective, and environmentally sound public facilities and services.

~~POLICY 1.1.2.~~

~~Effective procedural mechanisms which promote the coordination, planning and provision of public facilities and services shall be used at every possible opportunity. Adherence to this policy, at a minimum, shall include the following actions:~~

~~a. The City shall maintain formal and informal channels of communication with appropriate units of government in order to provide opportunity for interjurisdictional coordination in the planning, construction and operation of new or expanded public facilities.~~

~~b. The City shall continue to review all Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (DEP) and St. Johns River Water Management District (SJRWMD), permit applications and offer comments to the permitting agency in a timely manner in order to ensure that such permits are consistent with City policy.~~

~~c. On an ongoing basis, the City shall provide information on Cultural Affairs programs, economic development, public safety, active and passive recreation, transportation, and utilities capital improvement projects with adjacent and/or affected governments and utilities.~~

~~d. The City shall coordinate with Federal, State, regional and local permitting agencies to ensure that all permits be received by the time of the issuing of a development order.~~

~~POLICY 1.1.3.~~ POLICY 1.1.2.

The City shall maximize grant and revenue funds for capital improvement projects.

OBJECTIVE 1.2. COASTAL MANAGEMENT

The City shall coordinate and cooperate with other governmental units and agencies to effectively and efficiently manage coastal resources.

~~POLICY 1.2.1.~~

~~The City shall cooperate with the Volusia Council of Governments (VCOG) to establish and maintain intergovernmental coordination mechanisms as needed for the proper management of coastal resources.~~

~~POLICY 1.2.2.~~ POLICY 1.2.1.

The City shall review the Comprehensive Plans and any amendments thereto of the adjacent municipalities, Volusia County, and Flagler County to determine if coastal resources including the Halifax River, the Tomoka River and its tributaries, the barrier island, and any associated wetlands are being managed in a consistent manner.

~~POLICY 1.2.3.~~ POLICY 1.2.2.

The City shall cooperate as provided for by the Volusia County Home Rule Charter and State Statutes in joint planning and management programs with adjacent municipalities and counties and other public agencies that operate governments within its boundaries ~~for mosquito impoundments, beach renourishment, hurricane evacuation, provision of public access, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges into the lagoon, and coordinating efforts to protect designated and other rare species~~.

~~POLICY 1.2.4.~~ POLICY 1.2.3.

The City shall maintain an intergovernmental coordination mechanism that provides potentially affected municipalities, counties, and agencies opportunities for review and comment of development proposals.

~~POLICY 1.2.5~~. POLICY 1.2.4.

The City shall encourage the State and regional permitting agencies to require that a proposed project ~~not~~ be consistent with local government comprehensive plans and land development regulations before issuing a development permit.

~~POLICY 1.2.6.~~ POLICY 1.2.5.

The City, in cooperation with the Florida Department of Environmental Protection ~~DEP~~, shall support the protection of the Tomoka Marsh Aquatic Preserve in accordance with the Florida Department of Environmental Protection ~~DEP~~ Management Plan and the City Comprehensive Plan.

~~POLICY 1.2.7.~~ POLICY 1.2.6.

The City shall cooperate with the County in the development and implementation of minimum standards for environmental protection in accordance with the Volusia County Home Rule Charter.

~~POLICY 1.2.8.~~ POLICY 1.2.7.

The City shall work cooperatively with Flagler County to ensure responsible development in the upstream portions of the Tomoka River watershed such that the River is not adversely impacted.

~~POLICY 1.2.9.~~ POLICY 1.2.8.

The city shall continue to monitor and implement legislative changes in environmental protection measures.

~~POLICY 1.2.10.~~ POLICY 1.2.9.

On a continuous basis, the City shall review and implement stormwater quality programs and regulations as proposed by the Federal Environmental Protection Agency, the Florida Department of Environmental Protection ~~DEP~~, and the St. Johns River Water Management District. ~~SJRWMD.~~

~~POLICY 1.2.11.~~ POLICY 1.2.10.

The City shall support and participate in the preparation of management plans, water quality studies, and sampling programs in conjunction with Volusia County, the East Central Florida Regional Planning Council ~~(ECFRPC)~~, the St. Johns River Water Management District ~~SJRWMD~~, the Department of Health ~~and Rehabilitative Services~~, and the Florida Department of Environmental Protection. ~~DEP.~~

~~POLICY 1.2.12~~. POLICY 1.2.11.

Land use decisions shall be consistent with the natural resource protection policies contained within the East Central Florida Strategic Regional Policy Plan and the State Comprehensive Plan.

~~POLICY 1.2.13.~~ POLICY 1.2.12.

The City shall review proposed development activity for consistency with appropriate ~~portions of resource management protection plans~~ Land Development Code sections and Comprehensive Plan policies addressing the estuaries, beach and dune systems, and the barrier island. ~~The following criteria shall apply in implementation of this policy:~~

~~a. The City shall forward all development proposals adjacent to the Tomoka River Aquatic Preserve to the DEP for its review and comment.~~

~~b. The City shall cooperate with State and regional efforts to coordinate management of the Tomoka Marsh Aquatic Preserve, including participation in watershed committees, basin-wide stormwater management planning, and development of best management practices.~~

~~c. The City shall assist the ECFRPC and the SJRWMD in the protection of regionally significant coastal resources.~~

OBJECTIVE 1.3. CONSERVATION

The City shall, through cooperative programs and intergovernmental coordination, and through membership in various intergovernmental coordination organizations, promote and foster the effective conservation of natural resources.

POLICY 1.3.1.

The City, in cooperation with other governments and governmental agencies shall protect the floodplain, and maintain the surface water quality, as well as native aquatic and wetland floral and faunal species diversity of the upper Halifax River, the Tomoka River and its tributaries.

POLICY 1.3.2.

The City shall continue to cooperate with State and regional agencies and adjacent local governments in updating information available on floral and faunal species, significant habitat areas, wildlife movement corridors, and existing and necessary protection mechanisms.

POLICY 1.3.3.

The City shall, continue to work in partnership with Volusia County on matters related to designated species.

POLICY 1.3.4.

Basin-wide management programs shall assure that historic stream courses are not channelized or impeded but retained in their current condition.

POLICY 1.3.5.

The City shall support the maintenance of the "Outstanding Florida Waters" status for that portion of the Tomoka River extending from US 1 to US 92.

POLICY 1.3.6.

The City shall, in cooperation with local, regional, and State agencies, continue to implement the ~~s~~Stormwater ~~management~~ Master ~~p~~Plan that maintains or improves ambient surface water quality and protects natural drainage features. ~~(See Utilities Element for criteria).~~

POLICY 1.3.7.

On a continuous basis, the City shall cooperate with Federal, State, regional, and local agencies to acquire and/or protect unique, environmentally sensitive, or recreationally significant properties.

POLICY 1.3.8.

On a continuous basis, the City shall coordinate the identification and protection of significant archeological, historical, and paleontological sites with the appropriate agencies and organization.

POLICY 1.3.9.

The City shall continue to cooperate with Federal, State and local agencies to maximize the protection of natural floodplain functions and to improve floodplain information.

POLICY 1.3.10.

On a continuous basis, the City shall coordinate and cooperate with adjacent governments and agencies to ensure the protection of wildlife corridors and significant floral and faunal habitats, which extend into contiguous jurisdictions.

POLICY 1.3.11.

The City shall coordinate and cooperate with other governments and agencies to preserve air quality when presented with appropriate opportunities.

POLICY 1.3.12.

On a continuous basis, the City shall coordinate and cooperate with State and local governments, the Florida Department of Environmental Protection ~~FDEP~~, and the St. Johns River Water Management District ~~SJRWMD~~ to ensure that mineral extraction sites are reclaimed according to current law and permit requirements.

POLICY 1.3.13.

The City shall maintain standards in the Land Development Code for the identification and management of potentially significant cultural, historical, archaeological or paleontological resources.

OBJECTIVE 1.4. ~~RECREATION AND OPEN SPACE~~ PARKS AND RECREATION

The City shall cooperate and coordinate with adjacent local governments and other public agencies to effectively and efficiently provide acceptable and affordable levels of service standards for municipal parks, recreation and open space facilities.

POLICY 1.4.1.

The City shall cooperate and coordinate with other government agencies to develop waterfront recreation facilities.

POLICY 1.4.2.

The City shall continue to encourage Volusia County and the State to provide well-maintained, high-quality beach access with adequate parking ~~to serve the park~~.

POLICY 1.4.3.

On a continuous basis, the City shall encourage Volusia County to maintain and improve existing beach access and provide future access when needed in a manner which does not create a negative impact on Ormond Beach.

POLICY 1.4.4.

The City shall cooperate with other governments and agencies to provide a safe and effective bicycle facilities network. The following criteria shall apply in implementation of this policy:

a. The City shall cooperate with the Florida Department of Transportation ~~(DOT)~~, Florida Department of Environmental Protection ~~DEP~~, ~~VCOG~~, ~~Metropolitan~~ Transportation Planning Organization ~~(MPO)~~, Volusia County, and the School Board to develop an interconnected bicycle facilities network.

b. The City shall cooperate with ~~VCOG,~~ the School Board, law enforcement agencies, and the Florida Department of Transportation ~~FDOT~~ to promote a bicycle safety program.~~; this shall include a program in the schools and a media information program.~~

c. The City shall maintain the requirements for the provision of bicycle lanes and racks through the Land Development Code.

POLICY 1.4.5.

The provision of recreation programs and facilities shall be coordinated among adjacent local government jurisdictions and agencies to develop the most cost-effective services to the public.

POLICY 1.4.6.

The City shall work in cooperation with the School Board and the Transportation Planning Organization ~~MPO~~ to develop and implement ~~Bike/Ped~~ Bicycle/Pedestrian School Safety Studies.

POLICY 1.4.7.

The City shall continue to submit grant applications when appropriate and applicable, under programs sponsored by Federal, State, regional governments, and Volusia County (Volusia Forever). ~~the County Land Acquisition Trust Fund.~~

POLICY 1.4.8.

The City shall notify in a timely manner, for review and comment, the Tomoka State Park management and provide information regarding any development activities and ordinances that may significantly affect the park environment and operations.

OBJECTIVE 1.5. CULTURAL AND HISTORICAL RESOURCES ~~AFFAIRS~~

The City shall continue to promote cultural ~~affairs~~ and historical resources through coordination and cooperation with other governments and agencies.

POLICY 1.5.1.

The City shall continue to identify and pursue outside funding sources when appropriate and applicable by monitoring the availability of cultural grants and funds on an on-going basis.

POLICY 1.5.2.

In cooperation with Volusia County, the City shall ensure that Ormond Beach residents have adequate and acceptable access to a fully-operational public library system.

POLICY 1.5.3.

The City shall coordinate with the County Library to maximize public participation.

OBJECTIVE 1.6. HOUSING

The City shall continue to coordinate with the appropriate public agencies to provide affordable housing.

POLICY 1.6.1.

The City shall continue to coordinate with Volusia County, the State of Florida, and the Department of Housing and Urban Development ~~(HUD)~~ to provide Community Development Block Grant funds to eligible persons.

~~POLICY 1.6.2.~~

~~On an ongoing basis, the City staff shall research and make available to the City Commission information about all new Federal, State, and local housing assistance programs.~~

~~POLICY 1.6.3.~~ POLICY 1.6.2.

The City shall cooperate with the Florida Department of Children and Families to ensure the availability of adequate sites for group homes or foster care facilities.

~~POLICY 1.6.4.~~

~~The City shall continue to coordinate its housing programs with those of Volusia County and the adjacent municipalities.~~

OBJECTIVE 1.7. LAND USE

The City shall coordinate the review of proposed development activity with adjacent local governments and with State, regional, and local public agencies.

POLICY 1.7.1.

The City shall cooperate with the appropriate local governments and public agencies to promote compact development patterns and to discourage urban sprawl.

POLICY 1.7.2.

The City shall continue to coordinate with local, State and regional agencies to ensure public infrastructure and facilities will be provided concurrent with the impacts of development as mandated by Florida Statutes.

~~POLICY 1.7.3.~~

~~The City shall continue to request that State and regional permitting agencies not permit a project unless the development proposal is consistent with the City Comprehensive Plan and Land Development Code.~~

~~POLICY 1.7.4.~~ POLICY 1.7.3.

The City shall actively participate in organizations formed to promote systematic growth and development, including the East Central Florida Regional Planning Council ~~ECFRPC~~, ~~the VCOG~~, the Transportation Planning Organization ~~MPO~~, and Volusia Growth Management Commission, to discourage urban sprawl adjacent to or near the City's urban fringe.

~~POLICY 1.7.5.~~ POLICY 1.7.4.

The City shall work cooperatively with Flagler County, adjoining cities, and Volusia County to ensure that development in the upstream portions of the Tomoka River watershed does not adversely impact water quality of the Tomoka River.

~~POLICY 1.7.6.~~

~~The City shall resolve annexation issues through its active participation in the Volusia Growth Management Commission.~~

OBJECTIVE 1.8. TRAFFIC CIRCULATION

The City shall continue to coordinate its transportation plans with Federal, State, regional, and local agencies in order to maintain the adopted level-of-service.

POLICY 1.8.1.

The City shall continue to coordinate transportation planning and the provision of transportation facilities with the appropriate public agencies to the maximum extent feasible.

POLICY 1.8.2.

The City shall continue to coordinate and cooperate with the Federal Aviation Administration ~~FAA~~ and the Florida Department of Transportation ~~FDOT~~ to operate the Ormond Beach Municipal Airport.

POLICY 1.8.3.

The City shall coordinate its transportation planning with ~~Volusia County 2035 Long Range Transportation Plan (VCLRTP),~~ the Transportation Planning Organization ~~MPO~~, Volusia County, the Florida Department of Transportation ~~FDOT~~, Votran, ~~VCOG,~~ and other appropriate agencies to the maximum extent feasible.

POLICY 1.8.4.

The City shall coordinate proposed transportation Level-of-Service Standards with the Florida Department of Transportation ~~FDOT~~ and adjacent local government jurisdictions.

POLICY 1.8.5.

The City shall continue to ~~request~~ support that the County collect and disburse transportation impact fee funds in impact fee zones that are designed to ensure that the payer of the fee is in fact the benefactor of the fee.

POLICY 1.8.6.

The City shall develop in association with Votran and the Volusia County ~~Metropolitan~~ Transportation Planning Organization multi-modal strategies that seek to reduce vehicle-miles traveled.

~~POLICY 1.8.7.~~

~~Ormond Beach will support proposed TCEAs for road corridors east of Interstate 95 in the adjacent jurisdiction of The City of Daytona Beach when such TCEAs include multi-modal transportation strategies that are complementary to the City's TCEAs.~~

OBJECTIVE 1.9. UTILITIES

The City shall coordinate the provision of utilities infrastructure and service with Federal, State, and local agencies.

POLICY 1.9.1.

The City shall coordinate the provision of potable water with Federal, State, and local agencies and develop intergovernmental responses to groundwater problems.

POLICY 1.9.2.

The City shall provide raw water to its residents in cooperation with the ~~DEP~~ Florida Department of Environmental Protection, the ~~SJRWMD~~ St. Johns River Water Management District, and Volusia County.

POLICY 1.9.3.

The City shall continue to provide solid waste collection in cooperation with ~~DEP~~ the Florida Department of Environmental Protection and Volusia County.

POLICY 1.9.4.

The City and the County shall work in cooperation to implement the hazardous waste management program.

POLICY 1.9.5.

The City shall coordinate and cooperate with adjacent jurisdictions to participate in basin-wide stormwater management studies for the Halifax River and Tomoka River.

POLICY 1.9.6.

The City shall participate in drainage studies for the Halifax River and Tomoka River basins, when available or through direct coordination with affected entities.

OBJECTIVE 1.10. CONFLICT RESOLUTION

Maintain and increase the use of intergovernmental planning agencies for discussion and resolution of multi-jurisdictional issues. This objective shall be achieved through the implementation of the policies associated with this objective.

POLICY 1.10.1.

Continue active membership and support of intergovernmental planning agencies to resolve issues and disputes through mechanisms such as ~~VCOG~~, ~~MPO~~ Transportation Planning Organization, ~~VGMC~~ Volusia Growth Management Commission, ~~ECFRPC~~ and the East Central Florida Regional Planning Council. ~~and the Florida Growth Management Conflict Resolution Consortium~~.

POLICY 1.10.2.

Support the efforts to plan for the regional management of water resources.

POLICY 1.10.3.

Work with ~~VGMC~~ the Volusia Growth Management Commission to ensure coordination of all planning activities mandated by the Comprehensive Plan.

POLICY 1.10.4.

For comprehensive plan disputes, the City shall use the Volusia Growth Management Commission's dispute resolution process.

OBJECTIVE 1.11. JOINT PLANNING AREAS

Identify, implement, and coordinate joint planning areas for annexation and service provision.

POLICY 1.11.1.

The City shall provide Volusia County notice, as required by Florida Statutes, of all annexations. ~~will continue to coordinate with the Volusia Council of Governments, VGMC, Volusia County, the Cities of Holly Hill and Daytona Beach, and other jurisdictions when annexations occur.~~

POLICY 1.11.2.

The City will provide a copy of its published or posted notice of annexation, to the Volusia County Council as required by Florida Statutes as amended.

POLICY 1.11.3.

The City will continue to provide potable water and sewer service within its identified service boundary areas.

POLICY 1.11.4.

The City will continue to coordinate procedures through interlocal agreements with Volusia County and other adjoining jurisdictions, as appropriate, on the review of development orders and guaranteed compliance with the City of Ormond Beach Land Development Code for projects requesting City utility services.

POLICY 1.11.5.

The City will promote sound growth management by providing city services to contiguous areas before non-contiguous areas.

POLICY 1.11.6.

The Interlocal Service Boundary Agreement adopted by the City of Ormond Beach Commission by Ordinance No. 2014-27, and the Volusia County Council by Ordinance 2014-12, is hereby adopted within the ~~e~~Comprehensive ~~p~~Plan by reference, said agreement having been recorded on August 28, 2014, at Book 7026, Pages 87~~8~~6 through 895, of the Public Records of Volusia County, Florida.

The Interlocal Service Boundary Agreement ~~and~~ was amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida for the first amendment related to the Plantation Oaks project. The Interlocal Service Boundary Agreement was amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida for the second amendment related to the RidgeHaven project.

The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County.

POLICY 1.11.7.

A Municipal Service Area (MSA) is hereby established between the ~~City~~ Ormond Beach 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 1.11.8.

Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Ormond Beach have established an Interlocal Service Boundary Agreement (ISBA) effective and recorded on August 28, 2014, at Book 7026, Pages 87~~86~~ through 895, of the Public Records of Volusia County, Florida.

The Interlocal Service Boundary Agreement ~~and as~~ was amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida for the first amendment related to the Plantation Oaks project. The Interlocal Service Boundary Agreement was amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida for the second amendment related to the RidgeHaven project.

The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County.

The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to the provisions established in the ~~ISBA~~ Interlocal Service Boundary Agreement.

POLICY 1.11.9.

The City is authorized and empowered, pursuant to section 163.3171(4), Florida Statutes, to amend and apply its Comprehensive Plan to the lands within the Municipal Service Area (MSA) in advance of the annexation of those lands.

OBJECTIVE 1.12. JOINT PROCESSES FOR COLLABORATIVE PLANNING AND DECISION MAKING

Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

POLICY 1.12.1.

The City shall utilize population information from the United States Census. In the years where the United States Census is not published, the City shall use the population projections of the University of Florida Bureau of Economic and Business Research. ~~will continue to coordinate with the Volusia County Growth Management Department, the Volusia Council of Governments, the MPO, the University of Florida Bureau of Economic and Business Research, and other agencies in order to develop citywide and countywide population projections that include expected growth shown in the Comprehensive Plan for the City.~~ In addition, the City will use these ~~mutually agreed upon and~~ coordinated population figures in the Comprehensive Plan.

POLICY 1.12.2.

City staff will coordinate annually, or more often as needed, with Volusia County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the county.

POLICY 1.12.3.

The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.

POLICY 1.12.4.

The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels-of-service.

POLICY 1.12.5.

The City will enter into an interlocal agreement with Volusia County for joint projects identified in the City's Stormwater ~~Management~~ Master Plan and ~~the~~ Volusia County's Stormwater Management ~~Plan~~ Program.

POLICY 1.12.6.

The Planning Department will coordinate concurrency reviews with the respective City Departments~~, Volusia Council of Governments~~ and any other agencies as deemed appropriate and necessary.

POLICY 1.12.7.

The City will continue to coordinate with Volusia County for the provision of countywide facilities, including but not limited to, solid waste disposal and the Volusia County Emergency Operations Center.

POLICY 1.12.8.

The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the ~~ECFRPC~~ East Central Florida Regional Planning Council and the Volusia County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

POLICY 1.12.9.

The City shall forward site plans to Votran in accordance with defined thresholds as stated in the Volusia County Transit Design Guidelines.

GOAL 2. JOINT PLANNING PROCESS

ESTABLISH AND MAINTAIN A COOPERATIVE RELATIONSHIP BETWEEN THE CITY OF ORMOND BEACH AND SCHOOL DISTRICT TO PROVIDE AN EFFECTIVE JOINT PLANNING PROCESS INCLUDING PROCEDURES TO COORDINATE LAND USE PLANNING WITH THE DEVELOPMENT OF SCHOOL FACILITIES INCLUDING PUBLIC SCHOOL SITING, CALCULATION POPULATION PROJECTIONS, AND PROVIDE FOR THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENTLY WITH RESIDENTIAL DEVELOPMENT AND OTHER PUBLIC FACILITIES AND SERVICES.

OBJECTIVE 2.1. INTERGOVERNMENTAL COORDINATION

The City of Ormond Beach shall establish coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide for school facilities and implement school concurrency using consistent supporting data and analysis.

POLICY 2.1.1.

In cooperation with the School Board, the City of Ormond Beach shall ~~adopt and~~ continue to implement the interlocal agreement as required by Section 1013.33 F.S.~~, which includes procedures for:~~

~~a. Coordinating and sharing information;~~

~~b. Educational and ancillary siting procedures;~~

~~c. Comprehensive plans and plan amendment review;~~

~~d. Site design and development plan review;~~

~~e. Joint development of schools, parks and other uses;~~

~~f. School concurrency implementation;~~

~~g. Implementation and amendments; and~~

~~h. Resolution of disputes.~~

POLICY 2.1.2.

In accordance with the schedule established in the interlocal agreement, the City of Ormond Beach shall continue to send a representative to meet with School Board and other local government representatives to review data and annually approve a projection of the amount, type, and distribution of population growth and student enrollment. ~~Data shall include but not be limited to:~~

~~a. Capital budgets for each jurisdiction;~~

~~b. School Board five-year facilities work program;~~

~~c. School Board educational plant survey (every fifth year);~~

~~d. Volusia County five-year road improvement program;~~

~~e. Anticipated new development, infill development and redevelopment; and~~

~~f. Student enrollment and school utilization including portable classroom assignments.~~

~~POLICY 2.1.3.~~

~~The City of Ormond Beach shall provide the School Board with a copy of each planning board and Council/Commission agenda.~~

~~POLICY 2.1.4.~~ POLICY 2.1.3.

The City of Ormond Beach and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with the process established in the interlocal agreement.

~~POLICY 2.1.5.~~ POLICY 2.1.4.

The City of Ormond Beach shall continue to implement school concurrency and Section 206 of the Volusia County Charter. ~~no later than February 1, 2008~~.

~~POLICY 2.1.6.~~

~~The City of Ormond Beach shall provide notice to adjacent jurisdictions as required by the Volusia County Interlocal Agreement for School Planning when school capacity in the adjacent jurisdiction is anticipated to be applied to meet concurrency requirements for proposed residential development.~~

OBJECTIVE 2.2. MONITORING AND EVALUATION

The City of Ormond Beach shall regularly monitor and evaluate the implementation of the Public School Facilities Element to assure compliance with the provisions of the comprehensive plan and the interlocal agreement, to assure the use of best practices in the joint planning of school facilities, and to provide for the continuing coordination of school planning.

POLICY 2.2.1.

In accordance with the interlocal agreement but no less than once per year, the City of Ormond Beach shall submit a report to the School Board reporting on the implementation actions and coordinated planning efforts for planning and developing school facilities including joint development opportunities. If the School Board finds that implementation of the plan or interlocal agreement is not occurring, the School Board shall make recommendations to the City of Ormond Beach of steps necessary to achieve successful implementation.

POLICY 2.2.2.

For each Comprehensive Plan amendment reviewed by the Volusia Growth Management Commission ~~(VGMC)~~, the City of Ormond Beach shall identify in the ~~VGMC~~ Volusia Growth Management Commission application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.

POLICY 2.2.3.

The City of Ormond Beach shall appoint a citizen to serve as a member of the oversight committee created by the adopted Interlocal Agreement and shall appoint a staff member to serve on the technical committee created by the adopted Interlocal Agreement.

NEW PAGE ADDED

CULTURAL AND HISTORICAL RESOURCES ELEMENT









~~CULTURAL AND HISTORICAL RESOURCES ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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~~CULTURAL AND HISTORICAL RESOURCES ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 1.CULTURAL ACTIVITIES AND HISTORICAL RESOURCES

THE CITY SHALL MAINTAIN A BALANCE OF CULTURAL ACTIVITIES AND HISTORICAL RESOURCES APPROPRIATE TO RESIDENTS OF ALL AGES, NATIONAL ORIGINS, AND ECONOMIC LEVELS.

OBJECTIVE 1.1. ACCESS AND DEVELOPMENT

The City shall maintain and improve access to its ~~historic and~~ cultural and historical resources and encourage the development of programs and encourage the development of cultural programs of State and regional excellence.

POLICY 1.1.1.

The ~~Leisure Services~~ Parks and Recreation Department shall serve as a community arts agency to provide a mechanism for social and leisure interaction and awareness in the community. The Department shall organize, schedule, coordinate, promote and supervise cultural and historical civic activities such as a concert series, a community arts outreach program, continuing exhibits by local and regional-national artists and other special events utilizing City and other public facilities.

POLICY 1.1.2.

The City's cultural and historical activities and programs shall be determined through a continuous assessment of community needs, as identified through surveys, citizen responses, civic interaction, and population growth in conjunction with the Parks and Recreation Element Policy 1.1.~~9~~5.

POLICY 1.1.3.

The appropriate City advisory boards shall continue to provide advice and make recommendations on matters related to cultural and historical resources and activities, per the criteria in the City's Land Development Code.

~~POLICY 1.1.4.~~

~~The Leisure Services Department shall report the needs for building and grounds maintenance to the Chief Building Official and Facilities Maintenance Manager, respectively, to ensure orderly and responsible maintenance and conduct of facilities.~~

~~POLICY 1.1.5.~~ POLICY 1.1.4.

The Parks and Recreation Department shall prepare and submit, in April of each year, an annual report, as part of the budget process, which ~~that~~ describes the status of cultural and historical affairs in the City. The report shall assess the general needs of the population, evaluate the City's cultural and historical activities and programs, assess interdepartmental and intergovernmental areas of concern, and assess the condition of cultural and historical facilities. The annual report shall include recommendations for specific program changes, budgetary needs, and schedule of events.

OBJECTIVE 1.2. MAINTENANCE

The City shall continue to maintain and improve cultural and historical facilities to prevent deterioration and to maintain the aesthetics qualities of the community.

~~POLICY 1.2.1.~~

~~The Rockefeller Gardens Park shall be restored to its "Rockefeller Era" condition. Plans for the development of this Park have been programmed as part of the 2009-2014 5-year Capital Improvements Program.~~

~~POLICY 1.2.2.~~ POLICY 1.2.1.

The City will encourage private entities to create, maintain, and promote a new Birthplace of Speed Museum exhibit.

~~POLICY 1.2.3.~~ POLICY 1.2.2.

The Ames House, cottage and grounds shall continue to be maintained by the City and used by the City~~'s Legal Department~~. The grounds shall continue to be available for use by civic groups and residents.

~~POLICY 1.2.4.~~ POLICY 1.2.3.

The Bailey-Riverbridge Gardens Park shall continue to be maintained to prevent deterioration and to ensure public access and shall continue to be available for use by civic groups and residents.

~~POLICY 1.2.5.~~ POLICY 1.2.4.

The Indian Mound Park site shall be maintained as a historical resource. ~~developed with amenities onsite such as an interpretation center that explains the history of Indians in the area and displays certain related artifacts.~~ No playground or other non-archaeological facilities shall be permitted on the site.

~~POLICY 1.2.6.~~ POLICY 1.2.5.

The building and landscaping at the Senior Center/Performing Arts Center shall continue to be properly maintained.

POLICY 1.2.6.

The building and landscaping at the Stout-MacDonald House shall continue to be properly maintained.

POLICY 1.2.7.

The Quality of Life Board, the Public Works Department and the ~~Leisure Services~~ Parks and Recreation Department shall annually evaluate conditions at the City's parks, recreation, and cultural facilities to ensure that the landscaping of such facilities ~~are~~ is maintained in good condition and are aesthetically pleasing (pursuant to the Parks and Recreation Element Objective 1.2. ~~Recreation Policy 1.1.9~~).

POLICY 1.2.8.

The Ormond Memorial Art Museum and Gardens shall continue to be properly maintained and operated ~~by the City so as to promote and encourage outstanding Florida Artists~~ in accordance with a partnership between the City of Ormond Beach and the Ormond Memorial Art Museum, Inc., a Florida 501(c)(3) corporation. ~~The following criteria shall apply in implementation of this policy~~ The responsibilities of each party are detailed in the service agreement, and must include the following criteria:

a. ~~The Museum's Malcolm Fraser Art Exhibit shall be properly maintained and available to the public free of an admission charge~~. Due to the public-private partnership as it relates to administration and maintenance, the Museum shall work cooperatively with the appropriate City departments to establish operational rules and regulations.

b. ~~The Ormond War Memorial Art Gallery Corporation is encouraged to continue functioning as an operating body to manage and direct the museum with responsibilities to publish newsletters, coordinate volunteer groups, curate exhibitions, grant writing, fund-raising, and outreach public relations projects with school and civic related groups.~~ The Ormond Memorial Art Museum, Inc. will function as the operating body of the Art Museum and Gardens. The Ormond Memorial Art Museum and Gardens are responsible for administering professional programs and exhibitions.

c. ~~Due to the public-private partnership as it relates to administrations and maintenance, the Museum shall work cooperatively with the appropriate City departments to establish operational rules and regulations.~~ The Malcolm Fraser Collection shall be properly maintained and exhibited to the public.

POLICY 1.2.9.

The ~~Leisure Services~~ Parks and Recreation Department and the Quality of Life Board will periodically consider creating an Art in Public Places Program.~~, which may require that one (1%) percent of the value of all new industrial and commercial structures over $500,000 or new public buildings be required to provide on-site art amenities for review by the Quality of Life Board and approval by the City Commission.~~

OBJECTIVE 1.3. FACILITIES AND PROGRAMS

The City shall develop fiscally sound cultural and historical facilities and programs.

POLICY 1.3.1.

The City shall maintain the Friends of the Performing Arts Center, Friends of Recreation, and other foundations for the purpose of receiving and dispensing funds donated from various sources. This foundation shall be a City-sponsored, private, non-profit corporation US Code Title 26, 501(c–)(3) as registered with the State of Florida, Department of Agriculture and Consumer Services. By so doing, the City is eligible for receiving tax-deductible contributions and certain grants that are usually available only to non-profit organizations.

POLICY 1.3.2.

The City shall continue to work with the ~~Florida Department of State~~ Florida Division of Arts and Culture for ~~Florida Endowment Arts Fund~~ Cultural Endowment Program monies for the purpose of establishing a City investment fund to generate interest income to offset operating expenses.

POLICY 1.3.3.

The City shall continue to financially support the cultural activities and programs offered by the ~~Leisure Services~~ Parks and Recreation Department.

POLICY 1.3.4.

The City shall continue to pursue outside funding sources by monitoring on an on-going basis the availability of cultural and historical grants and funds. Applications shall be submitted in a timely manner to ensure procurement and proper outside agency review.

POLICY 1.3.5.

A user fee system shall continue to be an integral and vital component of the overall funding mechanism for cultural and historical programs and events. The following criteria shall apply in implementation of this policy:

a. The fee shall be reasonably established and shall not restrict access on the basis of affordability.

b. The City shall periodically review the fee structures of other local government jurisdictions as a basis for determining the equity of the fee structure.

c. Reasonable fees shall be established for the use of all City facilities based on the type of event, the particular facility and the expected number of people of attending.

d. Fees shall be established, as necessary, for cultural programs such as dance, ballet, arts and crafts but shall not be established for admission into the Ormond Memorial Art Museum's Malcolm Fraser Art Exhibit.

e. The fee schedule shall be reviewed and updated on an annual basis.

OBJECTIVE 1.4. SENIOR PROGRAMS AND FACILITES

The City shall ~~operate~~ continue to facilitate a senior citizen program and maintain a senior center facility that offers a diversity of activities and events to meet the full range of user interests.

POLICY 1.4.1.

The City, through the ~~Leisure Services~~ Parks and Recreation Department, shall provide services designed to increase community involvement and to improve cultural, historical, and recreational opportunities for the elderly.

~~POLICY 1.4.2.~~

~~The City shall, in cooperation with the Volusia County School Board, support efforts to increase the participation of the elderly in education and social service programs serving children.~~

~~POLICY 1.4.3.~~

~~The City shall continue to study the need and availability of adequate transportation for the elderly to facilitate participation in senior activities and events and to ensure adequate accessibility.~~

~~POLICY 1.4.4.~~ POLICY 1.4.2.

The Senior Center shall ~~offer~~ facilitate support services for the elderly that provide mechanisms for achieving maximum self-sufficiency, self-support and personal independence.

~~POLICY 1.4.5.~~ POLICY 1.4.3.

The City shall ~~offer~~ facilitate an active participation program for seniors, to include theatre productions, concerts, dancing, and arts and crafts.

OBJECTIVE 1.5. SPECIAL EVENTS

The City shall support special events such as street fairs, festivals, performances, special audience programs (Very Special Arts), and art exhibits in developing a leisure time policy for use of recreation facilities to ensure a balanced recreation program that highlights the cultural and historical tradition of the City and supports the activity preferences of ethnic and racial groups by exposing the public to the music and art of different eras of time and of different folk cultures.

POLICY 1.5.1.

The City shall consider, but not limit itself to, Special events including a downtown area festival, neighborhood festivals and other art festivals. The City shall ~~also consider~~ continue sponsoring and providing fireworks at the 4th of July festival.

OBJECTIVE 1.6. INTERGOVERNMENTAL COORDINATION

The City will cooperate and coordinate with other local, State and Federal governments to ensure that cultural and historical services are available to City residents.

POLICY 1.6.1.

Coordination shall be maintained with the State in the development of a strategy for the construction of arts facilities based on a City assessment of needs and capabilities. This shall be accomplished with the City assessment pursuant to the Parks and Recreation Element Policy 1.1.~~9~~5. The following minimum criteria and procedures shall be adhered to in the implementation of this policy:

a. Maintain an inventory of existing facilities, to include stage size, seating capacity, and display areas, which currently provide access to cultural activities.

b. Develop criteria and procedures for evaluating and determining the locations, extent, and types of public need for additional facilities to provide public access to cultural activities and performances.

c. Develop a strategy to encourage the renovation of existing facilities which show potential for future use in providing increased public access to cultural activities; and the construction of new facilities, as determined by need, which will provide additional public access to cultural activities.

d. Develop a strategy for the identification and/or establishment of financial mechanisms necessary for the construction of arts and cultural activities.

e. Develop a strategic plan based on the adopted Parks and Recreation Master Plan Study as it relates to cultural and historical services events, programs, and classes.

POLICY 1.6.2.

The City shall strive to expand and strengthen organizational ties with outside agencies and the private sector. Increased emphasis shall be placed on financial support from the general public and the private sector to assist in the provision of increased cultural and historical opportunities in the region, so as to accomplish:

a. An increased frequency of cultural and historical events;

b. A reduction in participatory costs or greater availability of scholarships so that cultural and historical events are economically accessible to the region's population; and

c. Enhanced identification, preservation and use of historical properties and resources.

OBJECTIVE 1.7. HISTORICAL RESOURCES

Historical resources listed on, or eligible for listing on the Florida Master Site File or *National Register of Historic Places* shall be taken into consideration in development projects, with such programs and activities being implemented in a manner sufficient to protect and ensure the protection and preservation of historical and archaeological resources.

POLICY 1.7.1.

Additions or modifications to historical resources shall ensure that the architectural form, qualities and integrity of those resources be protected, preserved, and enhanced as possible. If the additions or alterations are ever removed, the essential form and integrity of the historical structure will be unimpaired.

POLICY 1.7.2.

The historic property shall be used for purposes that are the same as, or compatible with, the original uses(s), or as adaptive reuse in order to preserve and maintain the integrity of the original structure.

POLICY 1.7.3.

The identification and evaluation of adverse impacts on historical sites, structures or properties include assessments of, but are not limited to:

a. The visual continuity of the historical resource's immediate surroundings;

b. The degree of compatibility between the historical resource and proposed land uses in the immediate vicinity;

c. The maintenance of a historical resource with other ancillary or supporting structures and appurtenances such as fences, walkways, outbuildings, plants and trees which might be an important part of the entity's history, function, or purpose;

d. The maintenance of the relative prominence of a historical resource in terms of height, accessibility, view distance and linear distance from other buildings and structures; and

e. Prior to the approval for a development or project, a determination of the effects on any historical resource that is included in or eligible for inclusion in the *National Register of Historic Places* and locally designated landmarks and districts shall be made, with consultations being undertaken with the Florida Division of Historical Resources, as required by the Land Development Code.

POLICY 1.7.4.

If a historical resource is to be demolished, destroyed, or substantially altered in a way which adversely affects the character, form, integrity, or other qualities which contribute to its historical, architectural, or archaeological values, timely actions developed in consultation with the Florida Division of Historical Resources shall be taken to determine that no feasible and prudent alternative to the proposed demolition, destruction, or alteration exists.

POLICY 1.7.5.

In situations where no such practicable alternative is determined to exist, timely actions shall be taken either to avoid or mitigate the adverse impacts, or to undertake an appropriate archaeological salvage excavation, data recording, or other appropriate actions to document the resource as it existed prior to destruction or alteration.

POLICY 1.7.6.

The City shall exercise caution to assure that any historical and archaeological resources within its control are not inadvertently transferred, sold, demolished, destroyed, substantially altered, or allowed to deteriorate significantly.

POLICY 1.7.7.

Based on recommendations of the Florida Division of Historical Resources staff, special field surveys of historical and archaeological resources will be required to identify the extent of potential endangerment resulting from the proposed projects.

a. A determination of need for such surveys shall be made by the Florida Division of Historical Resources and City staff.

b. The design and procedures of such surveys and mitigative measures shall be developed in consultation with the Florida Division of Historical Resources and the City's Historic Landmark Preservation Board.

c. New information on previously unrecorded historical resources shall be transmitted to the Florida Division of Historical Resources.

POLICY 1.7.8.

Following the discovery of unknown archaeological or historical resources or remains, the Florida Division of Historical Resources shall be immediately notified and development activities shall be stopped until a professional archaeologist determines an appropriate area that should be protected and the discovery can be investigated and determined as to its significance or lack thereof.

POLICY 1.7.9.

Chapter 872, Florida Statutes, shall be implemented upon discovering burial sites or human remains during development activities.

POLICY 1.7.10.

Methods of rehabilitation and public accessibility to historical resources shall be developed in consultation with the Florida Division of Historical Resources, with emphasis being placed on public access, interpretative programs, and exhibits designed to increase public awareness, understanding and enjoyment of historical resources.

POLICY 1.7.11.

The identification and evaluation of adverse impacts on archaeological sites or areas from adjacent land uses include assessments of, but are not limited to:

a. The effects of proposed land uses in the immediate vicinity of the archaeological resource in terms of its continued existence and maintenance or integrity; and

b. The relationship, role, and function of the archaeological resource to the surrounding land uses and activities, which are based on applicable standards, are designed as either:
"Desirable" which includes: protection of its intrinsic value as an archaeological resource; incorporation into an harmonious development pattern; adequate protection while providing for public access and information about the archaeological resource; incorporation in site development plans as green space; conservation area, passive recreational area, or other land uses which do not disturb the ground; or "Undesirable" which includes: destruction, damage, or diminishment resulting from land modification and site development activities; purposeful looting and vandalism; incompatible land uses and activities resulting in changes in surface water or

groundwater levels due to drainage modifications or groundwater chemistry due to the introduction of pollutants.

POLICY 1.7.12.

Efforts shall be made to promote increased public awareness of and access to an expanded variety of cultural programs and historical resource appreciation activities in the City.

POLICY 1.7.13.

Archaeological and Historical resources shall be protected from vandalism and destruction. ~~Adherence to this policy, at a minimum, will require the following actions:~~

~~a. Continued anonymity of the exact locations of archaeological resources in remote locations or situations where adequate site protection or security would be difficult to provide.~~

~~b. Enhanced site security and property protection systems and procedures shall be utilized as needed.~~

~~c. Preparation and dissemination of increased levels of public information on the extent of vandalism and theft in terms of losses of historic resources, diminished usage, and the public costs of repair and replacement, with the information being disseminated via posters, television and radio public service announcements, news releases, and information to interested organizations.~~

POLICY 1.7.14.

Old King's Road is a significant historic resource which shall be recognized and interpreted for the benefit of the citizens.

GOAL 2. HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES

CONSISTENT WITH THE FUTURE LAND USE, HOUSING, CULTURAL ~~AFFAIRS~~ AND HISTORICAL RESOURCES, AND ~~RECREATION AND OPEN SPACE~~ PARKS AND RECREATION ELEMENTS, THE CITY SHALL PROTECT AND PRESERVE HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES.

OBJECTIVE 2.1. HISTORIC OVERLAY DISTRICT

The City shall consider the creation of additional historic overlay districts to protect significant historical areas.

POLICY 2.1.1.

District Regulations contained in Chapter 3, Article VI of the Land Development Code shall be maintained and periodically reviewed in order to protect the character of existing properties and to prevent negative impacts from new development.

POLICY 2.1.2.

The Planning Department shall perform a detailed survey to identify the predominant architectural features, colors, and materials of any area targeted for the designation.

POLICY 2.1.3.

A setback policy shall be maintained for those properties located on the west side of North and South Beach Street which shall not be less than the average building setback of all existing single-family dwelling units within 300 feet of either side of the proposed single-family dwelling unit.

POLICY 2.1.4.

The City shall consider the addition of streetscape elements such as pavers, streetlamps, street signs, and historical markers, that would project a common theme for each historic district.

POLICY 2.1.5.

The City shall consider, ~~on an ongoing basis~~ when supported by property owners in the area, the feasibility of historic districts in other areas of the City.

OBJECTIVE 2.2. PROTECTION OF HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES

Development activities shall protect significant historical, archaeological, and paleontological resources to the extent practicable and in the public interest. When no other practicable alternative exists to the proposed development activity, appropriate management and mitigation plans shall be prepared and implemented by the applicant for such development activity.

POLICY 2.2.1.

Coordination shall be maintained with the Florida Division of Historical Resources, for review of development activities in potentially significant historical, archaeological, and paleontological areas. If the State determines that an area is potentially significant, an archaeological or historical survey shall be prepared by the applicant prior to development approval and in accordance with criteria established and recommended by the Florida Division of Historical Resources.

POLICY 2.2.2.

All capital improvement projects shall be devised and implemented in a manner sufficient to protect and preserve significant historical, archaeological, and paleontological resources.

POLICY 2.2.3.

The City shall maintain and periodically review the standards, regulations, and guidelines for the protection of historical, archaeological, and paleontological resources contained within the Land Development Code.

POLICY 2.2.4.

Implement historical preservation regulations in support of the Historic Landmark Preservation Board in accordance with the Historic Districts and Landmarks section of the City's Land Development Code.

POLICY 2.2.5.

Work with the State to continuously update the existing Florida Master Site File information as appropriate. Said update, as is economically feasible, may be undertaken in its entirety, or in increments in accordance with the applicable grant application cycles.

NEW PAGE ADDED

PUBLIC SCHOOL FACILITIES ELEMENT











~~PUBLIC SCHOOL FACILITIES ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

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~~PUBLIC SCHOOL FACILITIES ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 1. COLLABORATION

COLLABORATE AND COORDINATE WITH THE SCHOOL BOARD OF VOLUSIA COUNTY TO PROVIDE AND MAINTAIN A PUBLIC EDUCATION SYSTEM WHICH MEETS THE NEEDS OF VOLUSIA COUNTY'S CURRENT AND FUTURE POPULATION.

OBJECTIVE 1.1. COORDINATION AND CONSISTENCY

The City of Ormond Beach shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.

POLICY 1.1.1.

Pursuant to the procedures and requirements of the adopted interlocal agreement, the City of Ormond Beach shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and the City of Ormond Beach are based on consistent data.

POLICY 1.1.2.

The City of Ormond Beach shall provide the representative of the School Board with copies of all meeting agendas and staff reports.

POLICY 1.1.3.

The City of Ormond Beach shall meet at least annually with representatives from the School ~~District~~ Board and the other local governments in Volusia County to review the Public School Facilities Element, including enrollment projects. The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted interlocal agreement.

OBJECTIVE 1.2. SCHOOL FACILITY SITING AND AVAILABILITY

The City of Ormond Beach shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the e Comprehensive ~~p~~ Plan.

POLICY 1.2.1.

The City of Ormond Beach shall coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the ~~c~~ Comprehensive ~~p~~ Plan. Schools shall be permitted in all future land use classifications except for the Industrial, Recreation/Open Space, and Open Space/Conservation land use classifications.

POLICY 1.2.2.

Coordination of the location, acquisition, phasing, and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement.

POLICY 1.2.3.

The City of Ormond Beach and the School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating and maintaining the required improvements.

POLICY 1.2.4.

The City of Ormond Beach shall encourage the School Board to land bank sites for future use as school facilities. The City of Ormond Beach shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.

POLICY 1.2.5.

The City of Ormond Beach shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School ~~District~~ Board with the opportunity to participate in the review process for all proposed development adjacent to schools.

POLICY 1.2.6.

In developing capital improvements plans and programs for public services, the City of Ormond Beach shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

OBJECTIVE 1.3. ENHANCE COMMUNITY DESIGN

The City of Ormond Beach shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities that serve as community focal points and are compatible with surrounding land uses.

POLICY 1.3.1.

The City of Ormond Beach shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.

POLICY 1.3.2.

The City of Ormond Beach shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

POLICY 1.3.3.

The City of Ormond Beach shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the Comprehensive Plan's Schedule of Capital Improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the City of Ormond Beach specifying operating procedures and maintenance and operating responsibilities.

POLICY 1.3.4.

The City of Ormond Beach shall reduce hazardous walking conditions consistent with Florida's Safe Ways to School Program. In conjunction with the School Board, the City of Ormond Beach shall implement the following strategies:

1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools, and shall connect to the neighborhood's pedestrian network.
2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.
3. In order to ensure continuous pedestrian access to public schools, the City of Ormond Beach shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes.

4. The City of Ormond Beach shall coordinate with the ~~Metropolitan~~ Transportation Planning Organization to maximize the funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.

POLICY 1.3.5.

The City of Ormond Beach and the School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

OBJECTIVE 1.4. COORDINATE COMPREHENSIVE PLAN AMENDMENTS AND DEVELOPMENT ORDERS WITH SCHOOL CAPACITY

Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School ~~District~~ Board.

POLICY 1.4.1.

The City of Ormond Beach shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of ~~e~~ Comprehensive ~~p~~ Plan amendments and other land use decisions, including but not limited to, developments of regional impact. School Board review shall follow the policies and procedures set forth in the interlocal agreement.

POLICY 1.4.2.

Amendments to the future land use map shall be coordinated with the School Board and the Public School Facilities Planning Maps.

POLICY 1.4.3.

Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City of Ormond Beach shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

GOAL 2. IMPLEMENT PUBLIC SCHOOL CONCURRENCY

THE CITY OF ORMOND BEACH SHALL ASSURE THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE NEW DEVELOPMENT CONSISTENT WITH THE ADOPTED LEVEL-OF-SERVICE STANDARDS. THIS GOAL WILL BE ACCOMPLISHED RECOGNIZING THE SCHOOL ~~DISTRICT~~ BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF FREE AND ADEQUATE PUBLIC SCHOOLS AND THE CITY OF ORMOND BEACH'S AUTHORITY FOR LAND USE, INCLUDING THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, RE-ZONINGS OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE PUBLIC SCHOOL SYSTEM. THE CITY OF ORMOND BEACH SHALL OPERATE AND MAINTAIN IN A TIMELY AND EFFICIENT MANNER, ADEQUATE PUBLIC FACILITIES FOR BOTH EXISTING AND FUTURE POPULATIONS CONSISTENT WITH THE AVAILABLE FINANCIAL RESOURCES.

OBJECTIVE 2.1. LEVEL-OF-SERVICE STANDARDS

The City of Ormond Beach, through coordinated planning with the School ~~District~~ Board and implementation of its concurrency management system, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level-of-service standard within the period covered by the five-year schedule of capital improvements. These standards and the concurrency management system shall be consistent with the interlocal agreement approved by the School Board and the local governments in Volusia County.

POLICY 2.1.1.

The level-of-service ~~(LOS)~~ standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.

POLICY 2.1.2.

Consistent with the interlocal agreement, the uniform, district-wide, level-of-service standards are set as follows using Florida Inventory of School Houses (FISH) capacity based on the traditional school calendar:

1. Elementary Schools: 115% of permanent FISH capacity for the concurrency service area;
2. K-8 Schools: 115% of permanent FISH capacity for the concurrency service area;
3. Middle Schools: 115% of permanent FISH capacity for the concurrency service area;

4. High Schools: 120% of permanent FISH capacity for the concurrency service area; and

5. Special Purpose Schools: 100% of permanent FISH capacity.

~~POLICY 2.1.3.~~

~~The following schools shall achieve the adopted level of service no later than the identified date. The level of service presented in the following table is the tiered level of service that shall apply to that school unit for the date noted in the table.~~

~~School~~	~~LOS~~	~~DATE~~
~~Orange City Elementary~~	~~117%~~	~~July 1, 2012~~
~~Horizon Elementary~~	~~158%~~	~~July 1, 2012~~
~~Freedom Elementary~~	~~126%~~	~~July 1, 2012~~
~~Osceola Elementary~~	~~117%~~	~~July 1, 2012~~
~~Ortona Elementary~~	~~150%~~	~~July 1, 2012~~
~~Ormond Beach Elementary~~	~~116%~~	~~July 1, 2012~~
~~Southwestern Middle~~	~~120%~~	~~July 1. 2013~~
~~New Smyrna Beach Middle~~	~~122%~~	~~July 1, 2014~~

~~(Note: This policy designates a tiered LOS for those schools that exceed the desired levels at the end of the five-year capital improvements program.)~~

~~POLICY 2.1.4.~~ POLICY 2.1.3.

The following schools shall be considered constrained schools at the designated level-of-service ~~LOS~~ due to the inability to add capacity at the site and the nature of the communities they serve. Concurrency will be reviewed in the adjacent concurrency service areas and requests to increase residential densities in the constrained concurrency service areas will need to be accompanied by a plan to address school capacity.

School	~~LOS~~ Level-of-Service
~~Burns-Oak Hill Elementary~~	~~115%~~
Coronado Elementary	115%
~~Samsula Elementary~~	~~165%~~

Source: Volusia County Interlocal Agreement

~~POLICY 2.1.5.~~ POLICY 2.1.4.

The City of Ormond Beach and the School Board recognize and agree that short-term changes in enrollment, unrelated to new development approvals, can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School ~~District~~ Board's constitutional obligations regardless of the utilization levels at the assigned school.

~~POLICY 2.1.6.~~ POLICY 2.1.5.

If there is a consensus to amend any level-of-service, the amendment shall be accomplished by execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to each local government's Comprehensive Plan. The amended level-of-service shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed. No level-of-service standard shall be amended without showing that the amended level-of-service standard is financially feasible and can be achieved and maintained within the facilities five-year work plan. ~~five years of the capital facilities plan.~~

OBJECTIVE 2.2. SCHOOL CONCURRENCY SERVICE AREAS

The City of Ormond Beach shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level-of-service standard. Maps of the School Concurrency Service Areas are adopted in the Volusia County Interlocal Agreement for Public School Facilities Planning.

POLICY 2.2.1.

The concurrency service area for elementary schools shall be the elementary school attendance boundary as represented on the map series "Public School Facilities Element Elementary School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

POLICY 2.2.2.

The concurrency service area for middle schools shall be the middle school attendance boundary as represented on the map series "Public School Facilities Element Middle School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

POLICY 2.2.3.

The concurrency service area for K-8 schools shall be the attendance boundary as represented on the map series "Public School Facilities Element K-8 Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference. ~~(Note: no K-8 schools have been established at this time.)~~

POLICY 2.2.4.

The concurrency service area for high schools shall be as represented on the map series "Public School Facilities Element High School Concurrency Service Areas" adopted as

part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.

POLICY 2.2.5.

The concurrency service area for special use schools shall be district wide.

POLICY 2.2.6.

The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period.

POLICY 2.2.7.

Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the Volusia County Interlocal Agreement for School Facilities Planning. Amendments to concurrency service areas shall consider the following criteria:

1. Adopted level-of-service standards shall not exceed the level-of-service standard within the initial five-year planning period.
2. The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.

POLICY 2.2.8.

Within the central concurrency service areas, all current and future students shall be assigned to schools designated for them as part of the School ~~District~~ Board's normal school assignment procedures. Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school's concurrency service area. If adequate capacity is not available in the assigned concurrency service area, the proposed development shall be evaluated in comparison to the concurrency service areas adjacent to the assigned concurrency service area, subject to the limitations of Policy 2.3.7. of this Element. The School ~~district~~ Board shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.

POLICY 2.2.9.

Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a ~~c~~ Comprehensive ~~p~~ Plan ~~a~~ Amendment consistent with the Volusia County Charter ~~Section 206~~ regarding school planning. The ~~c~~ Comprehensive ~~p~~ Plan ~~a~~

Amendment shall demonstrate how school capacity will be met consistent with the terms of the First Amendment to the Interlocal Agreement for Public School Facility Planning effective July 2007 and ~~Section 206 of~~ the Volusia County Charter ~~Section 206~~. If the project area is to be annexed by a municipality, the ~~c~~ Comprehensive ~~p~~ Plan ~~a~~ Amendment shall include an amendment of the central concurrency service area boundary by Volusia County to exclude the subject parcel.

OBJECTIVE 2.3. PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION

In coordination with the School Board, the City of Ormond Beach will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The City of Ormond Beach shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with the adopted level-of-service standards for public schools.

POLICY 2.3.1.

School concurrency applies to residential development not otherwise exempt as specified by Policy 2.3.3. of this Element.

POLICY 2.3.2.

Development orders may be issued for residential development where:

1. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected concurrency service area within three years after the issuance of the development order allowing the residential development.
2. Adequate school facilities, as determined by the School Board, are available within an adjacent concurrency service area subject to the limitations of Policy 2.3.7. of this Element. Where capacity from an adjacent concurrency service area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School ~~District~~ Board shall determine where the impacts of development shall be allocated based on the School ~~District~~ Board policies for student assignment.
3. The developer executes a legally binding commitment with the School Board and the City of Ormond Beach to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property as provided by Objective 2.4. of this Element and its supporting policies.

POLICY 2.3.3.

The following residential development shall be considered exempt from the school concurrency requirements:

1. Single-family lots-of-record existing as such at the time School Concurrency implementing ordinance is adopted which otherwise would be entitled to build, shall be exempt from School Concurrency requirements.
2. Any residential development or any other development with a residential component that received approval of a Final Development Order or functional equivalent or is otherwise vested prior to the implementation date of school concurrency is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency.
3. Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School ~~District~~ Board.
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years.
5. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

POLICY 2.3.4.

The creation of subdivisions and/or single-family lots equal to or less than ten units shall be subject to school concurrency as part of an annual concurrency management review or provide a letter of exemption from the School Board. The City of Ormond Beach shall report such projects to the School Board as part of the annual planning coordination process established by the interlocal agreement and these units shall be included by the School Board in planning student allocations by school.

POLICY 2.3.5.

The City of Ormond Beach shall continue to implement the school concurrency ordinance (Ord. ~~2-8-3~~ 2008-25), which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the provisions of the interlocal agreement.

POLICY 2.3.6.

The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed

development for each type of school within the affected concurrency service area consistent with the adopted level-of-service. The School Board may issue a certificate of school concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.

POLICY 2.3.7.

If the adopted level-of-service standard cannot be met within a particular concurrency service area as applied to an application for development order and if the needed capacity is available in one or more contiguous concurrency service areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations:

1. Areas established for diversity at schools shall not be considered contiguous.
2. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students, requiring a transport time of fifty minutes one-way as determined by School ~~District~~ Board transportation routing staff.
3. Concurrency service areas shall not be considered contiguous when the concurrency service areas are separated by a natural or man-made barrier such as a river, waterbody or interstate highway that requires indirect transport of students through a third concurrency service area. ~~(Refer to graphic examples.)~~
4. When capacity in an adjacent concurrency service area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones, including modification of existing attendance zone boundaries or creation of island zones.
5. Student transportation not in conformance with the conditions established in Items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that the School Board shall deem appropriate for the specific circumstances of an individual student.

POLICY 2.3.8.

If the adopted level of service cannot be met within a particular concurrency service area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand:

1. Construct new school facilities;
2. Construct additions to current facilities;

3. Adjust program assignments to schools with available capacity;
4. Modify attendance boundaries to assign students to schools with available capacity;
5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.

OBJECTIVE 2.4. PROPORTIONATE SHARE MITIGATION

The City of Ormond Beach shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level-of-service standard consistent with the School Board's adopted financially feasible work program.

POLICY 2.4.1.

In the event that sufficient school capacity is not available in the affected concurrency service area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.

POLICY 2.4.2.

Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development consistent with the adopted level-of-service standards.

POLICY 2.4.3.

Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the City of Ormond Beach, and the applicant which shall be executed prior to the City of Ormond Beach issuance of the subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.

POLICY 2.4.4.

The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project times the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar for dollar basis. (For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs.)

POLICY 2.4.5.

The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.

POLICY 2.4.6.

The cost per student station shall be the most recent actual costs per student station, and capitalization costs if applicable, paid by the School Board for the equivalent school facility.

POLICY 2.4.7.

Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following:

1. Donation of buildings for use as a primary or alternative learning facility;
2. Renovation of existing buildings for use as learning facilities;
3. Funding dedicated to, or construction of, permanent student stations or core capacity;
4. For schools contained in the School Board's adopted five-year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five-year work program;
5. Dedication of a school site as approved by the School Board;
6. Up front lump sum payment of school impact fees;
7. Up-front payment of interest and other costs of borrowing;
8. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements;
9. Payment of transportation costs associated with the movement of students as a result of overcapacity school;
10. Funding assistance with acquisition of school site;
11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity;
12. Establishment of an educational facilities benefit district;
13. Establishment of educational facilities mitigation banks.

OBJECTIVE 2.5. CAPITAL FACILITIES PLANNING

The City of Ormond Beach shall ensure existing deficiencies and future needs are addressed consistent with the adopted level-of-service standards for schools.

POLICY 2.5.1.

In accordance with the adopted interlocal agreement, the City of Ormond Beach shall collaborate with the School Board in locating required school sites as identified in the School Board's five, ten and twenty-year capital facilities plan.

POLICY 2.5.2.

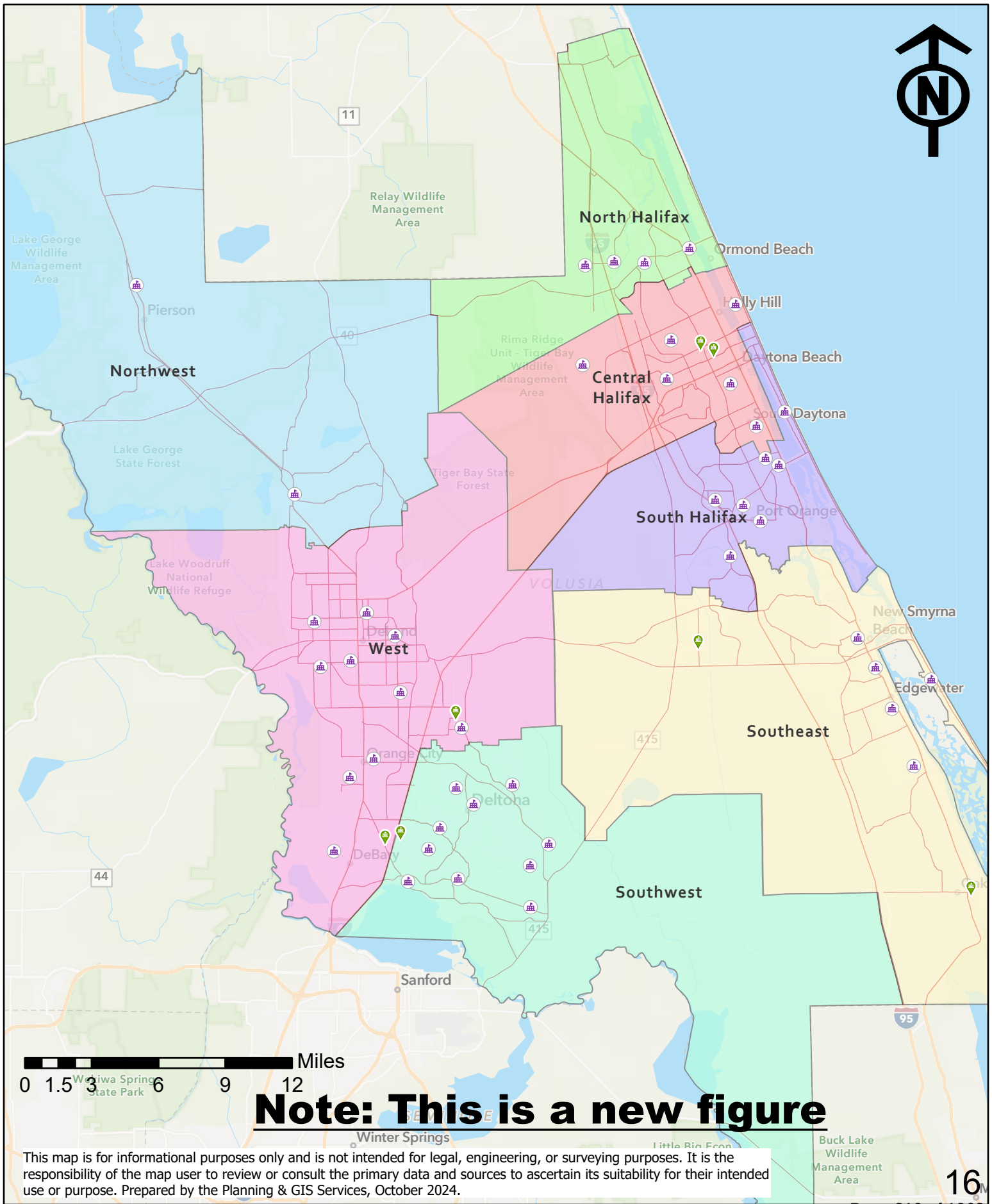
The City of Ormond Beach shall ensure that future development pays a proportionate share of the costs of capital facilities capacity needed to accommodate new development and to assist in maintaining the adopted level-of-service standards via impact fees and other legally available and appropriate methods.

POLICY 2.5.3.

The City of Ormond Beach adopts by reference the School Board's five-year work program approved annually each September as part of the overall School ~~District~~ Board budget. The City of Ormond Beach shall review the annual work program to verify that it is financially feasible and will maintain the level-of-service standards by the end of the five-year period.

VOLUSIA COUNTY SCHOOLS

SCHOOL PLANNING AREAS



Note: This is a new figure

This map is for informational purposes only and is not intended for legal, engineering, or surveying purposes. It is the responsibility of the map user to review or consult the primary data and sources to ascertain its suitability for their intended use or purpose. Prepared by the Planning & GIS Services, October 2024.

NEW PAGE ADDED

PROPERTY RIGHTS ELEMENT









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~~PROPERTY RIGHTS ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL 1. PRIVATE PROPERTY RIGHTS

TO RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE 1.1. PRIVATE PROPERTY RIGHTS AND DECISION-MAKING

The following policies are to ensure that private property rights shall be considered in local decision-making.

POLICY 1.1.1.

The City will consider in its decision-making, the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

POLICY 1.1.2.

The City will consider in its decision-making, the right of the property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.

POLICY 1.1.3.

The City will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

POLICY 1.1.4.

The City will consider in its decision-making the right of the property owner to dispose of his or her property through sale or gift.

PLANNING BOARD
STAFF REPORT
Comprehensive Plan 2045 Update, Evaluation and Appraisal Report Re-adoption
Project Number: PZ-2024-084
New text highlighted from the March 13th report

PLANNING BOARD DATE:	November 13, 2025
TENTATIVE CITY COMMISSION DATES:	December 2, 2025 (first reading) December 16, 2025 (second reading)
APPLICANT:	Administrative
REQUEST:	An administrative request for Comprehensive Plan amendments related to the Evaluation and Appraisal Report, also known as the Comprehensive Plan 2045 update. There are Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights. These amendments were adopted with Ormond Beach ordinance 2025-17 and are being readopted in response to comments from FloridaCommerce.
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Steven Spraker, AICP, Planning Director Noel Eaton, Senior Planner Sarah Motes, Senior Planner

SECTION 1, INTRODUCTION:

This is an administrative request for Comprehensive Plan amendments related to the Evaluation and Appraisal Report, also known as the Comprehensive Plan 2045 update. There are Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights. These amendments were adopted with Ormond Beach ordinance 2025-17 and will need to be rescinded and readopted in response to comments from FloridaCommerce. The changes from the adopted ordinance 2025-17 are:

1. Policy 1.6.4. of the Transportation Element – deleted subsection (d).

2. Policy 1.1.9. of the Housing Element – delete and renumber, as necessary.

On October 17, 2025, FloridaCommerce identified Policy 1.6.4. of the Transportation Element, as more restrictive and burdensome, and Policy 1.1.9 of the Housing Element, as potentially more restrictive and burdensome, and provided a letter stating that the City of Ormond Beach Comprehensive Plan amendments were "null and void". This review was conducted after the Ormond Beach adoption, based on Senate Bill 180. The staff report, data, analysis, and exhibits are the same as previously adopted, except for the two policies identified by FloridaCommerce. Modified text within this staff report is highlighted. This item intends rescind ordinance 2025-17 and readopt the Comprehensive Plan amendments, addressing the FloridaCommerce's two comments that caused the Comprehensive Plan amendments to be deemed null and void.

SECTION 2, BACKGROUND:

Section 163.3191 of the Florida Statutes states,

> "At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period."

Ormond Beach last conducted an Evaluation and Appraisal Report in 2010. The purpose of the Evaluation and Appraisal Report analysis is to:

1. Ensure compliance with State Statutes;
2. Identify areas within the plan that need updates; and
3. Incorporate changing conditions of a city into the plan.

A Comprehensive Plan has the following characteristics:

1. A state-required policy plan designed to guide the future growth and public infrastructure investment within Ormond Beach;
2. Living and evolving documents written for a long-term outlook, typically 20 years;
3. The plan provides Goals, Objectives, and Policies that direct where development, redevelopment, and preservation within the city should occur, as well as public capital investments; and
4. A vision and blueprint as to what a city desires to become in the future.

Ordinance 2025-17 was transmitted to Volusia County Growth Management Commission and state agencies, and the following actions occurred:

1. On May 27, 2025, the Volusia Growth Management Commission issued a Certificate of Consistency with no objections from any other governmental entity.
2. On June 23, 2025, the city received the FloridaCommerce review letter. The review letter noted one comment (not an objection) from the Department of Environmental Protection regarding the conversion of a septic system to central sanitary sewer service. During the review process, St. Johns River Water Management District staff requested that Policy 5.1.19 of the Utilities Element not be deleted.
3. On August 19, 2025, ordinance 2025-17 was adopted by the City Commission. Within the adoption packet was a summary of the amendments, including how staff addressed the Department of Environmental Protection's comment and the St. Johns River Water Management District's request.
4. On September 2, 2025, FloridaCommerce provided a letter stating that the amendment package appears to be complete and that a Notice of Intent was due on October 17, 2025.
5. On October 17, 2025, FloridaCommerce issued the null and void letter identifying Policy 1.6.4. of the Transportation Element was more restrictive and burdensome based off Senate Bill 180 and Policy 1.1.9. of the Housing Element as potentially more restrictive and burdensome based on Senate Bill 180.

The Comprehensive Plan 2045 amendments were adopted with Ormond Beach ordinance 2025-17. The purpose of this item is to rescind ordinance 2025-17 and readopt the amendments based upon comments from FloridaCommerce. The changes from the adopted ordinance 2025-17 are:

1. Policy 1.6.4. of the Transportation Element – delete subsection (d).
2. Policy 1.1.9. of the Housing Element – delete policy 1.1.9. and renumber, as necessary.

Transportation Element

POLICY 1.6.4.

~~Where d~~ Development proposals ~~that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and~~ located along the Multi-Modal Corridors ~~where current and projected 2017 level-of-service standards are currently met,~~ shall implement the following strategies ~~will be implemented~~:

a) Access management;

b) Bike facilities; and

c) Sidewalk connectivity.

This subsection is proposed to be deleted

~~d) On or off-site transit facility improvements as recommended by Votran.~~

Housing Element

Policy 1.1.9. of ordinance 2025-17 is proposed to be deleted in its entirety and the other policies will be renumbered as necessary:

~~POLICY 1.1.9.~~

~~The city shall maintain and consistently review the permitting process that facilitates the private sector housing production.~~

POLICY 1.1.9.

Mobile and manufactured housing shall be permitted within the Land Development Code through the zoning regulations.

POLICY 1.1.10.

The Land Development Code shall continue to allow accessory dwelling units within single-family zoning classifications.

POLICY 1.1.11.

The city shall establish partnerships with private and public non-profit groups, private developers, and other affordable housing providers.

POLICY 1.1.12.

Assisted living facilities shall be allowed in commercial and residential zoning districts within the Land Development Code.

SECTION 3, COMPREHENSIVE PLAN 2045 UPDATE PROCESS:

The Comprehensive Plan 2045 update is divided into four phases as follows:

1. Introduction: The introduction phase included the following:
    - Creation of a project webpage, https://www.ormondbeach.org/1057/Comprehensive-Plan-2045-Update;
    - Development and advertising of a community survey;
    - August 8, 2024, Planning Board discussion item;
    - August 20, 2024, City Commission disposition item; and
    - August 26, 2024, Community Engagement Meeting. This meeting included twelve stations detailing the individual elements and an input board. There were 75 attendees at this meeting.
2. Element Review and Analysis: This phase included a review of each Element in a matrix format as well as a summary of the development trends from 2010 to 2024. The Planning Board was utilized as an entity to review changes, and other advisory Boards were presented Elements that pertained to their Board's purpose. The Comprehensive Plan 2045 update was reviewed at the following advisory board meetings:

- Leisure Services Advisory Board, September 11, 2024;
- Planning Board, September 12, 2024;
- Historic Landmark Preservation Board, September 16, 2024;
- Planning Board, October 29, 2024;
- Planning Board, November 11, 2024;
- Quality of Life Advisory Board, December 5, 2024;
- Planning Board, December 12, 2024;
- Historic Landmark Preservation Board, December 16, 2024; and
- Leisure Services Advisory Board, February 12, 2025.

All review information was posted to the project webpage. In addition to the Board review, City staff received 373 questions regarding the Comprehensive Plan update which were answered, and interdepartmental discussions occurred to review these answers. The questions were also posted to the project webpage.

3. Plan Amendments: This phase included the ~~strikethrough~~ (deleted text) and underline (added text) for each Element. The following meetings have or are scheduled to occur:
   - January 16, 2025, Community Engagement Meeting;
   - February 4, 2025, City Commission Workshop;
   - February 13, 2025, Planning Board discussion;
   - March 13, 2025, Planning Board public hearing;
   - April 15, 2025, City Commission public hearing (transmittal); and
   - August 19, 2025, City Commission adoption of ordinance 2025-17.
4. Transmittal to state agencies and local governments and adoption: If the Comprehensive Plan amendments for transmittal at first reading, the following actions would occur:
   - State agencies – Planning staff would transmit the proposed amendments to the appropriate state agencies;
   - Volusia Growth Management Commission – within Volusia County, amendments to the Comprehensive Plan are provided to abutting jurisdictions and the Volusia Growth Management Commission for review and provision of comments;
   - City Commission, second reading (date to be determined) – before scheduling the item for a second reading, city staff would seek to resolve any outstanding comments from the state review or Volusia Growth Management Commission review. The second reading would be the city's final action.
   - FloridaCommerce – the adopted ordinance must be sent to the FloridaCommerce for state acceptance.

   The revised ordinance would be transmitted to FloridaCommerce after rescinding ordinance 2025-17 and the readoption of the amendments by the City Commission.

SECTION 4, DATA AND ANALYSIS:

Separate of the Element amendments, the following Attachments are provided as data and analysis to the Comprehensive Plan amendments:

Element summaries: These are one-page summaries of each Element that include a summary sentence of the Element, Board review dates, and key updates.

Review matrix: Each Element has a matrix of the proposed changes, any applicable state statute reference, and an explanation of the proposed changes.

PowerPoint summary: A PowerPoint summary has been used throughout the update process.

Population projections: Population projections are required as part of the update. The 1990 Comprehensive Plan projected a 2010 population of **56,250**. In 2000, the population projection was **51,079** for the year 2025. As part of the population update staff reviewed the following:

1. Population growth: The total percentage change from the 2010 census is 17.83%, or an average yearly growth rate of 1.27%.
2. Development entitlements. There are 6,211 residential units that are within the development process.
3. General growth rate. A general growth rate of 0.5% to include general population shifts and residential development projects not including residential units in the current development process.
4. Volusia County population growth. In 2020, Ormond Beach's population was 7.78% of Volusia County's population. In 2045, Ormond Beach is expected to be approximately 9.14% of the Volusia County total population.

The population projection is as follows:

Exhibit 1: Population Projections

Year	Population Projection
2025	46,255
2030	50,773
2035	55,238
2040	58,986
2045	63,542

Development Activity: The update process includes summaries of development activity. Key highlights include:

- Annexation: There were 68 properties annexed since 2010, totaling 1,682.71 acres with 66% of all annexation occurring in the North US 1 corridor.
- Development projects: A list of projects is provided below:

Exhibit 2: Development Activity

Type of Use	2010-2019, Number of Projects	2010-2019 Square Feet or Units	2020-2024, Number of Projects	2020-2024 Square Feet or Units
Commercial	38	217,725	15	98,850
House of Worship	2	72,585	0	NA
Industrial	15	353,408	16	567,982
Infrastructure, commercial	1	NA	1	NA
Institutional	11	62,240	8	145,380
Multi-Family	3	212 units	0	NA
Office	8	179,230	3	20,348
Parking/ RV & Boat Storage	6	NA	1	NA
Residential (single-family/townhouses - platted and manufactured homes)	5	455 units	16	1,716 units
Telecommunication Towers	2	NA	0	NA
Transient Lodging	1	124 units	1	125 units

- Comprehensive Plan amendments:
  - 2010-2019, 55 land use map amendments to the Comprehensive Plan.
  - 2010-2019, 15 text amendments to the Comprehensive Plan.
  - 2010-2019, 23 land use map amendments within the North US 1 corridor.
  - 2020-2024, 16 land use map amendments to the Comprehensive Plan.
  - 2020-2024, 10 text amendments to the Comprehensive Plan.
- Multi-family development: There have been three multi-family development constructed from 2010 to 2024 totaling 212 units.
- Platting: Subdivision construction requires platting (preliminary and final plats). Platted lots by decade are provided below:

Exhibit 3: Platted Lots by Decade

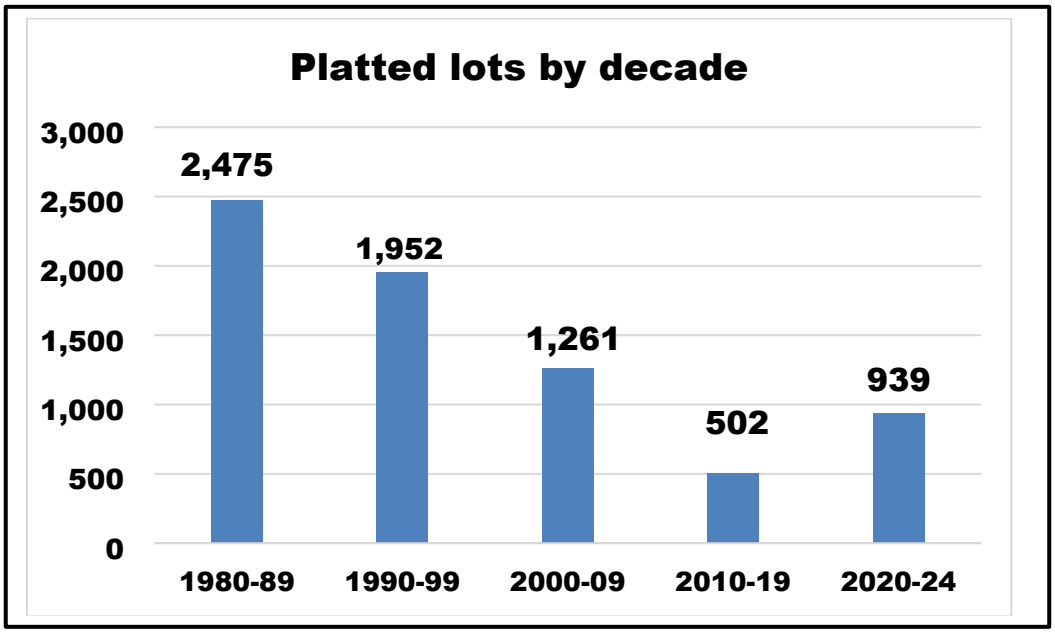
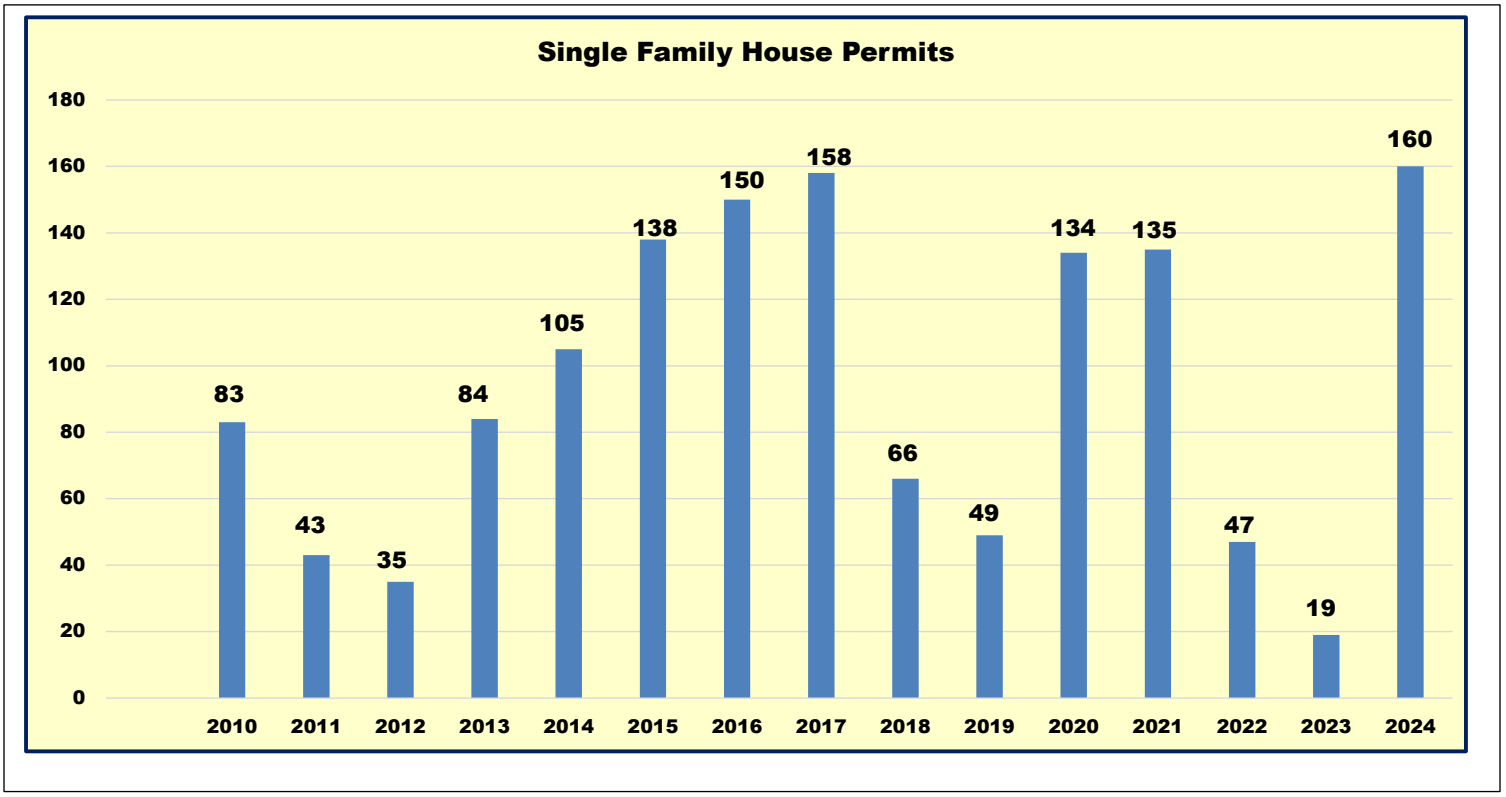


Exhibit 4: Single-Family House Permits (by calendar year)



Housing analysis: Attachment 7 contains data and inventory of existing housing and future trends influencing housing provisions within Ormond Beach. This data and analysis information was sourced from the United States Census Bureau, the American Community Survey (ACS), and the Shimberg Center Florida Housing Data Clearinghouse. Key information includes:

Exhibit 5: Dwelling Units by Structure

Housing Units by Type	Ormond Beach Units	Percent	Volusia County Units	Percent
Single-Family Detached	13,863	65%	177,760	65%
Single-Family Attached	1,197	6%	10,631	4%
Duplex	341	2%	5,404	2%
Multi-family	3,751	18%	56,696	21%
Mobile Homes	2,143	10%	23,084	8%
Total	**21,295**	**100%**	**273,835**	**100%**

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Exhibit 6: Dwelling Units by Age of Construction

Year Structured was Built	Ormond Beach Units	Percent	Volusia County Units	Percent
Built 2020 or later	82	0.39%	2,667	0.97%
Built 2010 to 2019	1,050	4.93%	17,502	6.39%
Built 2000 to 2009	3,086	14.49%	46,202	16.87%
Built 1990 to 1999	4,004	18.80%	40,770	14.89%
Built 1980 to 1989	4,495	21.11%	66,174	24.17%
Built 1970 to 1979	4,745	22.28%	48,944	17.87%
Built 1960 to 1969	1,650	7.75%	20,309	7.42%
Built 1950 to 1959	1,583	7.43%	20,255	7.40%
Built 1940 to 1949	303	1.42%	4,870	1.78%
Built 1939 or earlier	297	1.39%	6,142	2.24%
Totals	**21,295**	**100.00%**	**273,835**	**100.00%**

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Public Input, Survey and Community Meeting Input: Attachment 8 contains information gathered as part of the Community Engagement Meeting (comments cards, input sheets, and Element notes) and the survey information (summarized and survey responses). Key input from the survey includes:

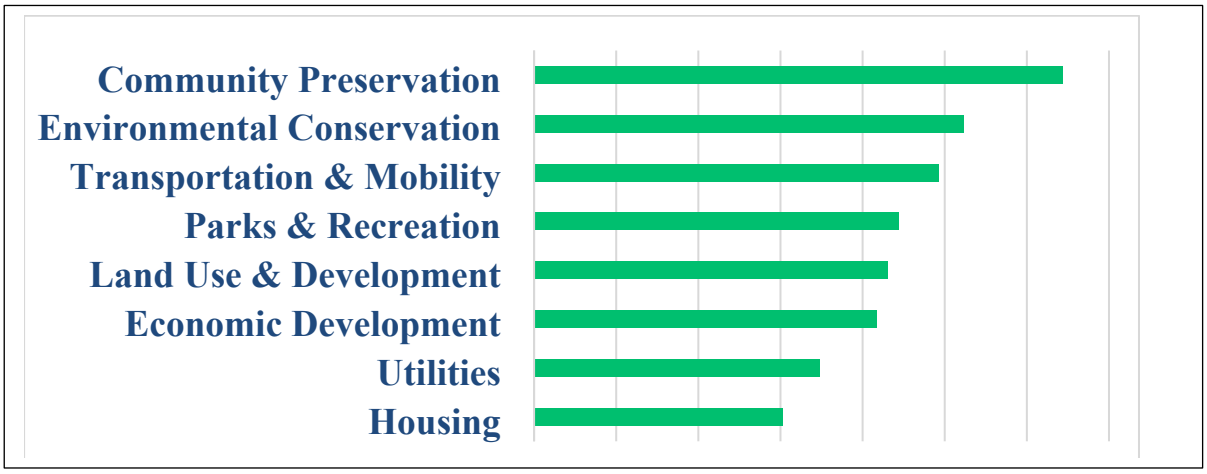
- ✓ What is one place, location or image that comes to mind when you think of Ormond Beach? Exhibit 7 below is a word cloud created based on citizen response.

Exhibit 7: Word cloud created from survey response



- ✓ What are your thoughts on the availability of affordable housing in Ormond Beach?
  - 32.82% - there is not enough affordable housing in Ormond Beach.
  - 52.38% - Ormond Beach has enough affordable housing.
  - 15.34% - Ormond Beach has more affordable housing than is needed.
- ✓ What are the top two priorities that you believe Ormond Beach should focus on over the next 20 years?
  - Traffic Management and Infrastructure Improvement.
  - Controlled Development and Preservation of Green Spaces
- ✓ Please rank these from most important to least important:

Exhibit 8: Table summary of top 2 priorities based on citizen responses



Meeting minutes, February City Commission workshop and Planning Board: Attachment 9 contains key meeting minutes and summaries provided as follows:

- January 16, 2025, Community Engagement Meeting summary;
- February 4, 2025, City Commission workshop; and
- February 13, 2025, Planning Board discussion item.

SECTION 5, ELEMENT KEY UPDATES:

City staff have reviewed each Element and recommended changes. Key Element updates include:

Plan Administration:

- Updated state statute references.
- Added acronyms.
- Added definitions.

Future Land Use:

- Deletion of the Heavy Industrial land use category.
- Updated Policies based on input from staff of Florida Inland Navigation District. (Policies 5.1.7-5.1.10.)
- Updated text in Goal 8 – Downtown Community Redevelopment Area.
- Provided summary of development (2010-2024).
- Updated tables and maps.
- Updated population projections.

Transportation:

- Deleted Policy that sought to replace Volusia County road impact fee. (Policy 1.5.4.)
- Combined Multi-Modal policies. (Policies 1.6.4. – 1.6.7.). Based upon the FloridaCommerce October 17, 2025 “null and void” letter, subsection (d) of Policy 1.6.4. is proposed to be deleted.
- Deleted Policies regarding redevelopment plans as part US 1 and South Atlantic Avenue. (Policies 1.6.8., 1.6.9., and 1.6.13.)
- Added “Complete Street” Policy. (Policy 1.7.10.)
- Updated Ormond Crossings text, removing completed items. (Goal 5)
- Updated Future Traffic Circulation Map.

Utilities:

- Updated Solid Waste text. (Goal 3., Policies 3.3.3., 3.3.6., and 5.1.9.)
- Amended impact fees to connection fees per impact fee study. Deleted Policy on differential impact fee. (Objective 1.1.)
- Modified text per Water Supply Work Plan. (Policies 1.2.5., 1.2.6., 1.7.2., and 5.2.3.)
- Based off the St. Johns River Water Management District review, Policy 5.1.19. (becomes 5.1.18) is to be maintained. This Policy was within ordinance 2025-17.
- Based off the Florida Department of Environmental Protection, Policies 1.4.7. and 1.4.8. have been created regarding connection to central sewer systems. These Policies were within ordinance 2025-17.

Conservation:

- Amended text regarding air quality. (Objective 8.2. and Policy 8.2.4.)
- Reorganization of Goal to increase coordination with Volusia County on Hazardous Waste management. (Goal 10.)
- Deleted certain Policies. {Policy 3.1.3. (Interconnections), Policy 6.1.17. (Volusia Council of Governments), Policy 6.1.23. (Management plans for specific endangered species), and Policy 8.1.3.}
- Added Water Supply Policies. (Policies 1.2.7. and 5.3.8.)

Coastal Management:

- Deleted build back policy and emergency procedure policies. (Policies 5.5.4., and 5.5.7. – 5.5.11.)
- Added new policy referencing adaptation strategies for planning and design. (Policy 6.7.10.)
- Added language for consistency with State Statutes. (Policy 1.7.1.)
- Updated Coastal High Hazard Area and Storm Surge maps.

Housing:

- Data and analysis summary performed.
- Re-organized Element to include:
  - Objective 1.1. Housing Supply
  - Objective 1.2. Substandard Housing
  - Objective 1.3. Attainable Housing
  - Objective 1.4. Group Homes and Foster Care Facilities
  - Objective 1.5. Displacement
  - Objective 1.6. Historically Significant Housing

- Objective 1.7. Green Building and Sustainable Development

Based upon the FloridaCommerce October 17, 2025 "null and void" letter, Policy 1.1.9. of the Housing Element is proposed to be deleted because it was identified as potentially more restrictive and burdensome.

Recreation and Open Space (proposed Parks and Recreation):

- Changed Recreation and Open Space Element to the Parks and Recreation Element. (Element wide)
- Changed Leisure Services Department name to Parks and Recreation Department per City Commission directive.
- Updated Americans with Disabilities Act policies consistent with master plan recommendations. (Policies 1.9.1., 1.9.2., 1.9.3., 1.9.4., and 1.9.5.)
- Deleted accomplished Policies. (Policy 1.2.3. – Environmental Discovery Center and Policy 1.14.1. - 17 acres from Ormond Crossings)
- Added Master Park/Recreation and Facilities, Ormond Scenic Loop and Trail maps. (Figures 1 and 2)

Capital Improvements Element:

- Schedule of Capital Improvements linked to Capital Improvements Program.
- Updated Coastal High Hazard Area Policies. (Objective 1.2., Policies 1.2.4. and 1.2.5.)
- Updated Level-of-Service standards (water, sanitary sewer, and solid waste). (Policy 1.3.2.)
- Changed term for impact fee for water and sewer, to connection fees, and updated policies. (Objective 1.4., Policies 1.4.2. and 1.4.3.)

Intergovernmental Coordination:

- Deleted Policy conditioning development approvals on outside agency permits. (Policies 1.1.2. and 1.2.12.)
- Updated Interlocal Service Boundary Agreement (ISBA) Policy. (Policies 1.11.6. and 1.11.8.)
- Deleted Housing related Policies. (Policies 1.6.2. and 1.6.4.)
- Deleted two school related Policies. (Policies 2.1.3. and 2.1.6.)

Cultural and Historical Resources:

- Updated Art in Public Places. (Policy 1.2.7.)
- Modified Senior Programs and Facilities Objective and Policies. (Objective 1.4., Policy 1.4.1., 1.4.2., and 1.4.3.)
- Historic Overlay Districts shall be maintained and considered, with the support of property owners, to protect significant historic areas. (Objective 2.1. and Policy 2.1.5.)

- Deleted accomplished Policy. (Policy 1.2.1. – Rockefeller Gardens restoration)
- Updated Element title and associated language to Cultural and Historical Resources Element. (Element wide)

Public School Facilities:

- No substantial changes
- Based on 2007 Interlocal Agreement between Volusia County, Cities, and School Board
- Updated Figure 1 – School Planning Areas Map

Property Rights:

- No text changes.

SECTION 6, REVIEW CRITERIA

Existing Policy 2.5.2. of the Future Land Use Element provides criteria for reviewing Comprehensive Plan amendments. These criteria are discussed below:

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

   The purpose of the update is to review all the Elements and determine if individual Goals, Objectives, and Policies should be updated, deleted, or new Goals, Objectives, and Policies added. The review matrix details the changes. City staff focused on formatting, spelling out acronyms, and ensuring the Goals, Objectives and Policies were relevant.

2. **Consistency with state requirements, including 9J-5 and Florida Statute requirements**.

   The amendments are consistent with applicable Florida Statute requirements, particularly Section 163.3191 and 163.3177. The amendments include population projections and housing analysis.

3. **If the amendment is a map amendment, is the proposed change an appropriate use of land.**

   There is no land use map amendment as part of the Comprehensive Plan 2045 update.

4. **If the amendment is a map amendment, the impacts on the Level-of-Service of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.**

   There is no land use map amendment as part of the Comprehensive Plan 2045 update.

5. **If the amendment is a map amendment, impacts to surrounding jurisdictions.**

   There is no land use map amendment as part of the Comprehensive Plan 2045 update.

SECTION 7, RECOMMENDATION

Based upon comments dated October 17, 2025 from Florida Commerce, it is necessary to rescind ordinance 2025-17 and readopt the Comprehensive Plan amendments. There are two changes from ordinance 2025-17:

1. Policy 1.6.4. of the Transportation Element, subsection (d) has been deleted:

   ~~d) On or off site transit facility improvements as recommended by Votran.~~

2. Policy 1.1.9 of the Housing Element has been deleted:

   ~~POLICY 1.1.9.~~

   ~~The city shall maintain and consistently review the permitting process that facilitates the private sector housing production.~~

All other text from ordinance 2015-17 remain unchanged. The data and analysis for the Comprehensive Plan amendments also remains the same.

It is recommended that the Planning Board (1) rescind ordinance 2025-17 and (2) **APPROVE** the proposed Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights.

Attachments:

Attachment 1:	Element amendments (to become Exhibit A of ordinance)
Attachment 2:	Element summaries
Attachment 3:	PowerPoint summary
Attachment 4:	Review matrix
Attachment 5:	Population projections
Attachment 6:	Development Activity
Attachment 7:	Housing analysis
Attachment 8:	Public Input, Survey and Community Meeting Input
Attachment 9:	Meeting minutes, February City Commission workshop and Planning Board
Attachment 10:	VGMC Consistency letter and FloridaCommerce letters

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



DATA AND ANALYSIS

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 2:
ELEMENT SUMMARIES

PLAN ADMINISTRATION

This Chapter provides for the administration of the Comprehensive Plan, including plan interpretation, appeals, and amendments.



Board Review Date:

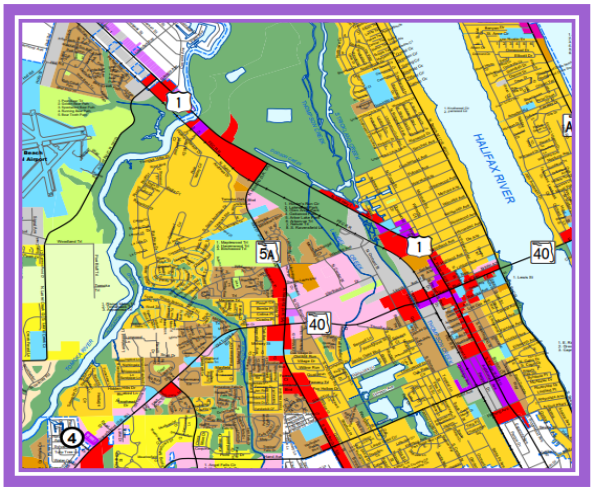
Planning Board: 9/12/2024

KEY UPDATES OF THE ELEMENT

- Updated state statute references.
- Added acronyms.
- Added definitions.

FUTURE LAND USE ELEMENT

This Element focuses on the management of growth that is consistent with sound social, economic, fiscal, and environmental principals.



Board Review Date:

Planning Board: 9/12/2024

KEY UPDATES OF THE ELEMENT

- Deletion of the Heavy Industrial land use category.
- Updated Policies based on input from staff of Florida Inland Navigation District. (Policies 5.1.7-5.1.10.)
- Updated text in Goal 8 – Downtown Community Redevelopment Area.
- Provided summary of development (2010-2024).
- Updated tables and maps.
- Updated population projections.

TRANSPORTATION ELEMENT

This Element focuses on long range transportation planning that considers the physical environment when making roadway decisions while also encouraging multi-modal alternatives.



Board Review Date:

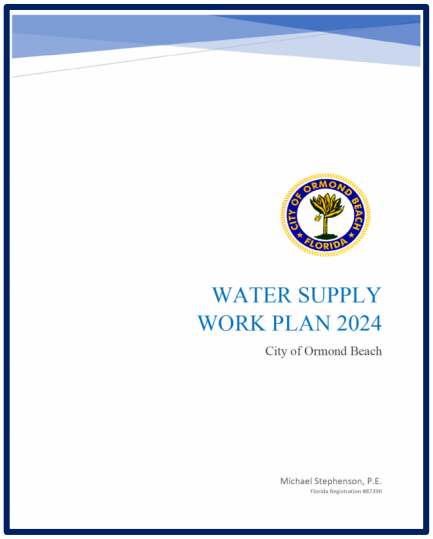
Planning Board: 11/14/2024

KEY UPDATES OF THE ELEMENT

- Deleted Policy that sought to replace Volusia County road impact fee. (Policy 1.5.4.)
- Combined Multi-Modal policies. (Policies 1.6.4. – 1.6.7.)
- Deleted Policies regarding redevelopment plans as part US 1 and South Atlantic Avenue. (Policies 1.6.8., 1.6.9., and 1.6.13.)
- Added "Complete Street" Policy. (Policy 1.7.10.)
- Updated Ormond Crossings text, removing completed items. (Goal 5)
- Updated Future Traffic Circulation Map.

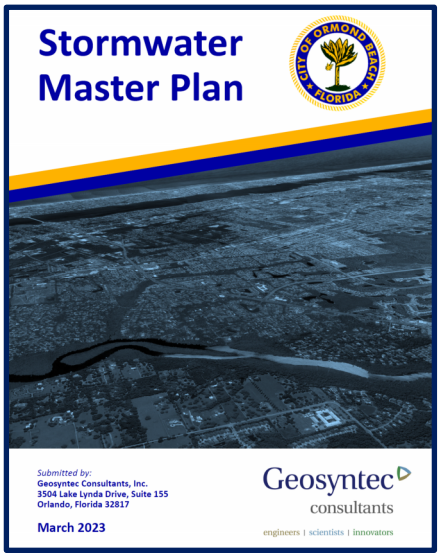
UTILITIES ELEMENT

This Element focuses on providing and maintaining potable water, sewer, re-claim water, and stormwater service in accordance with adopted level-of-services.



Board Review Date:

Planning Board:
11/14/2024



KEY UPDATES OF THE ELEMENT

- Updated Solid Waste text. (Goal 3., Policies 3.3.3., 3.3.6., and 5.1.9.)
- Amended impact fees to connection fees per impact fee study. Deleted Policy on differential impact fee. (Objective 1.1.)
- Modified text per Water Supply Work Plan. (Policies 1.2.5., 1.2.6., 1.7.2., and 5.2.3.)

CONSERVATION ELEMENT

This Element focuses on preserving, protecting and enhancing natural resources and environmental diversity.



Board Review Date:

Planning Board: 10/29/2024

KEY UPDATES OF THE ELEMENT

- Amended text regarding air quality. (Objective 8.2. and Policy 8.2.4.)
- Reorganization of Goal to increase coordination with Volusia County on Hazardous Waste management. (Goal 10.)
- Deleted certain Policies. (Policy 3.1.3. (Interconnections), Policy 6.1.17. (Volusia Council of Governments), Policy 6.1.23. (Management plans for specific endangered species), and Policy 8.1.3.)
- Added Water Supply Policies. (Policies 1.2.7., 5.3.8.)

COASTAL MANAGEMENT ELEMENT

This Element focuses on identifying vulnerable areas and planning and implementing strategies for preserving, protecting, developing, and where possible, restoring or enhancing, the natural resources of the city in defense against flooding and erosion.



Board Review Date:

Planning Board: 11/14/2024

KEY UPDATES OF THE ELEMENT

- Deleted build back policy and emergency procedure policies. (Policies 5.5.4., and 5.5.7. – 5.5.11.)
- Added new policy referencing adaptation strategies for planning and design. (Policy 6.7.10.)
- Added language for consistency with State Statutes (Policy 1.7.1.)
- Updated Coastal High Hazard Area and Storm Surge map.

HOUSING ELEMENT

This Element focuses on housing availability and ensuring adequate levels-of-service are met for future housing development.



Board Review Date:

Planning Board: 12/12/2024

KEY UPDATES OF THE ELEMENT

- Data and analysis summary performed.
- Re-organized Element to include:
- Objective 1.1. Housing Supply
- Objective 1.2. Substandard Housing
- Objective 1.3. Attainable Housing
- Objective 1.4. Group Homes and Foster Care Facilities
- Objective 1.5. Displacement
- Objective 1.6. Historically Significant Housing
- Objective 1.7. Green Building and Sustainable Development

PARKS AND RECREATION ELEMENT

This Element focuses on providing and maintaining recreation areas, facilities and activities, and access to them.



Board Review Dates:

Leisure Services Advisory Board: 09/11/2024
Planning Board: 10/29/2024
Quality of Life Advisory Board: 12/05/2024

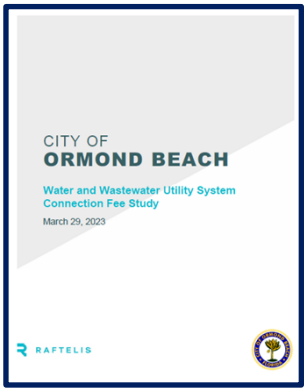
KEY UPDATES OF THE ELEMENT

- Changed Recreation and Open Space Element to the Parks and Recreation Element. (Element wide)
- Updated Americans with Disabilities Act policies consistent with master plan recommendations. (Policies 1.9.1., 1.9.2., 1.9.3., 1.9.4., and 1.9.5.)
- Deleted accomplished Policies. (Policy 1.2.3. – Environmental Discovery Center and Policy 1.14.1. - 17 acres from Ormond Crossings)
- Added Parks and Recreation, Ormond Scenic Loop and Trail maps. (Figures 1 and 2)

CAPITAL IMPROVEMENTS ELEMENT

This Element focuses on planning for and implementing capital improvements in accordance with adopted levels-of-service.





Board Review Date:

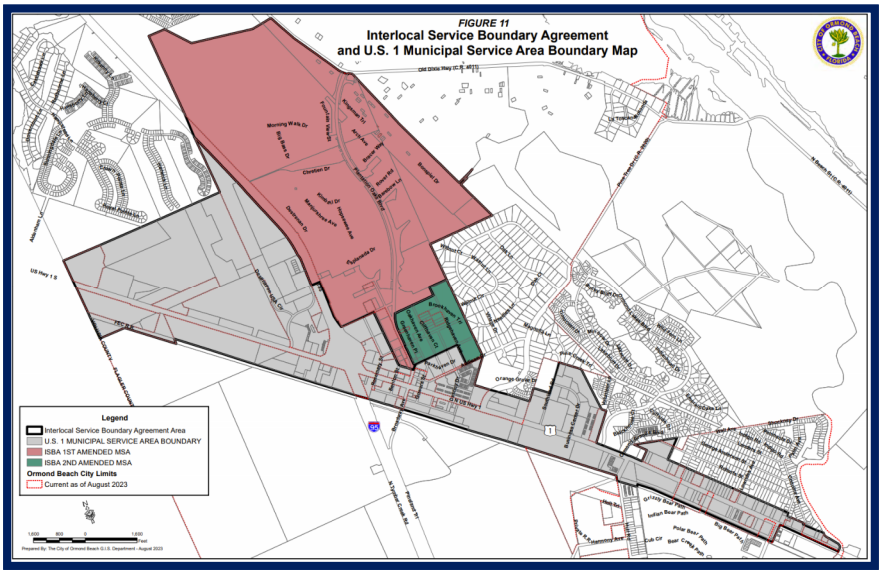
Planning Board: 12/12/2024

KEY UPDATES OF THE ELEMENT

- Schedule of Capital Improvements linked to Capital Improvements Program.
- Updated Coastal High Hazard Area Policies. (Objective 1.2., Policies 1.2.4. and 1.2.5.)
- Updated Level-of-Service standards (water, sanitary sewer, and solid waste). (Policy 1.3.2.)
- Changed term for impact fee for water and sewer, to connection fees, and updated policies. (Objective 1.4., Policies 1.4.2. and 1.4.3.)

INTERGOVERNMENTAL COORDINATION ELEMENT

This Element focuses on establishing and maintaining effective coordination to address multi-jurisdictional issues of concern.



Board Review Date:

Planning Board: 10/29/2024

KEY UPDATES OF THE ELEMENT

- Deleted Policy conditioning development approvals on outside agency permits. (Policies 1.1.2. and 1.2.12.)
- Updated Interlocal Service Boundary Agreement (ISBA) Policy. (Policies 1.11.6. and 1.11.8.)
- Deleted Housing related Policies. (Policies 1.6.2. and 1.6.4.)
- Deleted two school related Policies. (Policies 2.1.3. and 2.1.6.)

CULTURAL AND HISTORICAL RESOURCES ELEMENT

This Element focuses on preserving, protecting and promoting historical resources and cultural activities throughout the City.



Board Review Dates:

Leisure Services Advisory Board: 09/11/2024
Historic Landmark Preservation Board: 09/16/2024
Planning Board: 10/29/2024
Quality of Life Advisory Board: 12/05/2024
Historic Landmark Preservation Board: 12/16/2024

KEY UPDATES OF THE ELEMENT

- Updated Art in Public Places. (Policy 1.2.7.)
- Modified Senior Programs and Facilities Objective and Policies. (Objective 1.4., Policy 1.4.1., 1.4.2., and 1.4.3.)
- Historic Overlay Districts shall be maintained and considered, with support of property owners, to protect significant historic areas. (Objective 2.1. and Policy 2.1.5.)
- Deleted accomplished Policies. (Policy 1.2.1. – Rockefeller Gardens restoration, and Policy 1.2.2. – Birthplace of Speed Museum exhibit)
- Updated Element title and associated language to Cultural and Historical Resources Element. (Element wide)

PUBLIC SCHOOL FACILITIES ELEMENT

This Element focuses on coordination with the Volusia County School District to provide and maintain a public education system which meets the needs of Volusia County's current and future populations.



Board Review Date:

Planning Board: 12/12/2024

KEY ASPECTS OF THE ELEMENT

- No substantial changes
- Based on 2007 Interlocal Agreement between Volusia County, Cities, and School Board
- Updated Figure 1 – School Planning Areas Map

PROPERTY RIGHTS ELEMENT

This Element focuses on ensuring that private property rights are considered in local decision-making.



Board Review Date:
Planning Board: 10/29/2024

KEY ASPECTS OF THE ELEMENT

- No proposed changes.
- State-required element.
- Respect judicially-acknowledged and constitutionally-protected private property rights. (Goal 1)

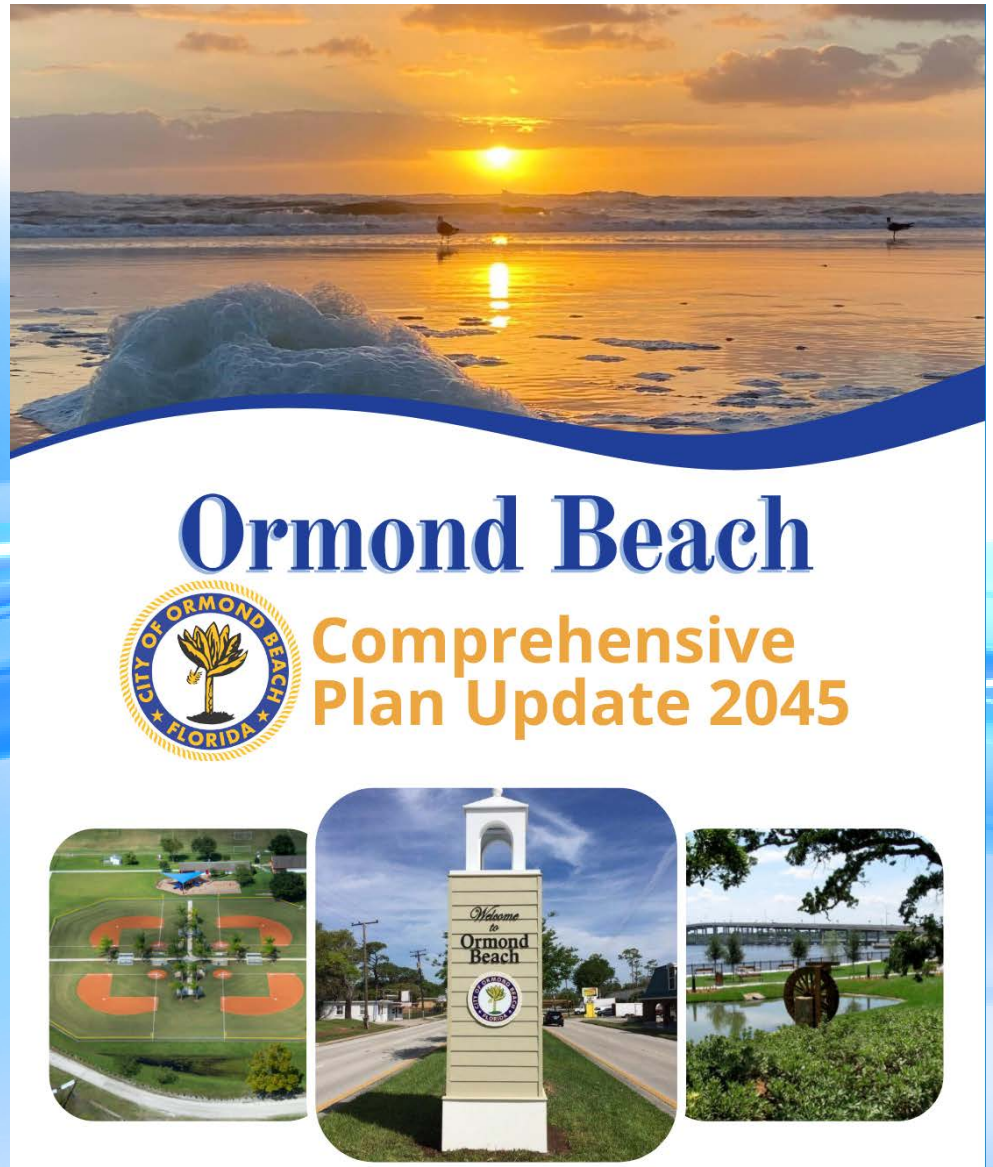
COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 3:
POWERPOINT SUMMARY

Comprehensive Plan 2045 Update



Comprehensive Plan 2045 Update





Comprehensive Plan Update Overview





Comprehensive Plan 2045 Update

What is a Comprehensive Plan?

- A **state-required policy plan** designed to guide the future growth and public infrastructure investment within Ormond Beach.
- Living and evolving documents written for a long-term outlook, typically 20 years.
- The plan provides Goals, Objectives, and Policies that **direct where development, redevelopment, and preservation within the city should occur, as well as public capital investments**.
- A vision and blueprint as to what a city desires to become in the future.

Comprehensive Plan 2045 Update

Comprehensive Plan Planning in Florida

1975 Local Government Comprehensive Pan Act

- Required creation and adoption of comprehensive plans to guide development.

1985 Growth Management Act

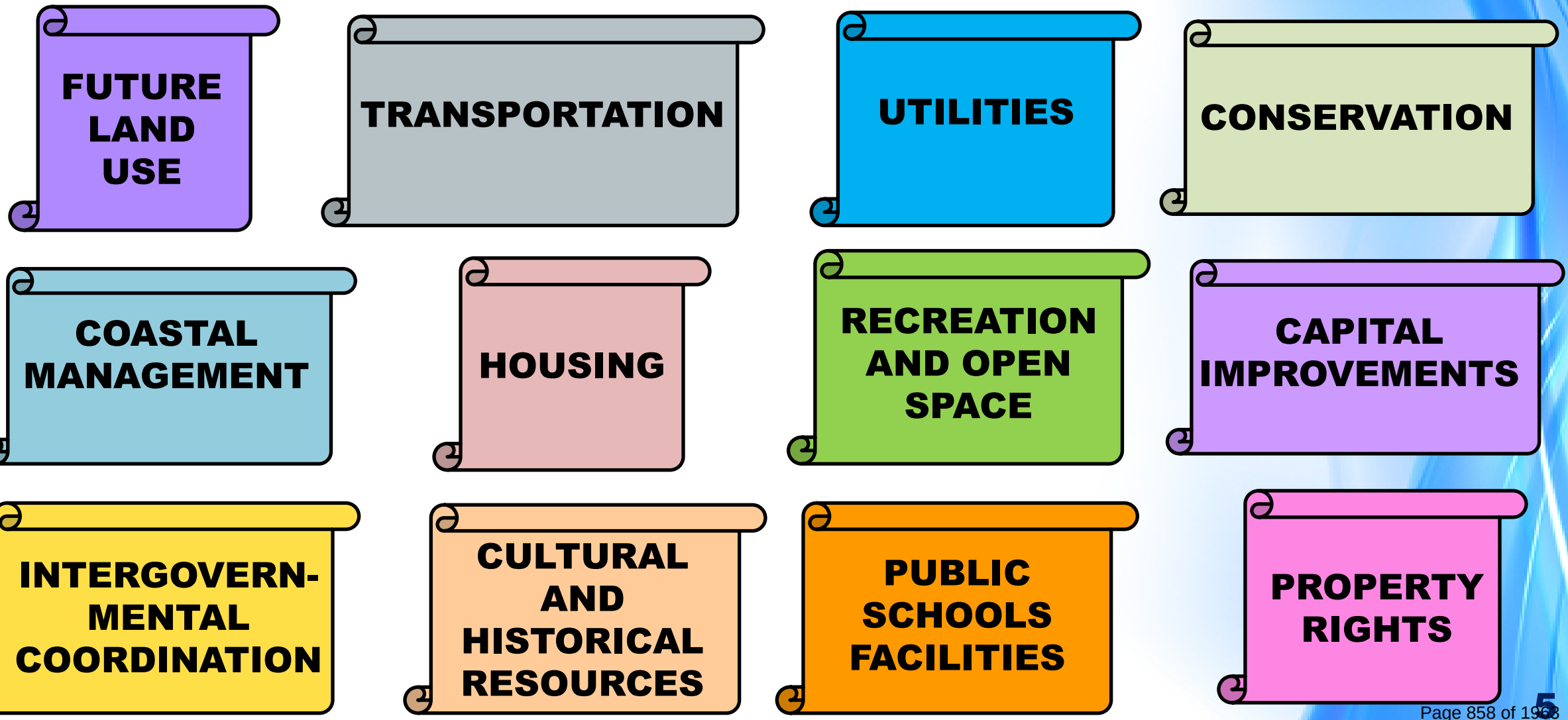
- Comprehensive Plans must contain certain elements such described in Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative Code.

2011 Community Planning Act

- Amended requirements of the 1985 Act, re-shaped the Department of Community Affairs, allows Proportionate Fair Share to meet concurrency requirements.

Comprehensive Plan 2045 Update

Comprehensive Plan Elements



Comprehensive Plan 2045 Update

Why update the Comprehensive Plan now?

- ❑ State required (Florida Statutes Section 163.3191).
- ❑ Ensure compliance with State Statutes.
- ❑ Identify areas within the plan that need updates.
- ❑ Incorporate changing conditions of the city into the plan.

Comprehensive Plan 2045 Process

Introduction



Review and Analysis

Element Reviews

- Leisure Services Advisory Board – 9/11/2024
- Planning Board – 9/12/2024
- Historic Landmark Preservation Board – 9/16/2024
- Planning Board – 10/29/2024
- Planning Board – 11/14/2024
- Quality of Life Advisory Board – 12/5/2024
- Planning Board – 12/12/2024
- Historic Landmark Preservation Board – 12/16/2024

Plan Amendments

- Community Meeting – 01/16/2025
- City Commission Workshop – 02/04/2025
- Planning Board – 02/13/2025
- Planning Board – 03/13/2025
- City Commission (Transmittal–04/15/2025)
- City Commission (Adoption – TBD)

❖ Website (https://www.ormondbeach.org/1057/Comprehensive-Plan-2045-Update)

Comprehensive Plan 2045 Update





Survey Results

196 survey responses

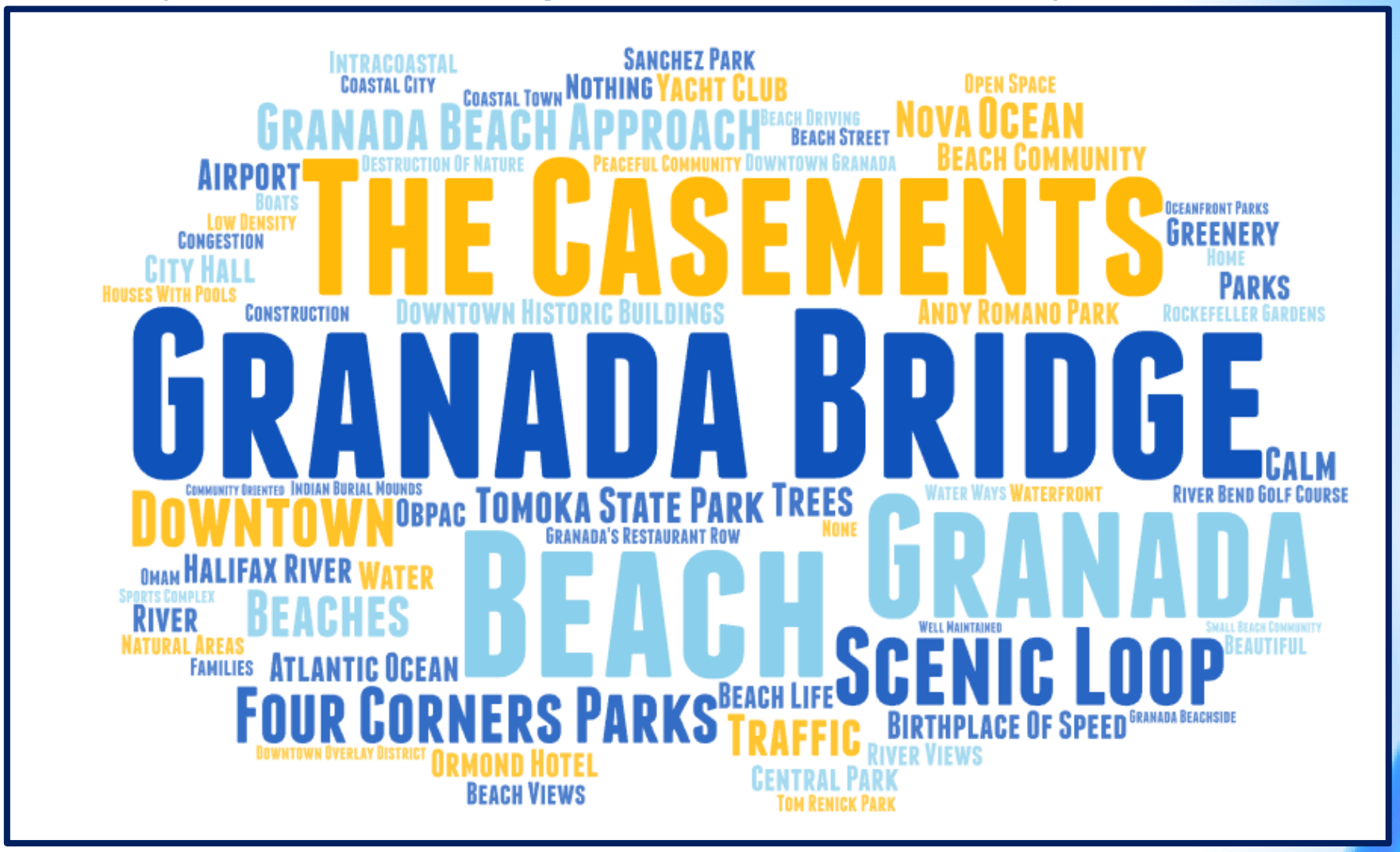




Comprehensive Plan 2045 Update

Survey Results - Question #1

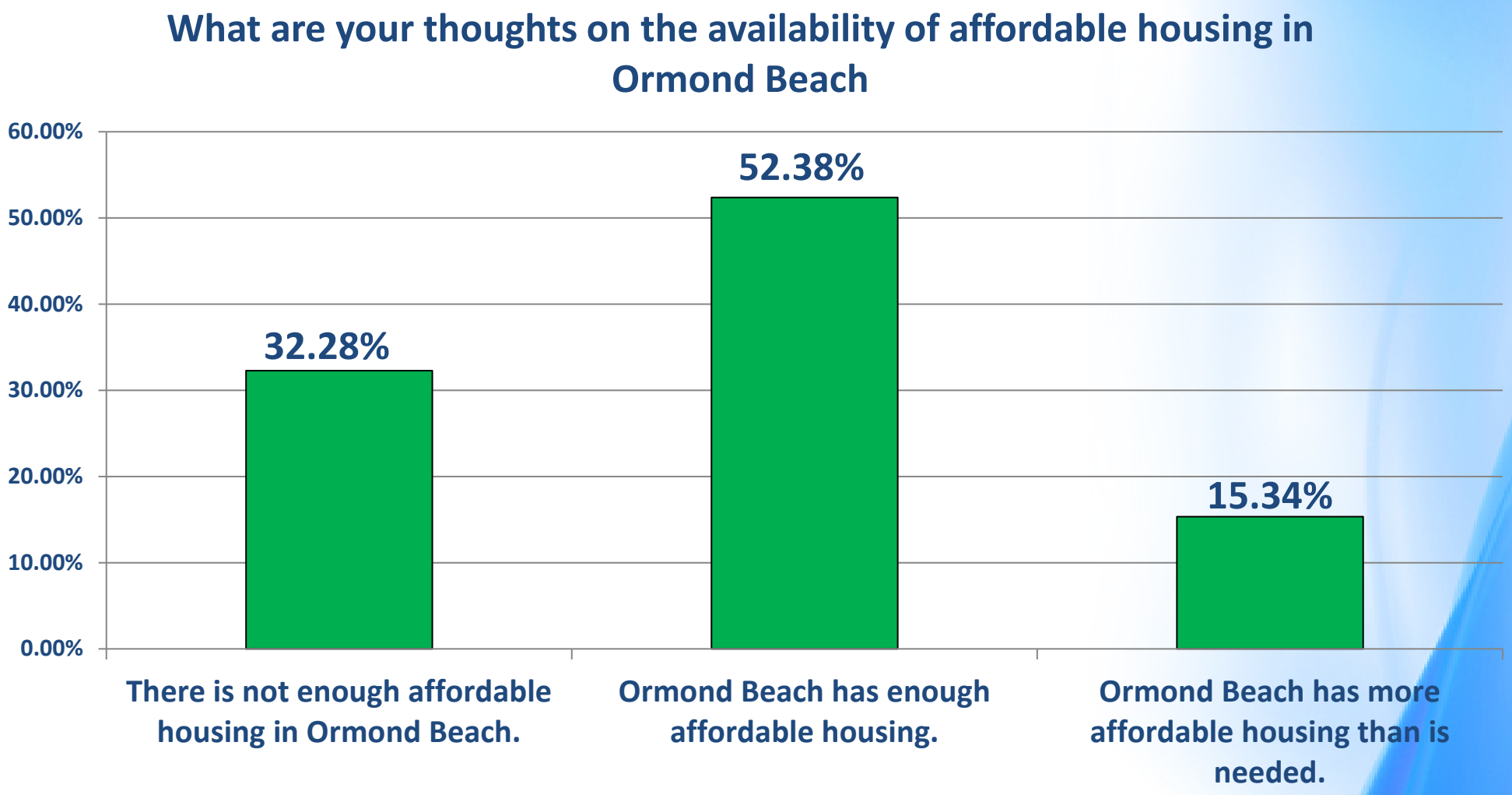
What is one place, location or image that comes to mind when you think of Ormond Beach?



Answered	189
Skipped	7

Comprehensive Plan 2045 Update

Survey Results - Question #2

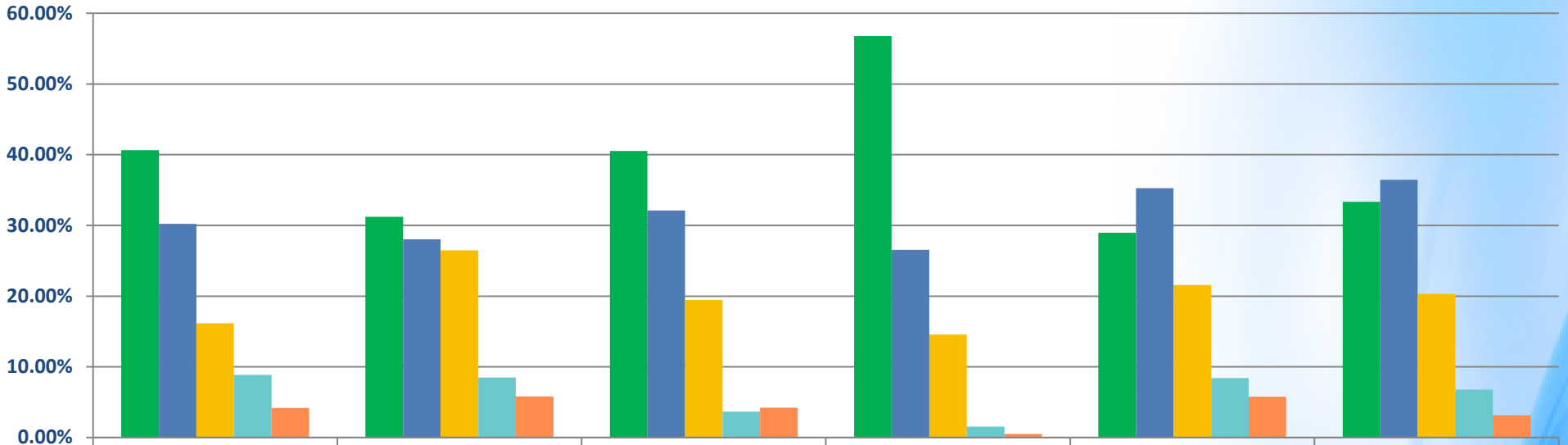


Answered	189
Skipped	7

Comprehensive Plan 2045 Update

Survey Results - Question #4

How should Ormond Beach prioritize improving or expanding infrastructure improvements?



	Roadway expansion (with State FDOT and Volusia County)	Trail expansion	Missing sidewalk corridors	Stormwater Improvements	Additional Park & Recreation Facilities	Utilities (re-use, water and sewer)
High Priority	40.63%	31.22%	40.53%	56.77%	28.95%	33.33%
Moderate Priority	30.21%	28.04%	32.11%	26.56%	35.26%	36.46%
Neutral	16.15%	26.46%	19.47%	14.58%	21.58%	20.31%
Low Priority	8.85%	8.47%	3.68%	1.56%	8.42%	6.77%
Not a Priority	4.17%	5.82%	4.21%	0.52%	5.79%	3.13%

Answered 194
Skipped 2

Comprehensive Plan 2045 Update

Survey Results - Question #7

What are the top two priorities that you believe Ormond Beach should focus on over the next 20 years?

1. **Traffic Management and Infrastructure Improvement**

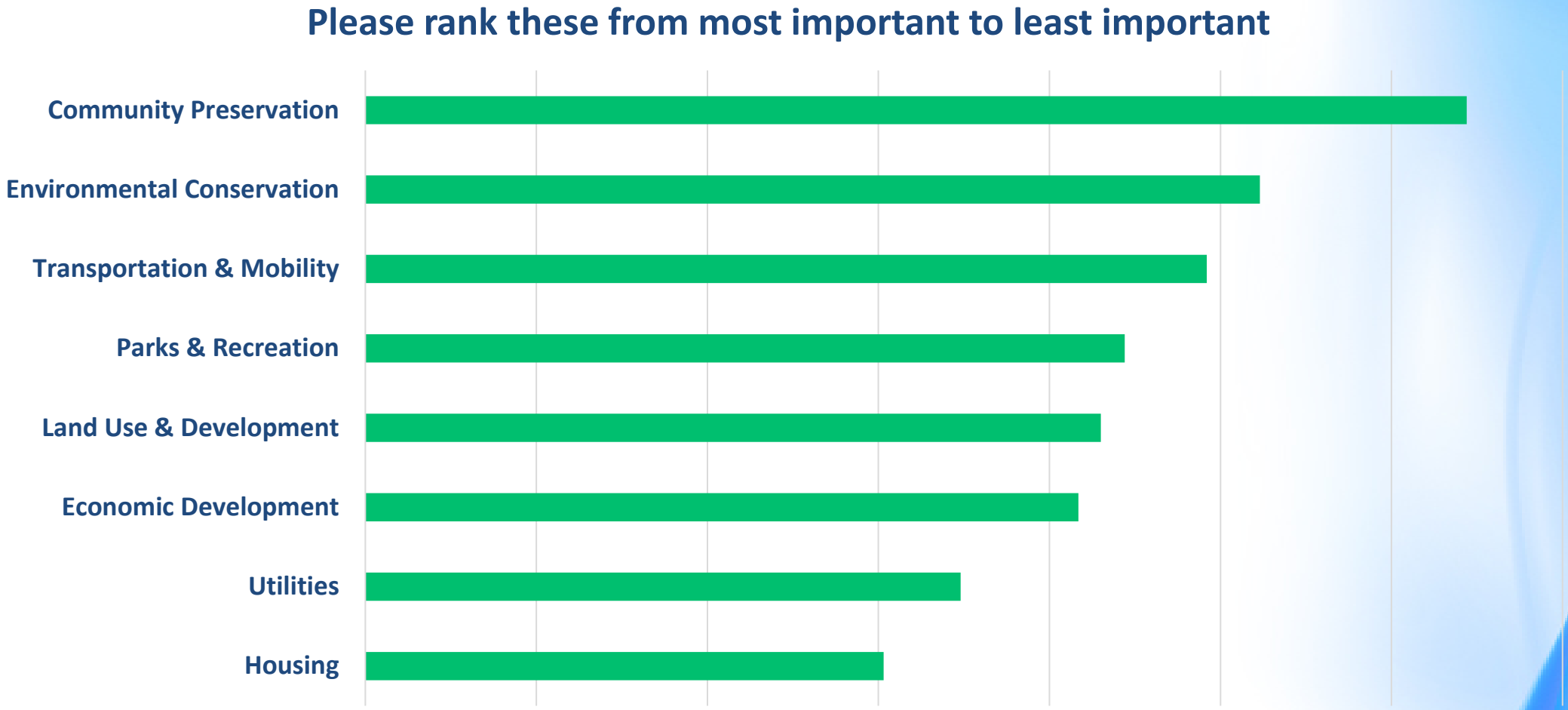
2. **Controlled Development and Preservation of Green Spaces**

3. **Community and Amenities**

Answered	187
Skipped	9

Comprehensive Plan 2045 Update

Survey Results - Question #9



Answered	195
Skipped	1

Comprehensive Plan 2045 Update





Development Trends





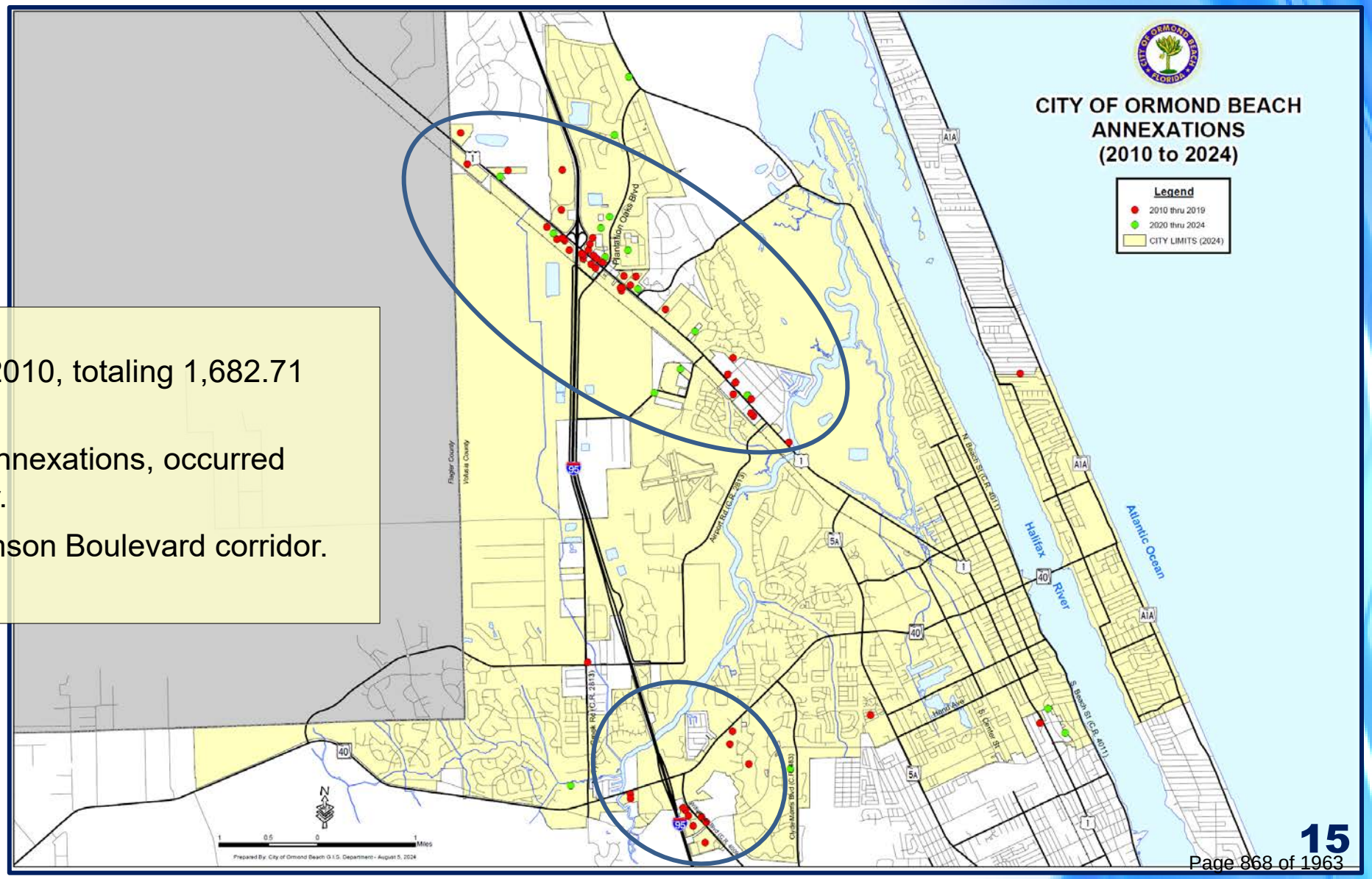
Comprehensive Plan 2045 Update

Development Trends

Annexations

By the numbers:

- 68 properties annexed from 2010, totaling 1,682.71 acres.
- 45 properties, or 66% of all annexations, occurred along the North US 1 corridor.
- 7 properties along the Williamson Boulevard corridor.
- 3 subdivisions annexed.



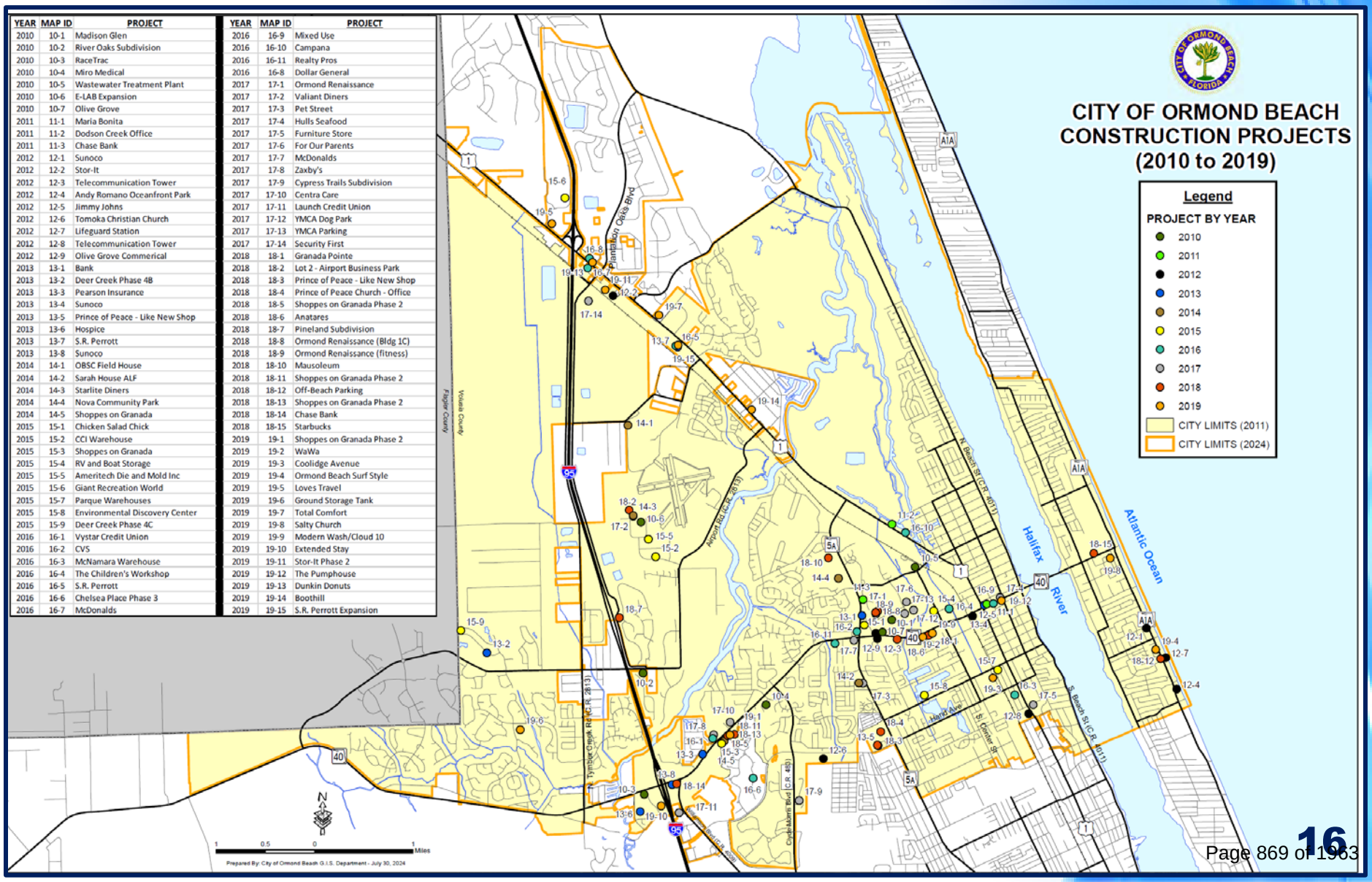
Comprehensive Plan 2045 Update

Development Trends

Permitted Developments

2010 to 2019

YEAR	MAP ID	PROJECT
2010	10-1	Madison Glen
2010	10-2	River Oaks Subdivision
2010	10-3	RaceTrac
2010	10-4	Miro Medical
2010	10-5	Wastewater Treatment Plant
2010	10-6	E-LAB Expansion
2010	10-7	Olive Grove
2011	11-1	Maria Bonita
2011	11-2	Dodson Creek Office
2011	11-3	Chase Bank
2012	12-1	Sunoco
2012	12-2	Stor-It
2012	12-3	Telecommunication Tower
2012	12-4	Andy Romano Oceanfront Park
2012	12-5	Jimmy Johns
2012	12-6	Tomoka Christian Church
2012	12-7	Lifeguard Station
2012	12-8	Telecommunication Tower
2012	12-9	Olive Grove Commerical
2013	13-1	Bank
2013	13-2	Deer Creek Phase 4B
2013	13-3	Pearson Insurance
2013	13-4	Sunoco
2013	13-5	Prince of Peace - Like New Shop
2013	13-6	Hospice
2013	13-7	S.R. Perrott
2013	13-8	Sunoco
2014	14-1	OBSC Field House
2014	14-2	Sarah House ALF
2014	14-3	Starlite Diners
2014	14-4	Nova Community Park
2014	14-5	Shoppes on Granada
2015	15-1	Chicken Salad Chick
2015	15-2	CCI Warehouse
2015	15-3	Shoppes on Granada
2015	15-4	RV and Boat Storage
2015	15-5	Ameritech Die and Mold Inc
2015	15-6	Giant Recreation World
2015	15-7	Parque Warehouses
2015	15-8	Environmental Discovery Center
2015	15-9	Deer Creek Phase 4C
2016	16-1	Vystar Credit Union
2016	16-2	CVS
2016	16-3	McNamara Warehouse
2016	16-4	The Children's Workshop
2016	16-5	S.R. Perrott
2016	16-6	Chelsea Place Phase 3
2016	16-7	McDonalds
2016	16-9	Mixed Use
2016	16-10	Campana
2016	16-11	Realty Pros
2016	16-8	Dollar General
2017	17-1	Ormond Renaissance
2017	17-2	Valiant Diners
2017	17-3	Pet Street
2017	17-4	Hulls Seafood
2017	17-5	Furniture Store
2017	17-6	For Our Parents
2017	17-7	McDonalds
2017	17-8	Zaxby's
2017	17-9	Cypress Trails Subdivision
2017	17-10	Centra Care
2017	17-11	Launch Credit Union
2017	17-12	YMCA Dog Park
2017	17-13	YMCA Parking
2017	17-14	Security First
2018	18-1	Granada Pointe
2018	18-2	Lot 2 - Airport Business Park
2018	18-3	Prince of Peace - Like New Shop
2018	18-4	Prince of Peace Church - Office
2018	18-5	Shoppes on Granada Phase 2
2018	18-6	Anatares
2018	18-7	Pineland Subdivision
2018	18-8	Ormond Renaissance (Bldg 1C)
2018	18-9	Ormond Renaissance (fitness)
2018	18-10	Mausoleum
2018	18-11	Shoppes on Granada Phase 2
2018	18-12	Off-Beach Parking
2018	18-13	Shoppes on Granada Phase 2
2018	18-14	Chase Bank
2018	18-15	Starbucks
2019	19-1	Shoppes on Granada Phase 2
2019	19-2	WaWa
2019	19-3	Coolidge Avenue
2019	19-4	Ormond Beach Surf Style
2019	19-5	Loves Travel
2019	19-6	Ground Storage Tank
2019	19-7	Total Comfort
2019	19-8	Salty Church
2019	19-9	Modern Wash/Cloud 10
2019	19-10	Extended Stay
2019	19-11	Stor-It Phase 2
2019	19-12	The Pumphouse
2019	19-13	Dunkin Donuts
2019	19-14	Boothill
2019	19-15	S.R. Perrott Expansion



Comprehensive Plan 2045 Update

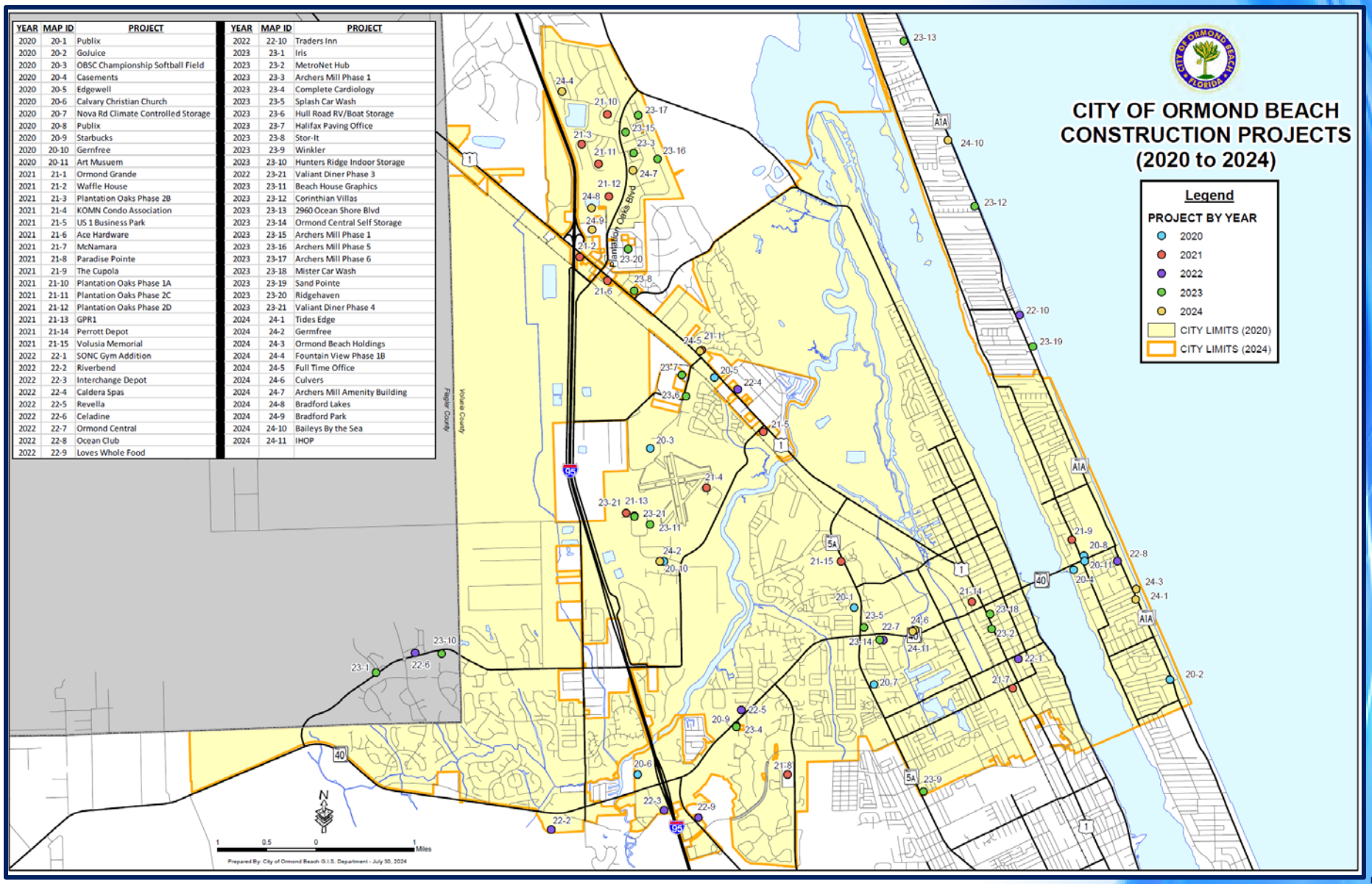
Development Trends

Permitted Developments

2020 to 2024

YEAR	MAP ID	PROJECT
2020	20-1	Publix
2020	20-2	GoJuice
2020	20-3	OBSC Championship Softball Field
2020	20-4	Casements
2020	20-5	Edgewell
2020	20-6	Calvary Christian Church
2020	20-7	Nova Rd Climate Controlled Storage
2020	20-8	Publix
2020	20-9	Starbucks
2020	20-10	Gernfree
2020	20-11	Art Musuem
2021	21-1	Ormond Grande
2021	21-2	Waffle House
2021	21-3	Plantation Oaks Phase 2B
2021	21-4	KOMN Condo Association
2021	21-5	US 1 Business Park
2021	21-6	Ace Hardware
2021	21-7	McNamara
2021	21-8	Paradise Pointe
2021	21-9	The Cupola
2021	21-10	Plantation Oaks Phase 1A
2021	21-11	Plantation Oaks Phase 2C
2021	21-12	Plantation Oaks Phase 2D
2021	21-13	GPR1
2021	21-14	Perrott Depot
2021	21-15	Volusia Memorial
2022	22-1	SONC Gym Addition
2022	22-2	Riverbend
2022	22-3	Interchange Depot
2022	22-4	Caldera Spas
2022	22-5	Revella
2022	22-6	Celadine
2022	22-7	Ormond Central
2022	22-8	Ocean Club
2022	22-9	Loves Whole Food

YEAR	MAP ID	PROJECT
2022	22-10	Traders Inn
2023	23-1	Iris
2023	23-2	MetroNet Hub
2023	23-3	Archers Mill Phase 1
2023	23-4	Complete Cardiology
2023	23-5	Splash Car Wash
2023	23-6	Hull Road RV/Boat Storage
2023	23-7	Halifax Paving Office
2023	23-8	Stor-It
2023	23-9	Winkler
2023	23-10	Hunters Ridge Indoor Storage
2022	23-21	Valiant Diner Phase 3
2023	23-11	Beach House Graphics
2023	23-12	Corinthian Villas
2023	23-13	2960 Ocean Shore Blvd
2023	23-14	Ormond Central Self Storage
2023	23-15	Archers Mill Phase 1
2023	23-16	Archers Mill Phase 5
2023	23-17	Archers Mill Phase 6
2023	23-18	Mister Car Wash
2023	23-19	Sand Pointe
2023	23-20	Ridgehaven
2023	23-21	Valiant Diner Phase 4
2024	24-1	Tides Edge
2024	24-2	Germfree
2024	24-3	Ormond Beach Holdings
2024	24-4	Fountain View Phase 1B
2024	24-5	Full Time Office
2024	24-6	Culvers
2024	24-7	Archers Mill Amenity Building
2024	24-8	Bradford Lakes
2024	24-9	Bradford Park
2024	24-10	Baileys By the Sea
2024	24-11	IHOP



Comprehensive Plan 2045 Update





Community Engagement Meeting

Comprehensive Plan Elements





Comprehensive Plan 2045 Update

PLAN ADMINISTRATION

This Chapter provides for the administration of the Comprehensive Plan, including plan interpretation, appeals, and amendments.



Board Review Date:

Planning Board: 9/12/2024

KEY UPDATES

- Updated state statute references.
- Added acronyms.
- Added definitions.

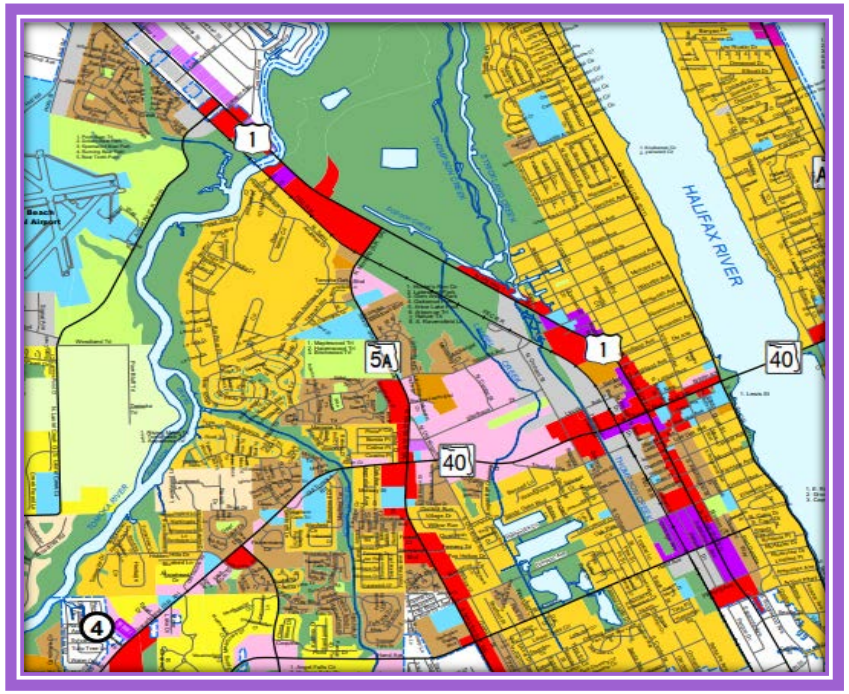
Comprehensive Plan 2045 Update

FUTURE LAND USE ELEMENT

This Element focuses on the management of growth that is consistent with sound social, economic, fiscal, and environmental principals.

Board Review Date:

Planning Board: 9/12/2024



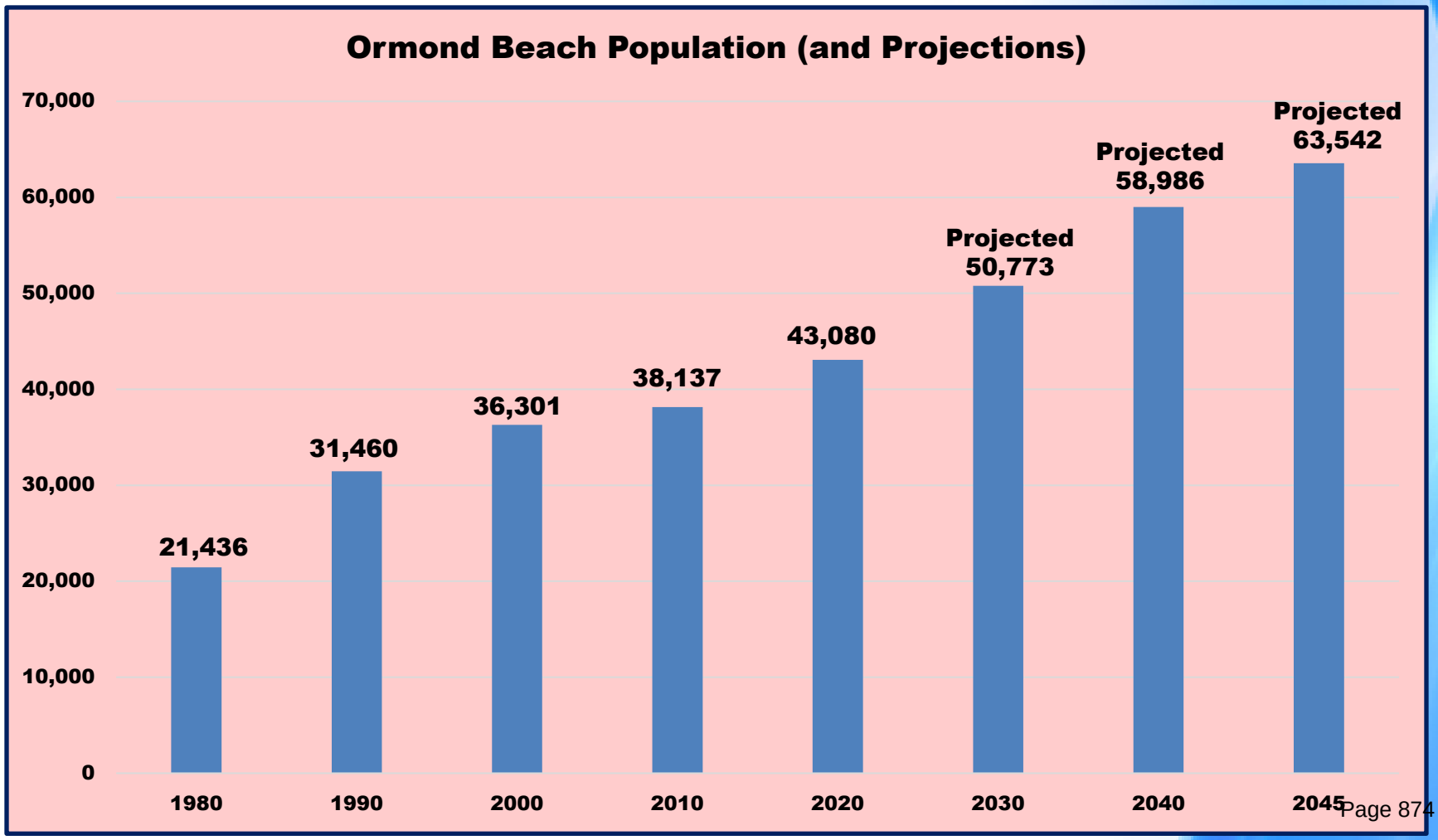
KEY UPDATES OF THE ELEMENT

- Deletion of the Heavy Industrial land use category.
- Updated Policies based on input from staff of Florida Inland Navigation District. (Policies 5.1.7-5.1.10.)
- Updated text in Goal 8 – Downtown Community Redevelopment Area.
- Provided summary of development (2010-2024).
- Updated tables and maps.
- Updated population projections.

Comprehensive Plan 2045 Update

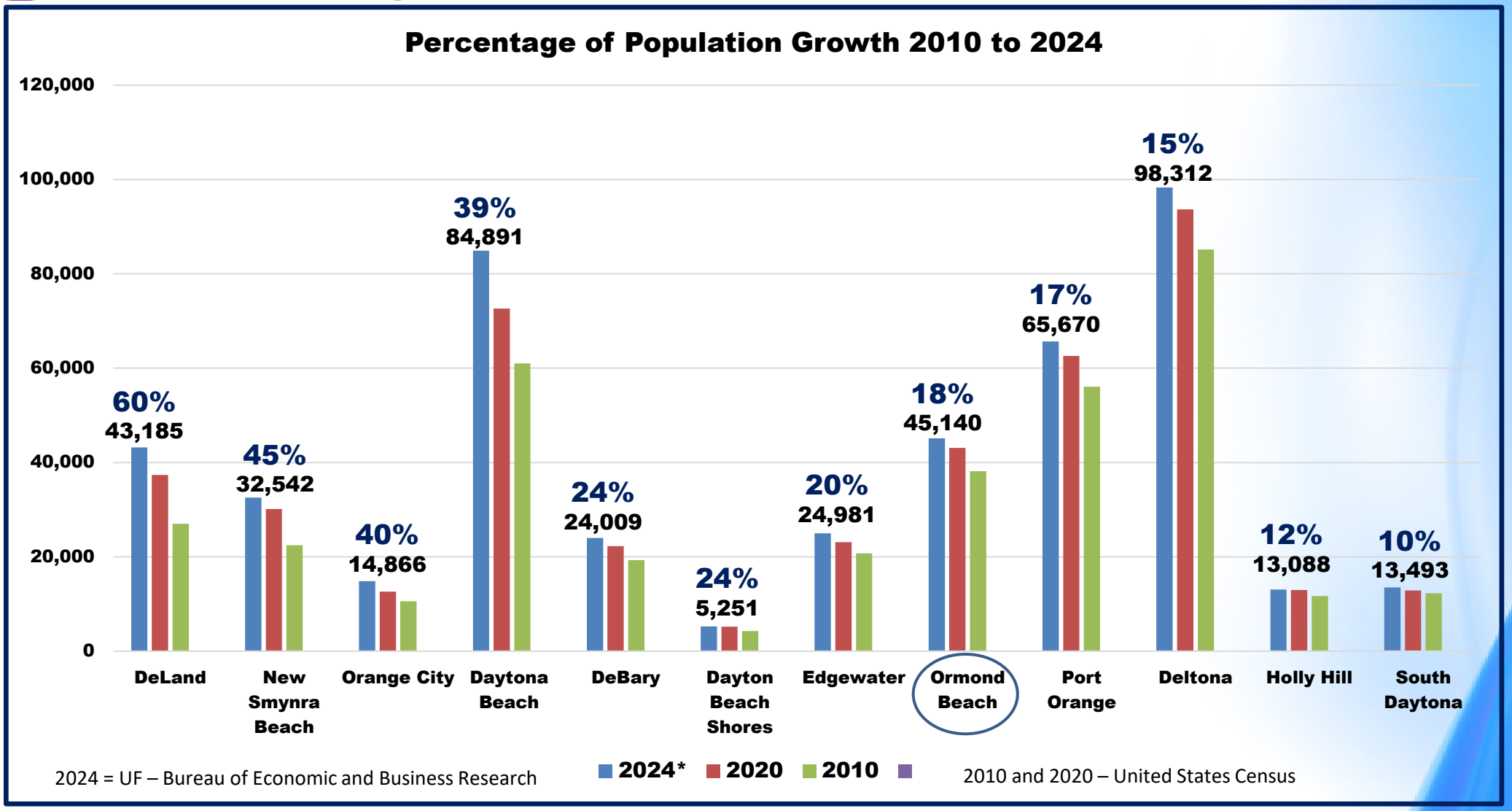
Population Projections

Year	Population Projection
2025	46,255
2030	50,733
2035	55,238
2040	58,986
2045	63,542



Comprehensive Plan 2045 Update

Percentage of Population Growth 2010 to 2024



Comprehensive Plan 2045 Update

TRANSPORTATION ELEMENT

This Element focuses on long range transportation planning that considers the physical environment when making roadway decisions while also encouraging multi-modal alternatives.

Board Review Date:

Planning Board: 11/14/2024



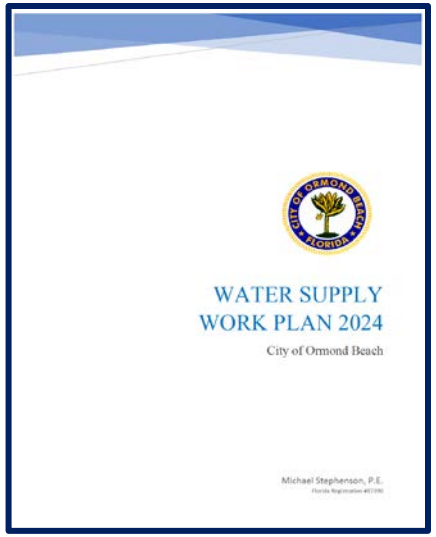
KEY UPDATES OF THE ELEMENT

- Deleted Policy that sought to replace Volusia County road impact fee. (Policy 1.5.4.)
- Combined Multi-Modal policies. (Policies 1.6.4. – 1.6.7.)
- Deleted Policies regarding redevelopment plans as part US 1 and South Atlantic Avenue. (Policies 1.6.8., 1.6.9., and 1.6.13.)
- Added "Complete Street" Policy. (Policy 1.7.10.)
- Updated Ormond Crossings text, removing completed items. (Goal 5)
- Updated Future Traffic Circulation Map.

Comprehensive Plan 2045 Update

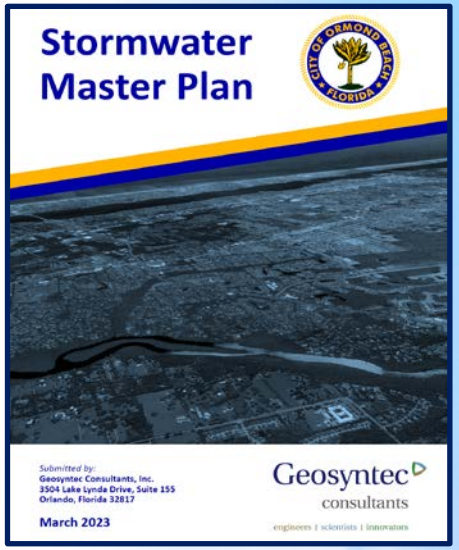
UTILITIES ELEMENT

This Element focuses on providing and maintaining potable water, sewer, re-claim water, and stormwater service in accordance with adopted level-of-services.



Board Review Date:

Planning Board:
11/14/2024



KEY UPDATES OF THE ELEMENT

- Updated Solid Waste text. (Goal 3., Policies 3.3.3., 3.3.6., and 5.1.9.)
- Amended impact fees to connection fees per impact fee study. Deleted Policy on differential impact fee. (Objective 1.1.)
- Modified text per Water Supply Work Plan. (Policies 1.2.5., 1.2.6., 1.7.2., and 5.2.3.)

Comprehensive Plan 2045 Update

CONSERVATION ELEMENT

This Element focuses on preserving, protecting and enhancing natural resources and environmental diversity.

Board Review Date:

Planning Board: 10/29/2024



KEY UPDATES OF THE ELEMENT

- Amended text regarding air quality. (Objective 8.2. and Policy 8.2.4.)
- Reorganization of Goal to increase coordination with Volusia County on Hazardous Waste management. (Goal 10.)
- Deleted certain Policies. (Policy 3.1.3. (Interconnections), Policy 6.1.17. (Volusia Council of Governments), Policy 6.1.23. (Management plans for specific endangered species), and Policy 8.1.3.)
- Added Water Supply Policies. (Policies 1.2.7., 5.3.8.)

Comprehensive Plan 2045 Update

COASTAL MANAGEMENT ELEMENT

This Element focuses on identifying vulnerable areas and planning and implementing strategies for preserving, protecting, developing, and where possible, restoring or enhancing the natural resources of the city in defense against flooding and erosion.

Board Review Date:

Planning Board: 11/14/2024



KEY UPDATES OF THE ELEMENT

- Deleted build back policy and emergency procedure policies. (Policies 5.5.4., and 5.5.7. – 5.5.11.)
- Added new policy referencing adaptation strategies for planning and design. (Policy 6.7.10.)
- Added language for consistency with State Statutes. (Policy 1.7.1.)
- Updated Coastal High Hazard Area and Storm Surge map.

Comprehensive Plan 2045 Update

HOUSING ELEMENT

This Element focuses on housing availability and ensuring adequate levels-of-service are met for future housing development.

Board Review Date:

Planning Board: 12/12/2024



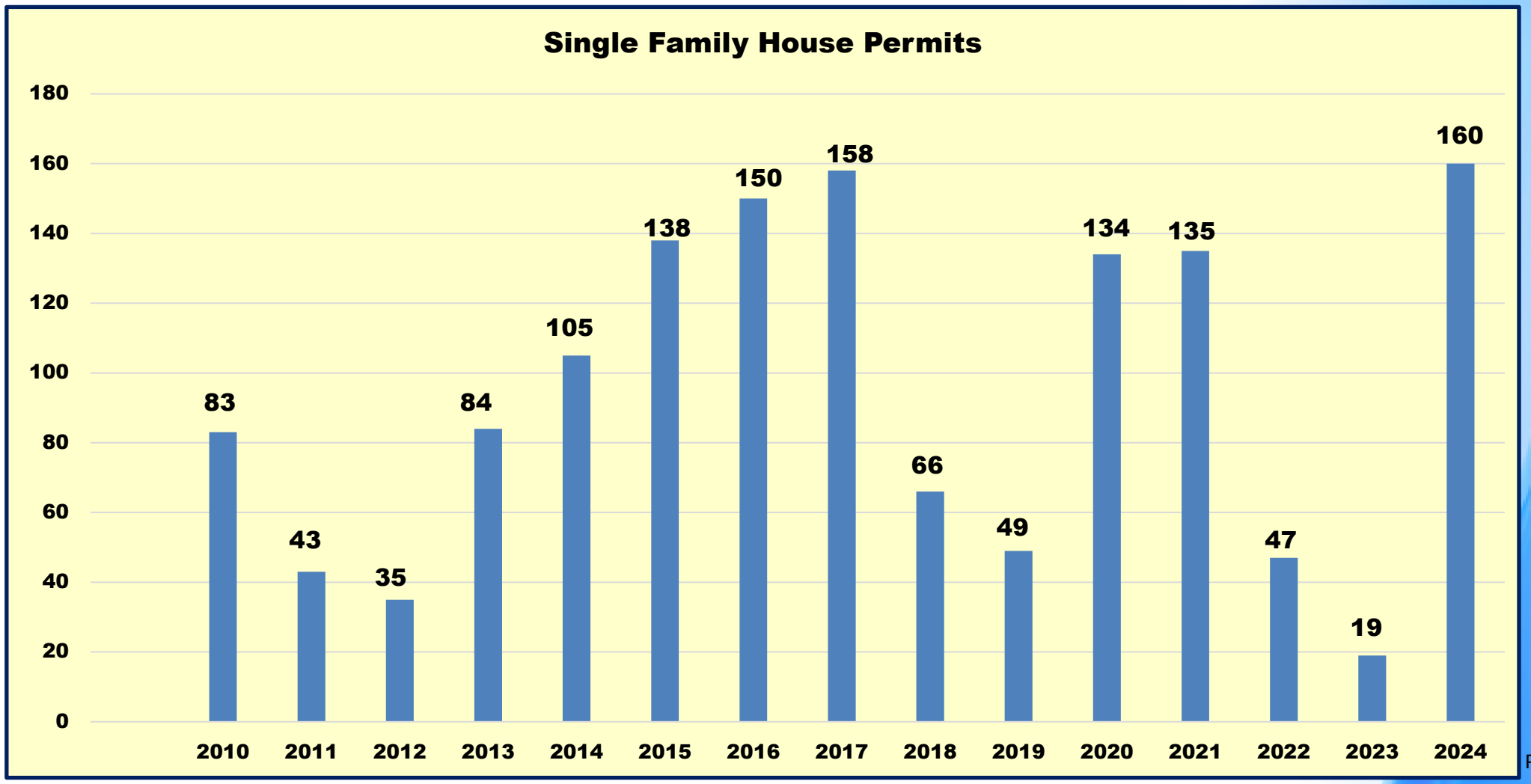
KEY UPDATES OF THE ELEMENT

- Data and analysis summary performed.
- Re-organized Element to include:
- Objective 1.1. Housing Supply
- Objective 1.2. Substandard Housing
- Objective 1.3. Attainable Housing
- Objective 1.4. Group Homes and Foster Care Facilities
- Objective 1.5. Displacement
- Objective 1.6. Historically Significant Housing
- Objective 1.7. Green Building and Sustainable Development

Comprehensive Plan 2045 Update

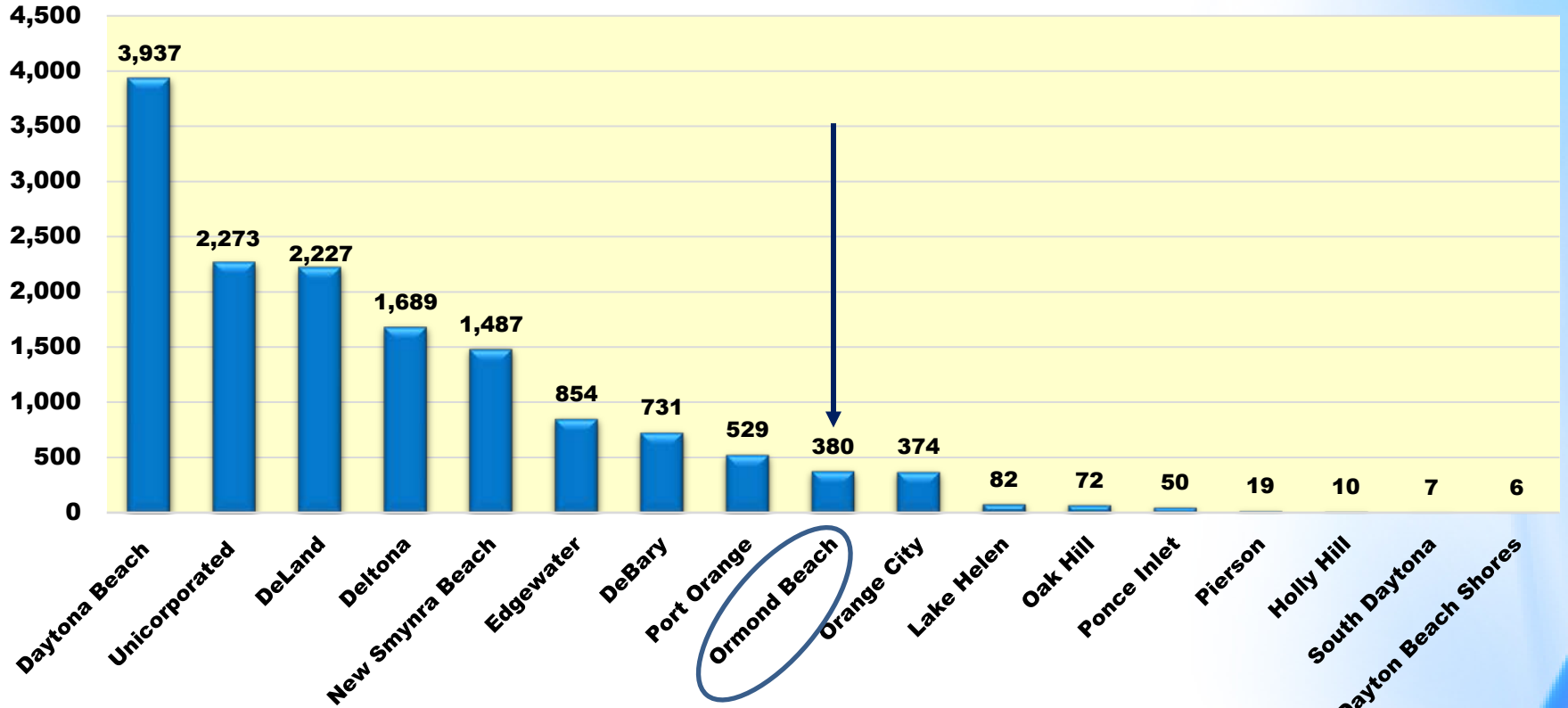
Development Trends

New Single-Family Residential Building Permits



Comprehensive Plan 2045 Update

Volusia County Residential New Construction Building Permits, Quarter 1, 2020 to Quarter 3, 2024





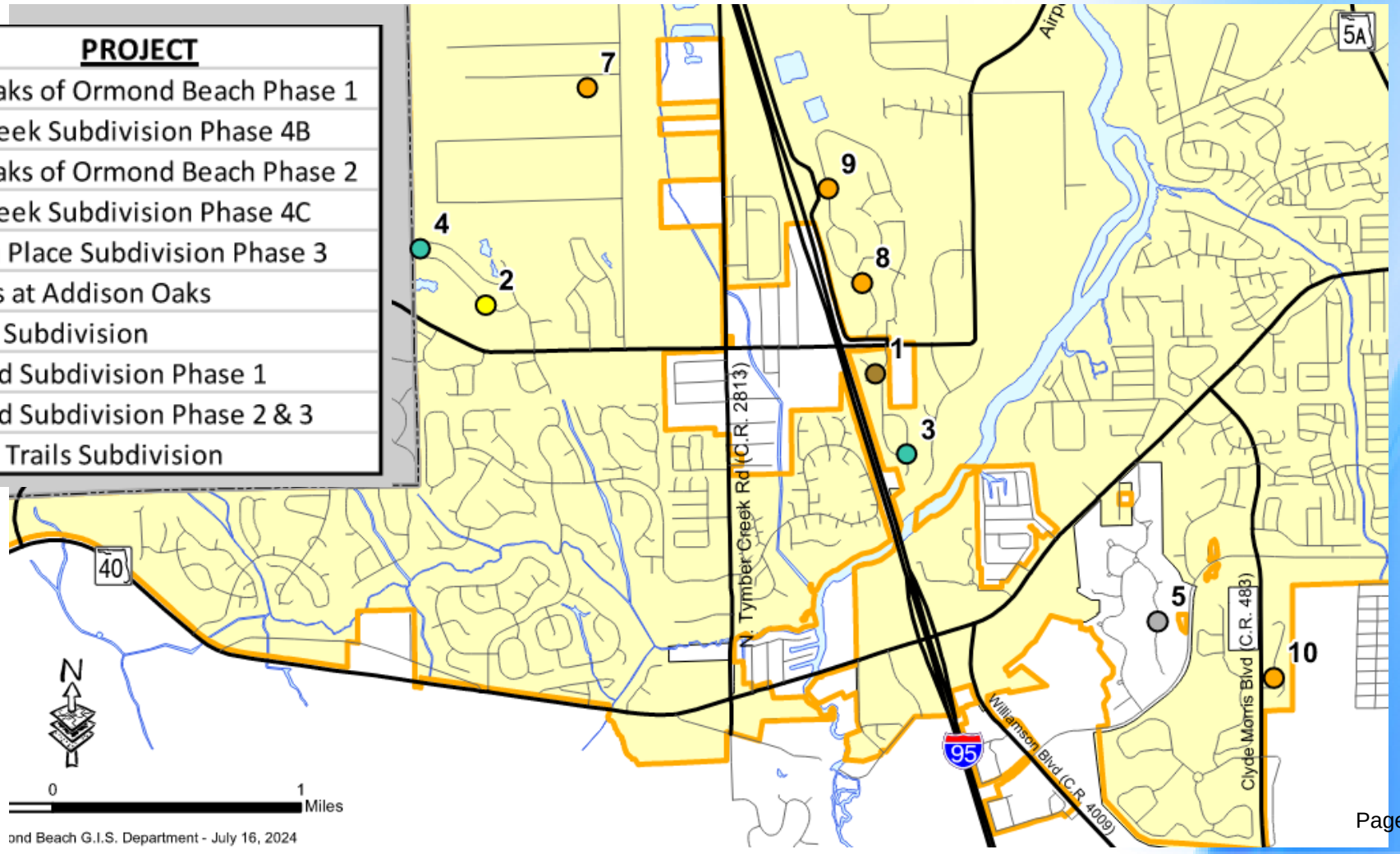
Source: Volusia County Economic Development, https://www.floridabusiness.org/research-center/q-books.stml

Comprehensive Plan 2045 Update

Development Trends

Residential platting of new single-family lots, 2010 - 2019

YEAR	MAP ID	PROJECT
2014	1	River Oaks of Ormond Beach Phase 1
2015	2	Deer Creek Subdivision Phase 4B
2016	3	River Oaks of Ormond Beach Phase 2
2016	4	Deer Creek Subdivision Phase 4C
2017	5	Chelsea Place Subdivision Phase 3
2017	6	Gardens at Addison Oaks
2019	7	Grenier Subdivision
2019	8	Pineland Subdivision Phase 1
2019	9	Pineland Subdivision Phase 2 & 3
2019	10	Cypress Trails Subdivision

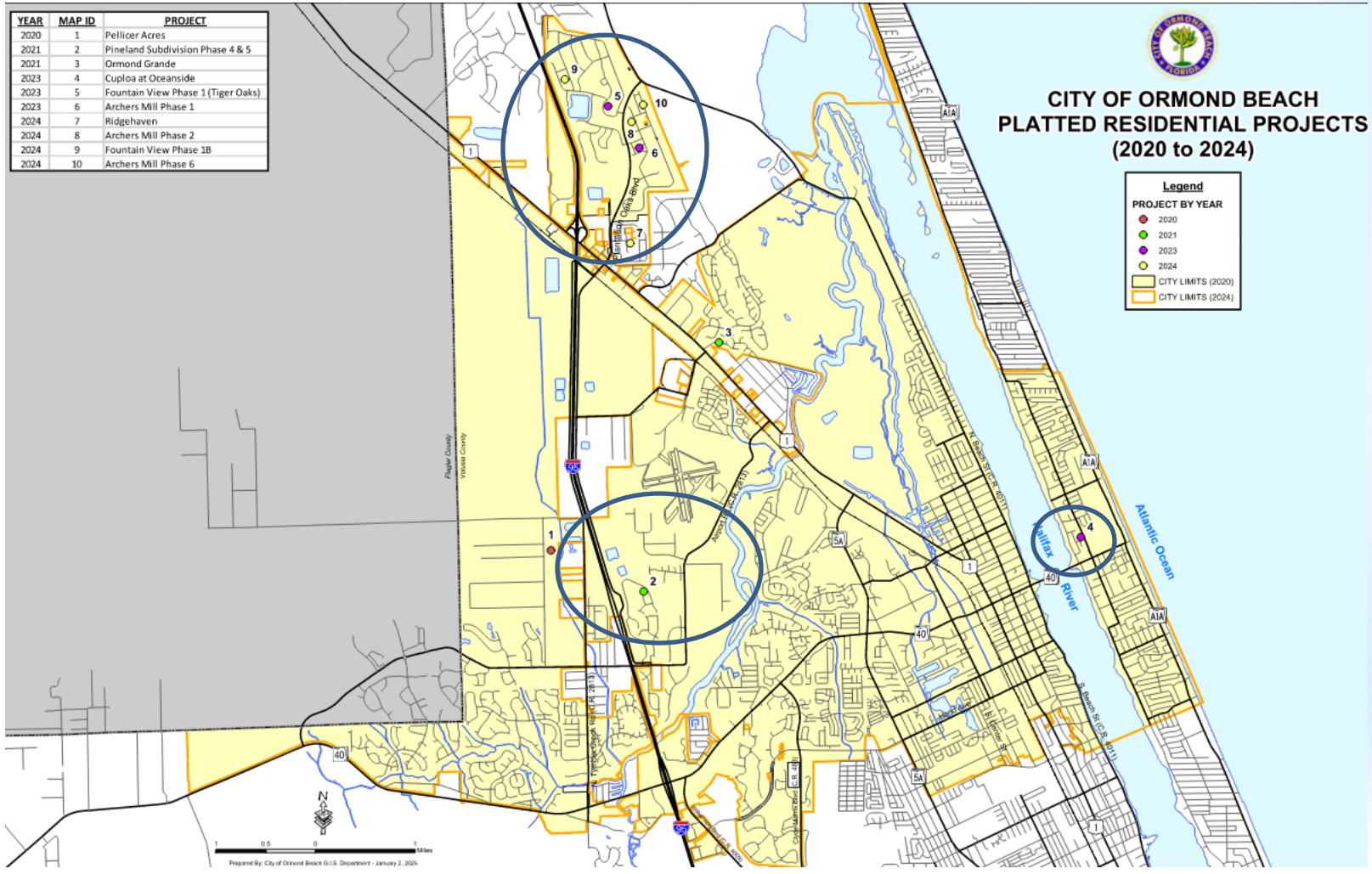


Comprehensive Plan 2045 Update

Development Trends

Residential platting of new single-family lots, 2020 - 2024

YEAR	MAP ID	PROJECT
2020	1	Pellicer Acres
2021	2	Pineland Subdivision Phase 4 & 5
2021	3	Ormond Grande
2023	4	Cuploa at Oceanside
2023	5	Fountain View Phase 1 (Tiger Oaks)
2023	6	Archers Mill Phase 1
2024	7	Ridgehaven
2024	8	Archers Mill Phase 2
2024	9	Fountain View Phase 1B
2024	10	Archers Mill Phase 6

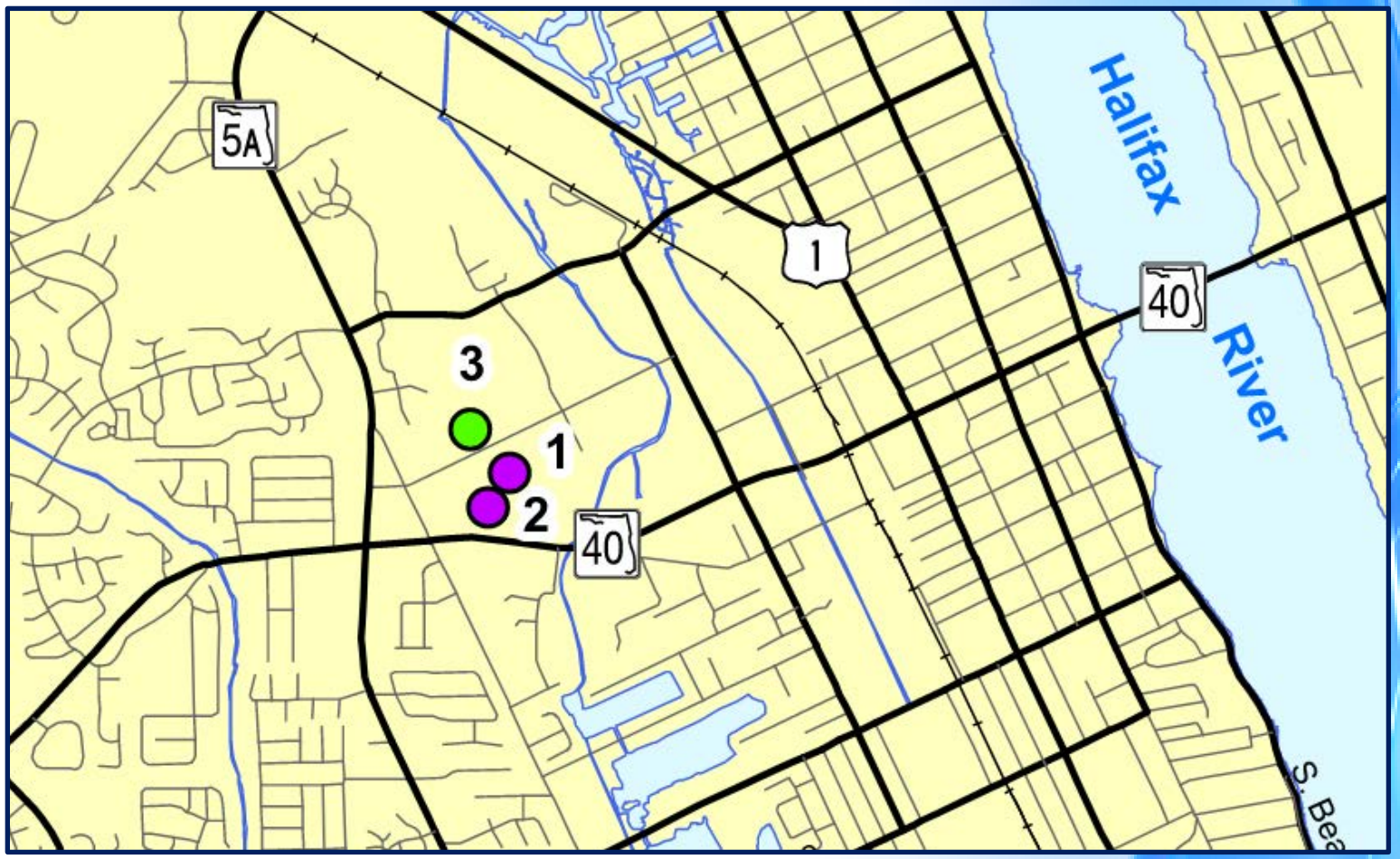


Comprehensive Plan 2045 Update

Development Trends

Multi-family developments 2010 - 2024

1. **Madison Glen** – 96 units, 2010 – Sterthaus Drive
2. **Olive Grove** – 88 units, 2010 – West Granada Boulevard
3. **Ormond Renaissance Condo** – 28 units (one building), 2018 – Sterthaus Drive

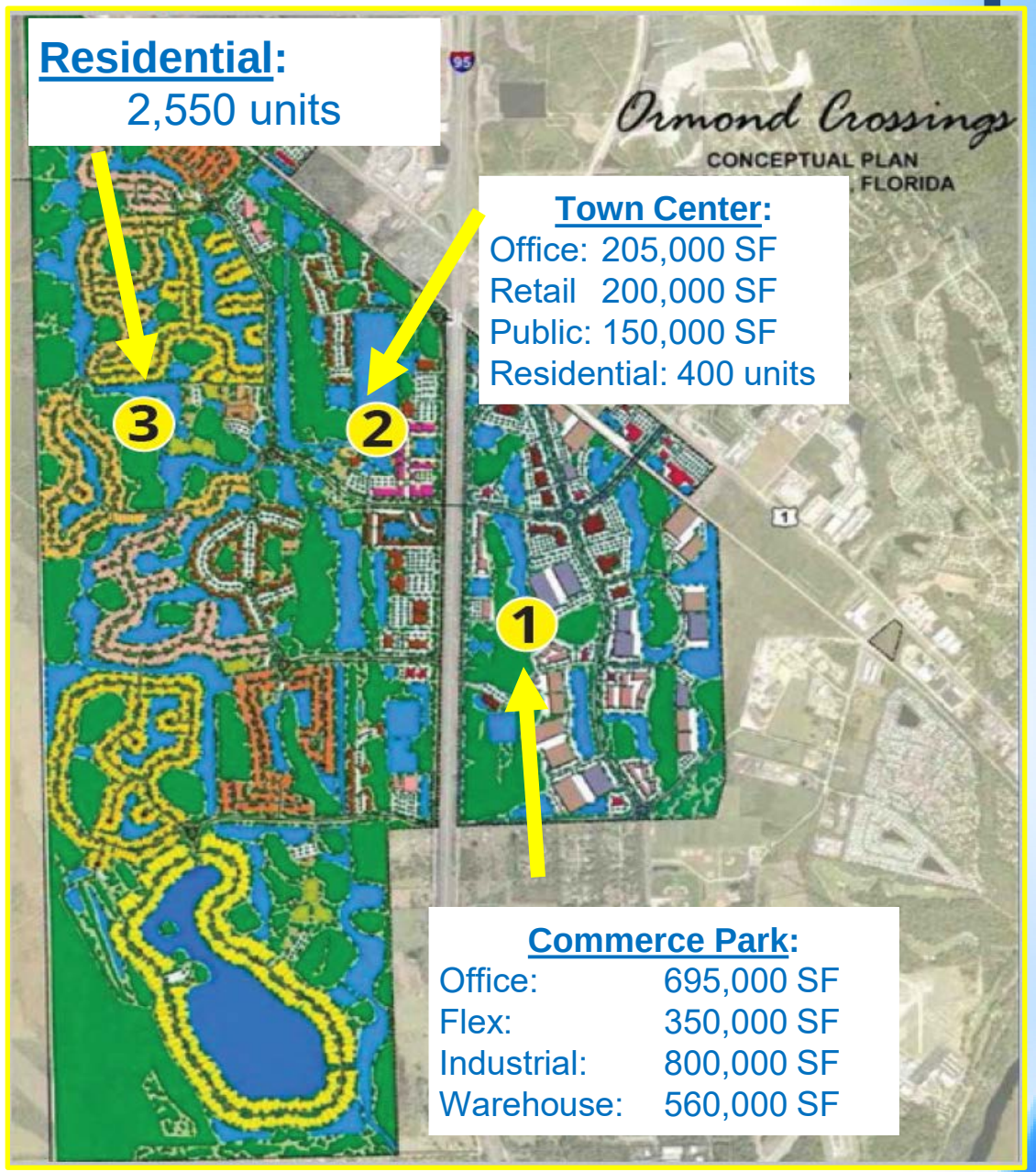


Comprehensive Plan 2045 Update

Areas of Growth
Ormond Crossings

Gross density of residential area (#3) = 1.38 units per acre.

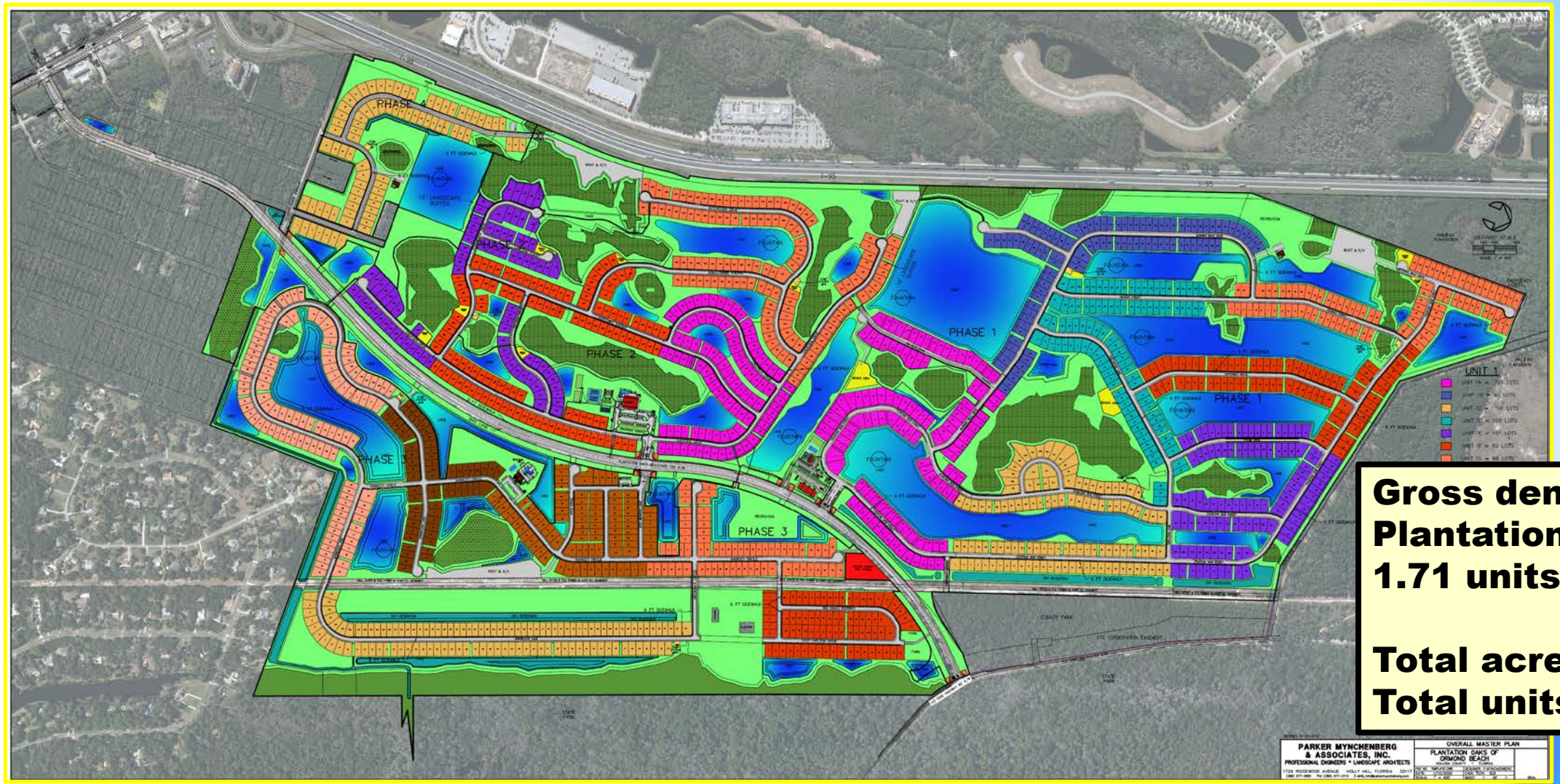
Total acres = 1847.32
Total units = 2,550



Comprehensive Plan 2045 Update

Areas of Growth

Plantation Oaks



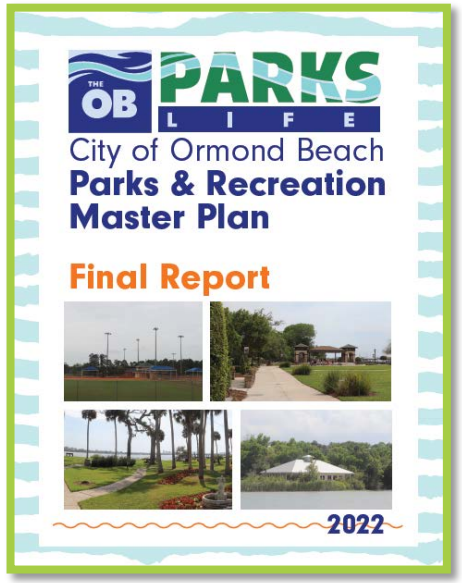
Gross density of Plantation Oaks = 1.71 units per acre.

Total acres = 1,015.47
Total units = 1,740

Comprehensive Plan 2045 Update

PARKS AND RECREATION ELEMENT

This Element focuses on providing and maintaining recreation areas, facilities and activities and access to them.



Board Review Dates:

Leisure Services Advisory Board: 09/11/2024

Planning Board: 10/29/2024

Quality of Life Advisory Board: 12/05/2024

KEY UPDATES OF THE ELEMENT

- Changed Recreation and Open Space Element to the Parks and Recreation Element. (Element wide)
- Discussion of Leisure Services Department name to Parks and Recreation Department
- Updated Americans with Disabilities Act policies consistent with master plan recommendations. (Policies 1.9.1., 1.9.2., 1.9.3., 1.9.4., and 1.9.5.)
- Deleted accomplished Policies. (Policy 1.2.3. – Environmental Discovery Center and Policy 1.14.1. - 17 acres from Ormond Crossings)
- Added Master Park/Recreation and Facilities, Ormond Scenic Loop and Trail maps. (Figures 1 and 2)

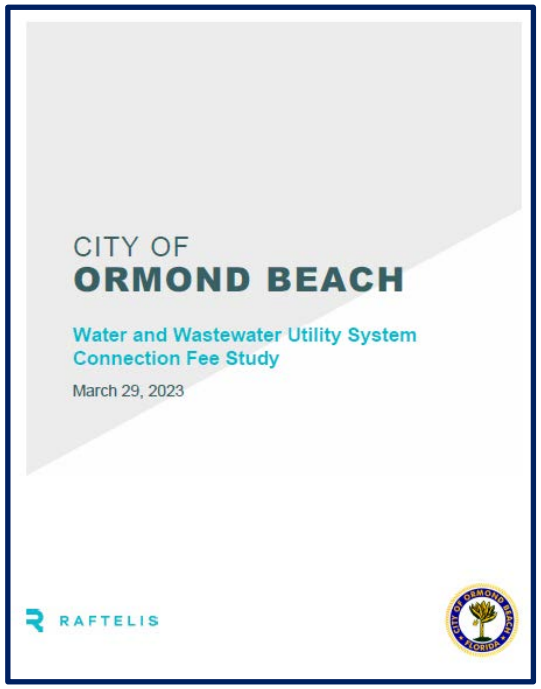
Comprehensive Plan 2045 Update

CAPITAL IMPROVEMENTS ELEMENT

This Element focuses on planning for and implementing capital improvements in accordance with adopted levels-of-service.

Board Review Date:

Planning Board: 12/12/2024



KEY UPDATES OF THE ELEMENT

- Schedule of Capital Improvements linked to Capital Improvements Program.
- Updated Coastal High Hazard Area Policies. (Objective 1.2., Policies 1.2.4. and 1.2.5.)
- Updated Level-of-Service standards (water, sanitary sewer, and solid waste). (Policy 1.3.2.)
- Changed term for impact fee for water and sewer, to connection fees, and updated policies. (Objective 1.4., Policies 1.4.2. and 1.4.3.)

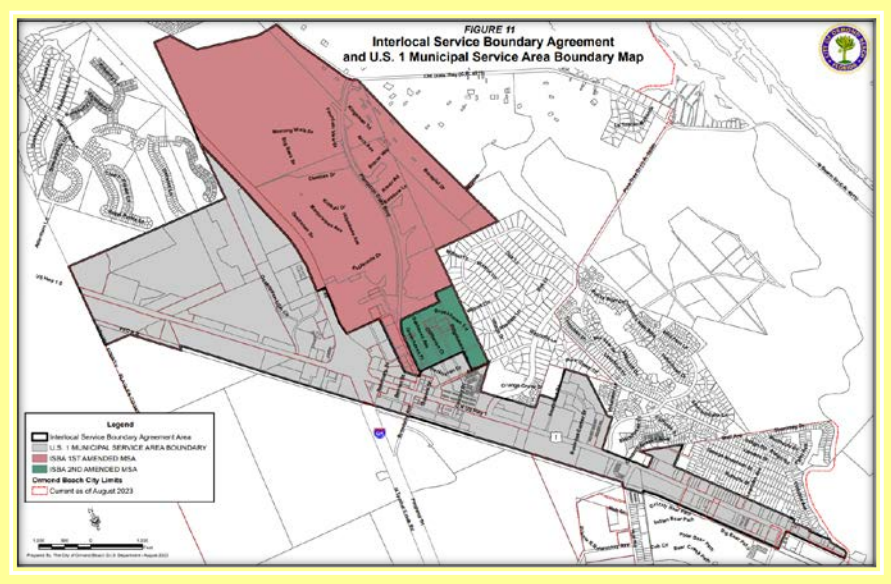
Comprehensive Plan 2045 Update

INTERGOVERNMENTAL COORDINATION ELEMENT

This Element focuses on establishing and maintaining effective coordination to address multi-jurisdictional issues of concern.

Board Review Date:

Planning Board: 10/29/2024



KEY UPDATES OF THE ELEMENT

- Deleted Policy conditioning development approvals on outside agency permits. (Policies 1.1.2. and 1.2.12.)
- Updated Interlocal Service Boundary Agreement (ISBA) Policy. (Policies 1.11.6. and 1.11.8.)
- Deleted Housing related Policies. (Policies 1.6.2. and 1.6.4.)
- Deleted two school related Policies. (Policies 2.1.3. and 2.1.6.)

Comprehensive Plan 2045 Update

CULTURAL AND HISTORICAL RESOURCES ELEMENT

This Element focuses on preserving, protecting and promoting historical resources and cultural activities throughout the City.

Board Review Dates:

Leisure Services Advisory Board: 09/11/2024
Historic Landmark Preservation Board: 09/16/2024
Planning Board: 10/29/2024
Quality of Life Advisory Board: 12/05/2024
Historic Landmark Preservation Board: 12/16/2024



KEY UPDATES OF THE ELEMENT

- Updated Art in Public Places. (Policy 1.2.7.)
- Modified Senior Programs and Facilities Objective and Policies. (Objective 1.4., Policy 1.4.1., 1.4.2., and 1.4.3.)
- Historic Overlay Districts shall be maintained and considered, with support of property owners, to protect significant historic areas. (Objective 2.1. and Policy 2.1.5.)
- Deleted accomplished Policies. (Policy 1.2.1. – Rockefeller Gardens restoration, and Policy 1.2.2. – Birthplace of Speed Museum exhibit)
- Updated Element title and associated language to Cultural and Historical Resources Element. (Element wide)

Comprehensive Plan 2045 Update

PUBLIC SCHOOL FACILITIES ELEMENT

This Element focuses on coordinating with the Volusia County School District to provide and maintain a public education system which meets the needs of Volusia County's current and future populations.

Board Review Date:

Planning Board: 12/12/2024



KEY UPDATES OF THE ELEMENT

- No substantial changes
- Based on 2007 Interlocal Agreement between Volusia County, Cities, and School Board
- Updated Figure 1 – School Planning Areas Map

Comprehensive Plan 2045 Update

PROPERTY RIGHTS ELEMENT

This Element focuses on ensuring that private property rights are considered in local decision-making.

Board Review Date:

Planning Board: 10/29/2024



KEY ASPECTS OF THE ELEMENT

- No proposed changes
- State-required element
- Respect judicially acknowledged and constitutionally protected private property rights (Goal 1.)

Comprehensive Plan 2045 Update

Next Steps

- April 15, 2025 – City Commission Comprehensive Plan amendments public hearing, 1st reading – transmittal.
- April 25, 2025 – (on or before) transmit to state agencies, Volusia County Growth Management Commission and abutting jurisdictions.
- To be determined – City Commission Comprehensive Plan amendments public hearing, 2nd reading – adoption of amendments.

Project website:

https://www.ormondbeach.org/1057/Comprehensive-Plan-2045-Update

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 4:
REVIEW MATRIX

DEPARTMENT OF PLANNING MEMORANDUM

Added with re-adoption

TO: City Commission

FROM: Steven Spraker, AICP, Planning Director

DATE: July 21, 2024

SUBJECT: Comprehensive Plan 2045 Update, Changes from the transmittal draft sent to state agencies and Volusia County Growth Management Commission

During the transmittal draft of the Comprehensive Plan amendments, city staff received two requested changes. The first requested change were based on e-mail communications with St. Johns River Management District staff. Based on city staff's commitment to not delete existing Policy 5.1.19. of the Utilities Element, there was no comments or objections from the St. Johns River Water Management District review. The second requested change is from the Florida Department of Environmental Protection which was provided as a comment. The comment seeks compliance within the Utilities Element with 2023 House Bill 1379, now Florida Statute Section 163.3177(6)(c)3. City staff have coordinated with the Florida Department of Environmental Protection to address the outstanding comment.

Change 1: Utilities Element, Existing Policy 5.1.19. (to be Policy 5.1.18.)

The first reading of the Ordinance (transmittal draft) had Policy 5.1.19. of the Utilities Element to be deleted. In e-mail communications, St. Johns River Water Management District staff recommended maintaining this policy. St. Johns River Water Management District states that Policy 5.1.19. implements Florida Statute Section 163.3180(2). City staff have no objections to maintaining this Policy.

Utilities Element (Do not delete Policy)

~~POLICY 5.1.19.~~ POLICY 5.1.18.

The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy or its functional equivalent.

Change 2: Florida Statute Section 163.3177(6)(c)(3) – 2023 House Bill 1379

The Florida Department of Environmental Protection staff provided the comment below:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments

must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, the City of Ormond Beach has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. If applicable developments exist within the jurisdiction, the City must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

The following two Policies were developed to address the Florida Department of Environmental Protection comment. There is one subdivision, Hidden Hills, that is not connected to city sewer that is more than 50 lots and has a density of less than one unit per acre. The feasibility of connection to a central sewer system was previously reviewed with the Utility Master Plan and deemed financially unfeasible at this time. Future updates to the Utility Master Plan will continue to review the feasible of a central sewer connection. Below are the two proposed Policies based on the Florida Department of Environmental Protection comment.

Utilities Element

POLICY 1.4.7.

Within the City of Ormond Beach's utility service area for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the City outlines the feasibility of providing sanitary sewer services within the City's Utility Master Plan. There is one subdivision within the City's limits which is not connected to central sewer that has a density of less than 1 unit per acre. Based upon the findings from the latest Master Plan cost estimate, this subdivision is deemed not feasible to connect to central sewer based on cost. The City will re-evaluate this with future Utility Master Plan updates. An onsite sewage treatment and disposal system is presumed to exist on a developed parcel if sanitary sewer services are not available at or adjacent to the parcel boundary.

POLICY 1.4.8.

Sanitary sewer flows from current developments within the City of Ormond Beach's service area are received at the Water Reclamation Facility (WRF) on Orchard Street. The City of Ormond Beach is currently in the planning process of establishing a new wastewater treatment facility in the western region of the utility's service area. Projected flows from potential developments will be served by both facilities once the new facility has been completed.

The Annual Average Daily Flow (AADF) capacity of the facilities in the City of Ormond Beach's service area and the projected wastewater flow at these facilities for the next 20 years are depicted in Table 1. All values in Table 1 are in millions of gallons per day (MGD). Expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer

are currently on a 20-year planning horizon as demonstrated in the Utility Master Plan collection and distribution Systems, as may be amended periodically.

Table 1
Project AADF Wastewater Flow Projection

Year	Total AADF to Orchard WRF*	Total AADF to Western Utility WRF**	Total AADF Wastewater Flow
2025	5.69		5.6
2030	7.5		7.5
2035	6.6	3.0	9.6
2045	7.5	4.0	11.5

*The current permitted capacity of the Orchard St WRF is 8.0 MGD.

If there are any questions, please contact me via e-mail at Steven.Spraker@ormondbeach.org or via telephone at (386) 676-3341.

~~INTRODUCTION~~ PLAN ADMINISTRATION	Recommended Action						Explanation/Modification
	Keep	Delete	New	Replace	Move	Modify	
PLAN ADMININSTRATION DECEMBER 29, 2024							
~~A.~~ INTRODUCTION This Chapter sets forth the guidelines and criteria for administering the Ormond Beach Comprehensive Plan. Proper Plan administration requires the establishment of procedures to ensure that the Plan provides for a means of Plan interpretation, Plan interpretation appeals, and Plan amendment.	X						No changes to text, modify format
~~B.~~ PLAN INTERPRETATION It is the responsibility of the Planning Department Director (hereinafter referred to as the Director) to interpret the Comprehensive Plan and its application to public and private land and to activities permitted thereon. Plan interpretations are to be based on the applicable text, maps, figures and tables within the adopted Comprehensive Plan along with the support documentation developed to support the Comprehensive Plan. Plan interpretations shall be based upon the following guidelines: 1. Use and Status of Support Documentation – The City's supporting data and analysis establishes the base data complied to support the Comprehensive Plan. The support documentation is not adopted as part of the Plan but may be used in any review, interpretation and update of the adopted Comprehensive Plan. The support documentation may be updated periodically and portions may be incorporated as a Plan amendment if deemed appropriate. 2. Interpretation of Conflicts – Conflicts shall be judged under the following guidelines: a. In the event of any difference of meaning or implication between the text of the Plan and any caption, illustration, summary table, or illustrative table, the text shall control. b. In the event of an apparent conflict between the Future Land Use Map and any other map or figure in the adopted Comprehensive Plan, the Future Land Use Map shall control.	X						Modify format. Spell out Florida Statues

	Recommended Action						
	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
c. In the event of an apparent conflict between Plan goals, objectives and policies or any other portion of the Plan text, the Plan goals, objectives and policies shall control.							
3. Interpretation of Undefined Terms – Terms not otherwise defined herein shall be interpreted first by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act Part II, Chapter 163 ~~F.S.~~ Florida Statues, or other relevant and appropriate State Statutes or Administrative Rules if specifically defined therein; secondly, by reference to generally accepted planning or otherwise professional terminology if technical; and otherwise according to the latest edition of Webster's New Collegiate Dictionary.							
4. Administrative Interpretations – It is the responsibility of the Director to make Comprehensive Plan administrative interpretations. Applications for an administrative interpretation together with the appropriate fee as may be required by resolution of the City Commission shall be filed with the Director. Administrative interpretations may be required as a result of one of the following actions:							
a. Failure to obtain a Comprehensive Plan consistency finding based on submission of a building permit, or subdivision or site plan application: In the event a building permit, or subdivision or site plan application is found inconsistent with the Plan, the application may be forwarded to the Director for an administrative interpretation. The building permit, or subdivision or site plan application shall serve as the application for an administrative interpretation.							
b. Request for interpretation of land use designation boundaries: Written requests are required for administrative interpretations related to land use designation boundaries. The request shall include a legal description of the parcel(s) and depending on the circumstance a current survey may be required. The applicant may submit additional materials that he feels supports his application and the Director may ask for additional information to explain said request.							
c. Any other action that would require a Comprehensive Plan interpretation.							

Recommended Action						
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Any affected party may make application for an administrative interpretation of the Comprehensive Plan. The application would be for a set of circumstances not covered under one of the aforementioned interpretations. Specifically, the application shall include a written statement which clearly identifies the section or sections of the Plan for which an interpretation is required along with references to text, maps, figures and support document(s) which the applicant feels supports the application.

5. Administrative Interpretation of Plan Consistency and its Relationship to the Concurrency Provisions of the Capital Improvements Element – An administrative interpretation resulting in a determination of consistency does not constitute a determination of concurrency, which is a separate determination that is subject to Article 7, Concurrency Management, of the City Land Development Code and the concurrency provisions of the Comprehensive Plan's Capital Improvements Element.

6. Appeal of an Administrative Interpretation – Any administrative interpretation made by the Director under the provisions of this Chapter may be appealed to the City Commission. Appeals may be initiated by any person aggrieved, or by any officer, board, department or agency of City Government. An appeal shall be submitted within 10 days after rendition of the interpretation by filing with the Director and with the Legal Department, a written Notice of Appeal specifying its grounds together with the appropriate fee, as may be required by resolution of the City Commission. The appeal shall be submitted on a form prescribed by the Director.

   Upon receipt of the Notice of Appeal, the Director shall transmit to the City Commission all documents, plans, papers, minutes, applications, recommendations or other materials relating to the appealed decision. In its deliberations, the City Commission shall decide that the interpretation of the Director is either consistent or inconsistent with the Comprehensive Plan and then shall direct the disposition of the appeal. In lieu of a consistency/inconsistency ruling, the Commission may determine that the scope of the appeal goes beyond a simple interpretation of the Plan and deals with a substantive issue affecting City policy. Having made such a determination, the City Commission may then refer the application to the Planning Board. The Board

~~INTRODUCTION~~ PLAN ADMINISTRATION	Recommended Action						
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shall review the appeal to determine its policy implications and recommend whether or not the appeal would constitute a Comprehensive Plan amendment. 7. Recourses to Decisions of the City Commission – Any City Commission decision on an administrative interpretation may be appealed by an aggrieved person, to the Circuit Court for review by certiorari, within 30 days after the rendition of the City Commission decision. The aggrieved person shall notify all interested persons as required by law and shall have established a record before the City Commission during its hearing on the appeal.							
~~C.~~ **PLAN AMENDMENTS** From time to time it will be necessary to amend the Comprehensive Plan to keep up with changing conditions, to comply with State mandated updates and evaluations, to achieve implementation of the Plan and to provide citizens and affected parties a means of recourse to participate in the City's Comprehensive Plan Program. All amendments to the Comprehensive Plan shall, as a minimum, comply with the advertising requirements as prescribed by Part II, Chapter 163 F.S. and by City Ordinance. Any action which requires that a change be made to any of the maps, text, figures, tables or charts and any other change having the effect of altering the use of land as prescribed by this Plan shall be deemed to require a Comprehensive Plan amendment. Plan amendments may be initiated by elected bodies, public agencies, appointed officials, advisory boards, public, semi-public or private utilities, individuals and groups, or any other affected person or combinations thereof. 1. Types of Comprehensive Plan Amendments – The Comprehensive Plan may be amended as a result of one of the following types of applications: a. Mandated Amendment - an amendment required to comply with State laws and rules thereof. A mandated amendment would include court directed settlements in accord with State law. b. Administrative Amendment – an amendment which is initiated by the City Commission through their own actions or acting on the advice or recommendation of the Planning Board, staff or other agency of government.						X	Section 163.3184 F.S was amended and changed the processing requirements. There are no longer comprehensive plan amendment cycles.

~~INTRODUCTION~~ PLAN ADMINISTRATION	Recommended Action						
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c. Development Amendment – an amendment which is initiated by the property owner or their authorized agent to change the Plan so that a particular development type or land use not otherwise consistent with the Plan, would become consistent following the adoption of the amendment. Applicants may be a single individual owning a single parcel or two or more individuals owning contiguous land areas. Applicants may also be an individual or groups of individuals owning 51~~%~~ percent or more of the subject land area. Applicants may be private individuals sponsoring a residential, commercial, industrial or related use or a public agency sponsoring a public use amendment subject to the Comprehensive Plan. d. Small Scale Development Amendment – a Development Amendment that qualifies under the small-scale development amendment provisions of Section 163.3187~~(1)(a-c)~~ F.S. and Section 3, below. ~~This Section exempts small-scale amendments from the two-a-year amendment limitations and provides for an accelerated review and adoption schedule.~~ 2. Submission of an Application for a Comprehensive Plan Amendment – a. Mandated and Administrative Amendments shall not require a formal application, but shall be processed consistent with the amendment requirements of Part II, Chapter 163 F.S. ~~and Administrative Rule 9J-5~~. No fee is required for a Mandated or Administrative Plan Amendment. b. Development Amendment applications shall be submitted to the Planning Department on a form prescribed by the Director, together with the appropriate fee as may be required by resolution of the City Commission. Development Amendments may require a pre-application meeting. If required, the Planning Department will schedule the pre-application meeting and may invite other public agencies and representatives as appropriate to attend the meeting. 3. Notification Requirements of Small-Scale Development Amendments – Small-Scale Development Amendments require the notification of adjacent property owners in the manner described herein:							(continued) Section 163.3184 F.S was amended and changed the processing requirements. There are no longer comprehensive plan amendment cycles. Administrative Rule 9J-5 was repealed in 2011 and all references are now obsolete.

~~INTRODUCTION~~ PLAN ADMINISTRATION	Recommended Action						
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For the purpose of a Small-Scale Amendment, adjoining property is intended to include property for which any portion of the boundary is contiguous to any portion of the boundary of the property encompassed by the proposed "Small-Scale Amendment" and which is not owned or leased by the individual(s) having ownership of the property encompassed by the proposed Small-Scale Amendment. In the case of an intervening easement or right-of-way, this term shall mean the property adjoining said easement or right-of-way which is not owned by the owner(s) of the property encompassed by the proposed Small-Scale Amendment. Where the proposed Small-Scale Amendment encompasses part of a larger property owned or leased by the same individual(s), the boundary of the larger property shall be used to determine the adjoining property(ies). At least ten days prior to the Planning Board and City Commission scheduled public hearing date, the ~~landowner, or his duly authorized agent,~~ city shall mail notice of the public hearing to the owner(s) of adjoining property. The latest ad valorem tax record shall be used to identify the name and address of the adjoining property owner(s). Said notice, which is to be mailed by ~~certified~~ regular mail ~~- return receipt requested~~, shall set forth the time, day, place and purpose of the public hearing. ~~The Planning Department will provide the owner or his authorized agent with a notice form. The owner or his authorized agent shall acknowledge receipt of the notice form.~~ It is the intent of this provision that only one said mailing is required to be sent to the owner(s) of the property involved in the proposed Small-Scale Amendment which is not owned or leased by the owner(s) of the property encompassed by the proposed Small-Scale Amendment. A copy of said notice shall be available for public inspection during the Planning Department's regular business hours. 4. Processing of Plan Amendment Applications – Upon the Director's determination that the application is complete, the Department shall prepare a staff report with all applicable exhibits, information and materials and schedule the application for a Planning Board hearing. The Planning Board shall consider the staff report and forward its recommendation on said Plan amendment to the City Commission. It shall be the responsibility of the City Commission to							(continued) Section 163.3187(1)(a-c) F.S was amended and Small Scale amendments are now defined as 50 acres or less instead of 10 acres. The City requires mail notice of small scale land amendments above state notification requirements. Staff proposes to also require mail notice for City Commission meeting (performed now as policy). Staff has discovered

~~INTRODUCTION~~ PLAN ADMINISTRATION	Recommended Action						
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approve, approve with conditions, continue, or deny the Plan amendment. All Plan amendments must meet the requirements as set forth by Part II, Chapter 163, F.S. and Section 3 above, ~~for Small-Scale Amendment~~ and the applicable Rules of the Volusia Growth Management Commission. Plan amendments are not in effect until the Volusia Growth Management Commission makes a determination of consistency in accordance with their Rules and the Florida Department of Community Affairs determines that the Plan amendment is in compliance with Part II, Chapter 163 F.S. ~~and Administrative Rule 9J-5~~.							that regular mail notice has been more effective in reaching property owners and residents. Modify format.
~~D.~~ **RIGHT TO CHALLENGE DEVELOPMENT ORDER CONSISTENCY WITH COMPREHENSIVE PLAN** The right of any aggrieved or adversely affected party to bring action for injunctive or other relief against the City of Ormond Beach to prevent the City Commission from taking any action on a development order that is not consistent with the Comprehensive Plan shall be as set forth in ~~Part II, Chapter~~ Section 163.3215 F.S.							No changes to text, modify format
ACRONYMS AND ABBREVIATIONS			X				All new acronyms and abbreviations added, see element for complete list.
DEFINITIONS OF TERMS AND WORDS			X				All new definitions added, see element for complete list.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
OVERVIEW	The Future Land Use Element establishes the pattern of land uses and location of urban growth for the City of Ormond Beach through ~~2025~~ 2045. It identifies locations in the City of Ormond Beach where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the Comprehensive Plan as a framework for future development. The Future Land Use Element reflects previously adopted plans, current development trends, established land uses, and zoning patterns. Upon adoption, the Future Land Use Element sets forth the City's policy regarding future zoning and land use patterns. The major goal of the Future Land Use Element is to achieve the highest quality of life for all the residents of the City, its visitors and businesses by managing growth in a manner that is consistent with sound social, economic, fiscal, and environmental principals. The element reflects existing urban service capacities and constraints, and it also establishes locations where future service improvements will follow.							X	Minor text amendment to update to the new long-range planning year.
	Regarding public infrastructure, the areas adjacent to existing public infrastructure will be the primary areas for future infrastructure development. Expansion of existing facilities in a fiscally and environmentally appropriate manner will be the primary objective. The intent is to maximize efficiency of urban services through compact development and utilization of existing development and facilities for planned developments otherwise consistent with the City of Ormond Beach Comprehensive Plan.								
	In addition to encouraging development near existing or planned public facilities, areas that are outside the proposed development areas or contain environmentally sensitive or historical attributes will receive							X	9J-5 was repealed in 2011 and Section 163.3177 was updated. Spelled out F.S. acronym

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
OVERVIEW	special attention to ensure proper management of the City's natural and historic resources. The Future Land Use Element contains all of the material required by Section 163.3177, *Florida Statutes,* ~~(6)(a), (F.S.) and Section 9J-5.006, Florida Administrative Code (F.A.C.)~~ which establish the minimum requirements for the content of the Future Land Use Element. The adopted components of the Future Land Use Element include the Goals, Objectives and Policies and the Future Land Use Map presented as Figure 1.								
GOAL 1. FUTURE LAND USE CATEGORIES	**The Future Land Use categories are declared to be a part of the adopted Future Land Use Policies. The general future land use categories have been developed to help in the determination of where development should occur through ~~2025~~ 2045. The categories are described ~~below:~~ in the objectives and policies below.**							X	Modify date. Converted format into Goals, Objectives, and Policies.
~~1.~~ OBJECTIVE 1.1. RESIDENTIAL	**The Future Land Use Map shall include the following Residential land use categories.**				X				Converted format into Goals, Objectives, and Policies.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 1.1.1.	~~A.~~ **Rural Estate/Agriculture (REA)** *Purpose:* To protect the rural character of certain sections of the City where lands are environmentally sensitive, and also to protect those areas where it is the desire of the property owners to maintain their exurban character. Limited agricultural uses, such as kennels and veterinarians, and institutional uses may be permitted in accordance with the maximum floor area ratio. *Density:* 1 unit per five acres *Maximum ~~FAR~~ Floor Area Ratio:* 0.2							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.1.2.	~~B.~~ **Rural Residential (RR)** *Purpose:* To provide one-acre or larger "exurban" homesites for those landowners who desire a semi-rural environment in close proximity to urban facilities and services. Areas in this classification can also serve as a transition zone between Rural Estate/Agricultural uses and areas proposed for development at suburban level densities. Institutional uses may be permitted in accordance with the maximum floor area ratio. *Density:* 1 unit per 2.5 acres to 1 unit per acre *Maximum ~~FAR~~ Floor Area Ratio:* 0.2							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.1.3.	~~C.~~ **Suburban Low Density Residential (SLDR)** *Purpose:* To establish development guidelines, densities and land uses appropriate to the undeveloped and outlying suburban areas of the City, including areas that may be the subject of future annexations within the Ormond Water and Sewer Utility Service Area. It is the intent of the SLDR District to establish density standards that will achieve an intensity of development approximately 20% to 30% less than in the urban core (e.g., 1.6 to 2.5 units per acre, gross density) while encouraging smart growth principles such as compact and cluster							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 1.1.3.	development to reduce the cost of extending utilities and allow for the efficient delivery of government services. Maximum potential density or holding capacity within the SLDR District is determined on a case by case basis based on site specific conditions relative to on-site environmental constraints and the availability of central water and sewer services. Environmental constraints for each parcel of property proposed for development are synthesized from the high water table, soil characteristics and flood prone area data derived from the U.S. Soil Conservation Service study and the National Flood Insurance Program maps. This information is used by the applicant to arrive at the maximum potential density, or holding capacity, for a particular parcel of land. Actual densities may differ from the maximum potential densities due to zoning requirements that establish minimum lot sizes and setbacks and due to environmental protection requirements, that are designed to maintain the integrity of the natural ecological system. The actual density figure is dependent upon the degree of severity of the environmental constraints, the availability of central utilities, and the type of development that is proposed. Limited daily-need retail, not to exceed 20% of the gross project area, and institutional uses may be permitted in accordance with the maximum floor area ratio. *Density:* Minimum .2-6 units per acre. Requires holding capacity analysis per the Land Development Code. *Maximum* ~~FAR~~ *Floor Area Ratio*: 0.2							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 1.1.4.	~~D.~~ **Low Density Residential (LDR)** *Purpose:* To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio. *Density:* up to 4.3 units per acre Maximum ~~FAR~~ *Floor Area Ratio*: 0.2							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.1.5.	~~E.~~ **Medium Density Residential (MDR)** *Purpose:* To allow a variety of highly aesthetic dwelling units, encouraging the establishment of recreation areas and open space and discouraging look-alike rows of dwellings. MDR also allows the development of relatively low-density duplex, townhouse and multi-family projects which emphasize open space and maintain a low profile, thus maximizing the compatibility with single-family areas. Institutional uses may be permitted in accordance with the maximum floor area ratio. *Density:* Minimum 5-12 units per acre except in the Downtown Community Redevelopment Area where 5 - 15 units shall be allowed. *Maximum ~~FAR~~ Floor Area Ratio:* 0.3							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.1.6.	~~F.~~ **High Density Residential (~~M~~HDR)** *Purpose:* To provide lands suitable for the development of multi-family residential structures. Institutional uses may be permitted in accordance with the maximum floor area ratio. *Density:* Minimum 12-32 units per acre. *Maximum ~~FAR~~ Floor Area Ratio:* 0.3							X	Converted format into Goals, Objectives, and Policies. Corrected MDR to HDR Spell out Floor Area Ratio

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
~~2.~~ **OBJECTIVE 1.2. COMMERCIAL**	**The Future Land Use Map shall include the following Commercial land use categories.**				X				Converted format into Goals, Objectives, and Policies
POLICY 1.2.1.	~~A.~~ **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~~ Floor Area Ratio should be 0.2. *Density:* Maximum: 32 units per acre. *Maximum ~~FAR~~ Floor Area Ratio:* 0.7 (2.0 within the Downtown Community Redevelopment area)							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.2.2.	~~B.~~ **Heavy Commercial (HC)** *Purpose:* A multi-use land use category to provide for the sale, service, display, and storage of certain commodities which, by their nature, are not compatible with most retail uses. Such uses are often related to the automobile, but may also include business and home improvement services. For projects that propose a mixture of residential and non-residential uses, the minimum ~~FAR~~ Floor Area Ratio should be 0.2. *Density:* Maximum: 18 units per acre. *Maximum ~~FAR~~ Floor Area Ratio:* 0.8							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.2.3.	~~C.~~ **Tourist Commercial (TC)** *Purpose:* A multi-use land use category to provide uses along the Atlantic Ocean, SR A1A and highway interchanges, that include transit availability, retail services, tourist attractions, restaurants, multi-family and lodging to visitors to the City. For projects that propose a mixture							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	of residential and non-residential uses, the minimum ~~FAR~~ Floor Area Ratio should be 0.2. *Density:* Maximum: 32 units per acre. *Maximum ~~FAR~~ Floor Area Ratio:* 1.5								
POLICY 1.2.4.	~~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~~ Floor Area Ratio should be 0.2. *Density:* Maximum: 15 units per acre. *Maximum ~~FAR~~ Floor Area Ratio:* Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
POLICY 1.2.5.	~~E.~~ **Low Intensity Commercial (LIC)** *Purpose:* A multi-use land use category to depict those areas of the city that are now developed, or appropriate to be developed, for retail, office and professional services, residential, and restaurants consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. For projects that propose a mixture of residential and non-residential uses, the minimum ~~FAR~~ Floor Area Ratio should be 0.2. *Density:* Maximum 10 units per acre. *Maximum ~~FAR~~ Floor Area Ratio:* 0.6							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Future Land Use Element, February 18, 2025									
~~3.~~ OBJECTIVE 1.3. PUBLIC INSTITUTIONAL	**The Future Land Use Map shall include the following Public Institutional land use category.**				X				Converted format into Goals, Objectives, and Policies.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 1.3.1.	~~A.~~ **Public Institutional (PI)** *Purpose:* This category includes governmental and public uses, such as City Hall, post offices, fire and police stations, and libraries; educational facilities, such as elementary, middle, and high schools, whether public, parochial or private; cemeteries; religious facilities; airport, hospitals, and other facilities, such as civic associations and service clubs, child care centers, and facilities for the care of the aged and infirm. Public uses are provided for in all zoning districts either as permitted or special exception uses. The City does not have a special zoning district for this land use category. Therefore, the underlying zoning district may be any district, provided that it is compatible with the surrounding zoning districts and the use of the parcel is consistent with the uses allowed in the district. In districts where such uses may be questionable, a public hearing may be required. Due to the scale and impracticability of showing all public/institutional uses, such uses are not always shown on the Land Use Map, even when permitted. *Density:* ~~Maximum:~~ Not permitted. *Maximum ~~FAR~~ Floor Area Ratio:* 0.8 ~~(2.0 within the Downtown Community Redevelopment area)~~							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
4. OBJECTIVE 1.4. INDUSTRIAL	**The Future Land Use Map shall include the following Industrial land use category.**				X				Converted format into Goals, Objectives, and Policies.
POLICY 1.4.1.	~~A.~~ Light Industrial/Utilities (LI/U)							X	Converted format into Goals, Objectives, and Policies.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	Purpose: To provide for the location of light industrial operations and similar uses and would generally include the I-1 (Light Industrial) type of development as stipulated in the zoning district regulations. This land use category also includes areas of the City which will be used for public utilities such as water and wastewater treatment plants, water tanks, and power stations and transit. *Density:* Not permitted. *Maximum ~~FAR~~ Floor Area Ratio:* 0.8								Spell out Floor Area Ratio
	~~B. Heavy Industrial~~ ~~Purpose: To depict those areas of the City that are now developed, or appropriate to be developed, in a general industrial manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. Heavier industrial land uses are generally appropriate to locations with sufficient size to encourage either an industrial park type arrangement with provision for internal service access or as a stand-alone industrial location, both of which incorporate adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served directly by an arterial road network as well as by transit.~~ ~~Density: Not permitted.~~ ~~Maximum FAR: 0.75~~			X					The area around Hull Road had property in Volusia County that is designated for Heavy Industrial uses. Development of residential uses, the municipal airport, and sports complex makes the Heavy Industrial use incompatible with existing land uses.
~~5.~~ OBJECTIVE 1.5. RECREATION/ OPEN SPACE	**The Future Land Use Map shall include the following Recreation/Open Space land use category.**				X				Converted format into Goals, Objectives, and Policies.
POLICY 1.5.1.	~~**A.**~~ **Recreation/Open Space (R/OS)** *Purpose:* To provide land for public, semipublic, or privately-owned areas intended for active recreational uses. Permitted uses within this							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	category include ball fields, golf courses, archery ranges, sports complexes, outdoor recreation areas, contoured golf courses, public parks, picnic areas and gymnasiums. Recreation uses are provided for in all zoning districts as principal uses or special exceptions depending on the specific districts and whether they are public or private and indoor or outdoor. *Density:* Not permitted. *Maximum ~~FAR~~ Floor Area Ratio:* 0.5								
~~6.~~ OBJECTIVE 1.6. OPEN SPACE/ CONSERVATION	**he Future Land Use Map shall include the following Open Space/Conservation land use category.**				X				Converted format into Goals, Objectives, and Policies.
POLICY 1.6.1.	**~~A.~~ Open Space/Conservation (OS/C)~~.~~** *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 waterbody, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts. *Density:* Not permitted. *Maximum ~~FAR~~ Floor Area Ratio:* 0.5							X	Converted format into Goals, Objectives, and Policies. Spell out Floor Area Ratio
	~~B. Activity Center~~ ~~Purpose: To encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities. Density and intensity standards are listed under Policy 1.7.7 of the Future Land Use Element.~~						X		Created new Objective 1.7.

<table>
<tr><th rowspan="2">Goals, Objectives, Policies</th><th></th><th colspan="6">Recommended Action</th><th></th></tr>
<tr><th>FL Statute Citation</th><th>Keep</th><th>Delete</th><th>New</th><th>Replace</th><th>Move</th><th>Modify</th><th>Explanation/Modification</th></tr>
<tr><td colspan="9">Future Land Use Element, February 18, 2025</td></tr>
<tr><td><u>OBJECTIVE 1.7.
ACTIVITY CENTER</u></td><td><u>The Future Land Use Map shall include the following Activity Center land use category.</u></td><td></td><td></td><td></td><td>X</td><td></td><td></td><td></td><td>Converted format into Goals, Objectives, and Policies.</td></tr>
<tr><td><u>POLICY 1.7.1.</u></td><td><s>B.</s> <u>Activity Center</u>
<u>Purpose: To encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities.</u>
<u>Density: Maximum 2,950 residential units.</u>
<u>Non-Residential Building Area permitted:</u>
<table><tr><th><u>Land Use</u></th><th><u>Total Non-Residential Building Area (1)</u></th></tr><tr><td><u>Commerce Park:</u></td><td></td></tr><tr><td><u>Office</u></td><td><u>900,000 sq. ft.</u></td></tr><tr><td><u>Business Park/Flex Space</u></td><td><u>350,000 sq. ft.</u></td></tr><tr><td><u>Light Industrial</u></td><td><u>800,000 sq. ft.</u></td></tr><tr><td><u>Mini-warehouse</u></td><td><u>240,000 sq. ft.</u></td></tr><tr><td><u>Warehouse</u></td><td><u>560,000 sq. ft.</u></td></tr><tr><td><u>Commercial</u></td><td><u>200,000 sq. ft.</u></td></tr><tr><td><u>Institutional</u></td><td><u>165,000 sq. ft.</u></td></tr><tr><td><u>Elementary School</u></td><td><u>720 students</u></td></tr></table><u>The list of uses identified in the previous table reflects the ideal mixture of uses based on current market conditions. The conversion of non-residential uses within the Ormond Crossings Activity Center to</u></td><td></td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Re-number from B to Policy 1.1.7.

Added the residential and non-residential entitlements of Policy 1.7.7.

Converted format into Goals, Objectives, and Policies.</td></tr>
</table>

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	residential or retail commercial uses is strictly prohibited, but the conversion of non-residential uses to other non-residential use, excluding commercial retail, shall be allowed based on the net impacts of the proposed use on the roads, water, sewer and stormwater utilities. Any conversion to a different use cannot create additional impact on these facilities since these intensities and uses reflect the maximum impacts estimated to be produced by the land use mix shown in the table. The amount of a particular non-residential land use within Ormond Crossings may increase or decrease per Policy 2.7.7. of the Future Land Use Element.								
~~GOAL 1.~~ GOAL 2. 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 FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.**	163.3177						X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
OBJECTIVE ~~1.1.~~ 2.1. RESIDENTIAL LAND USE	**Ensure the availability of adequate lands to meet the residential land use needs of the community.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~1.1.1.~~ 2.1.1.	The basic unit of measurement for residential density is dwelling unit per gross residential acre. In calculating maximum potential densities for any given parcel of property, such calculations shall be exclusive of that portion of the property, which is considered to be submerged lands. Assisted living facilities and transient lodging shall be measured based on the floor area ratio with the maximum number of units established in the Land Development Code.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
POLICY ~~1.1.2.~~ 2.1.2.	Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.							X	No change to text. Re-numbered.
POLICY ~~1.1.3.~~ 2.1.3.	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.							X	No change to text. Re-numbered.
POLICY ~~1.1.4.~~ 2.1.4.	Preserve the single-family estate character of oceanfront properties north of Granada Boulevard. Preserve the existing beachside, single-family residential areas, south of Granada Boulevard and east of South Atlantic Avenue, by maintaining their land use designation of "Low Density Residential."							X	No change to text. Re-numbered.
POLICY ~~1.1.5.~~ 2.1.5.	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.							X	No change to text. Re-numbered.
POLICY ~~1.1.6.~~ 2.1.6.	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.							X	No change to text. Re-numbered.
POLICY ~~1.1.7.~~ 2.1.7.	Continuously review and modify development and building regulations to provide for sound residential communities and quality housing.							X	No change to text. Re-numbered.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Future Land Use Element, February 18, 2025									
POLICY ~~1.1.8.~~ 2.1.8.	Maintain the holding capacity requirement of the ~~SLDR~~ Suburban Low Density Residential land use designation in the Land Development Code.							X	Spell out acronym. Re-numbered.
POLICY ~~1.1.9.~~ 2.1.9.	Medium and high-density multi-family residential development shall be encouraged near employment centers with convenient access to public recreational facilities, the thoroughfare system and mass transit routes.							X	No change to text. Re-numbered.
POLICY ~~1.1.10.~~ 2.1.10.	Provide opportunities for housing geared to lower income families and the elderly in close proximity to shopping areas, mass transit facilities, convenient shopping, hospitals and recreational opportunities by designating these "opportunity" areas as Medium Density Residential on the Future Land Use Map.							X	No change to text. Re-numbered.
POLICY ~~1.1.11.~~ 2.1.11.	Encourage medium density multi-family residential development within the Downtown ~~CRA~~ Community Redevelopment Area and in areas where excessive commercial uses currently occur. Generally, maintain the current density ranges in the core City while providing for lower density development in the perimeter areas of the City.							X	Spell out acronym. Re-numbered.
POLICY ~~1.1.12.~~ 2.1.12.	The City shall continue to implement its Community Development Block Grant Program to improve the general quality of existing viable, but deteriorating neighborhoods, and remove blighting influences, in accordance with the programs described in the Housing Element. Building and housing codes shall be strictly enforced to help prevent or eliminate urban blight.							X	No change to text. Re-numbered.
POLICY ~~1.1.13.~~ 2.1.13.	Encourage the redevelopment of blighted residential areas and promote the rehabilitation of deteriorated residential areas to increase the supply of affordable housing.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
POLICY ~~1.1.14.~~ 2.1.14.	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.							X	No change to text. Re-numbered.
~~POLICY 1.1.15.~~	~~Densities in the Medium Density Residential (MDR) land use category shall be limited as provided in Section B of the Future Land Use Element. Notwithstanding, on or after April 1, 1993, whenever an individual site is designated MDR and zoned Manufactured Home Community District (T-1), the density of development of such site shall be limited to a maximum of 5 du/ac.~~ ~~In the event that such site is subsequently rezoned or is otherwise developed under zoning provisions other than those for the Manufactured Home Community District, the maximum density shall nevertheless remain 5 du/ac unless changed pursuant to a duly adopted amendment to the Comprehensive Plan.~~			X					Proposed to be deleted.
POLICY ~~1.1.16.~~ 2.1.15.	Properties with the ~~REA~~ Rural Estate/Agriculture land use designation shall maintain their existing land use density. These properties shall not have their land use modified to permit more intensive residential uses.							X	Spell out acronym. Re-numbered.
OBJECTIVE ~~1.2.~~ 2.2. COMMERCIAL LAND USE	**Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~1.2.1.~~ 2.2.1.	New development and redevelopment shall not exceed the ~~FAR established in Section B~~ Floor Area Ratio established in Goal 1 of the Future Land Use Element. Parking garages shall not be calculated as floor area ratio.							X	Updated acronym and referenced Goal 1. Re-numbered.
POLICY ~~1.2.2.~~ 2.2.2.	Auto based strip commercial development along existing and future roads shall be discouraged while compact centers located near major intersections with adequate off-street parking shall be encouraged. Uses generating high traffic volumes should be restricted to corner locations.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~1.2.3.~~ 2.2.3.	Shopping centers shall be located in areas along arterials with secondary access to another collector or arterial street providing convenient access to surrounding residential areas as well as opportunity to facilitate return trips. Such uses shall provide adequate off-street parking and loading spaces; adequate on-site traffic circulation; and be encouraged to incorporate landscaping and other aesthetic amenities in their design.							X	No change to text. Re-numbered.
POLICY ~~1.2.4.~~ 2.2.4.	Tourist oriented hotel/motel development and appropriate support facilities shall be located along A1A south of Granada Boulevard and near highway interchanges, and shall not be permitted to intrude into established residential areas north of Granada Boulevard nor established residential areas east of South Atlantic Avenue, further westward of A1A than is currently permitted south of Granada Boulevard.							X	No change to text. Re-numbered.
POLICY ~~1.2.5.~~ 2.2.5.	The redevelopment and renewal of blighted commercial areas shall be encouraged.							X	No change to text. Re-numbered.
POLICY ~~1.2.6.~~ 2.2.6.	New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.							X	No change to text. Re-numbered.
POLICY ~~1.2.7.~~ 2.2.7.	Maintain the tourist commercial character of the A1A corridor, except as noted in Policies ~~1.1.4.~~ 2.1.4. and ~~1.2.4.~~ 2.2.4. Design guidelines ~~should be~~ established in the Land Development Code should be maintained for all new development along the ocean so that, in the future, buildings will be homogeneous and compatible with surrounding constructions and will represent a common theme. Maintain oceanfront setbacks for properties located along the Atlantic Ocean. Oceanfront development should be airy and open with a minimum of interference with the ocean view and breeze.							X	The Land Development Code contains architectural and landscaping requirements for new development. Updated Policy references. Re-numbered.
POLICY ~~1.2.8.~~ 2.2.8.	Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~1.2.9.~~ 2.2.9.	Commercial uses that require open storage should be developed with such areas in the rear while preserving the road frontage for offices, showrooms and landscaping. Adequate landscape buffers shall be provided and maintained by the property owner.							X	No change to text. Re-numbered.
POLICY ~~1.2.10.~~ 2.2.10.	Commercial truck traffic not destined for residential areas should not travel through residential areas.							X	No change to text. Re-numbered.
POLICY ~~1.2.11.~~ 2.2.11.	The present use of those sites that have billboards shall not be allowed to expand as long as the billboards, which are non-conforming structures, remain. Billboards shall not be permitted to be reconstructed if destroyed as defined by state and local law. Reasonable repair and maintenance, not an expansion, is allowed and replacement material must be like kind as existing material.							X	Major text amendment. Included language on destroyed and repair/maintenance. Re-numbered.
POLICY ~~1.2.12.~~ 2.2.12.	The City shall maintain an overlay district for US1 that encourages redevelopment with a mixture of open space, commercial and industrial uses to the north and commercial to the south, to create an attractive entranceway to the City, as implemented by the Land Development Code.							X	No change to text. Re-numbered.
POLICY ~~1.2.13.~~ 2.2.13.	Those properties for which a ~~BPUD~~ Business Planned Unit Development has been approved in the County can develop under those land uses, provided that the Development Agreement with the County is still valid and in effect. Applicants shall be encouraged to meet City land development standards.							X	Spell out Volusia County acronym. Re-numbered.
POLICY ~~2.1.14.~~ 2.2.14.	The City shall maintain citywide architectural standards for the new development and substantial redevelopment of existing buildings.							X	Include substantial redevelopment (over 50%) for existing buildings. Re-numbered.
OBJECTIVE ~~1.3.~~ 2.3. PUBLIC AND INSTITUTIONAL LAND	**Ensure that public and institutional facilities are developed in support of residential developments and are based on projected needs.**	163.3177						X	Minor text changes. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
USES									
POLICY ~~1.3.1.~~ 2.3.1.	Avoid deterioration of existing City facilities, and encourage renovation or expansion where needed.							X	No change to text. Re-numbered.
POLICY ~~1.3.2.~~ 2.3.2.	Coordinate with the School Board to provide for the location and development of schools where needed. Provide for shared use of facilities wherever feasible.							X	No change to text. Re-numbered.
POLICY ~~1.3.3.~~ 2.3.3.	The location of public and institutional facilities shall maximize their efficient use, minimize their cost and impact on the natural environment, and provide for an adequate level-of-service.							X	No change to text. Re-numbered.
POLICY ~~1.3.4.~~ 2.3.4.	Care facilities such as day-care centers, nursing homes and ~~ALF's~~ assisted living facilities, should be located in areas where their impact will be reduced such as on the perimeter of residential neighborhoods, or within residential neighborhoods on sites that can be developed with adequate buffers to prevent noise, visual, or traffic impacts on residential properties. When located in residential areas, they shall be designed in a way that will not interfere with the character of the neighborhood.							X	Spell out acronym. Re-numbered.
POLICY ~~1.3.5.~~ 2.3.5.	Public and private schools may be located in all zoning districts permitted under the residential and commercial land use classifications, except for the B-2 (Neighborhood Commercial) and the B-6 (Oceanfront Tourist Commercial) zoning district in the Tourist Commercial classification.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
OBJECTIVE ~~1.4~~ 2.4. UTILITY/INDUSTRIAL LAND USE~~S~~	**Provide sufficient land area for the location of utility/industrial land uses, and encourage light industrial development in order to provide increased employment opportunities and to broaden the City's economic base.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~1.4.1.~~ 2.4.1.	Light industry shall be encouraged to locate in the community in those areas where transportation, power, and water and sewer facilities are available or can be provided, and where impact on surrounding residential areas and the environment can be kept to a minimum.							X	No change to text. Re-numbered.
~~POLICY 1.4.2.~~	~~Heavy industrial uses shall be located to minimize impacts to adjoining properties, especially residential uses. It is anticipated that some heavy industrial uses will be annexed into the City as they require connection to City utilities. In general, the heavy industrial land use category should be used sparingly and where no adverse impacts can be demonstrated.~~			X					Heavy industrial land use proposed to be removed.
POLICY ~~1.4.3.~~ 2.4.2.	Continue to develop the Airport Business Park and encourage employee-intensive, light industry to locate there.							X	No change to text. Re-numbered.
POLICY ~~1.4.4.~~ 2.4.3.	Excessive air, noise, water, and visual pollution from industrial activities shall be prohibited and incorporation of landscaping and other aesthetic amenities in industrial project design shall be encouraged.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
POLICY ~~1.4.5.~~ 2.4.4.	Industrial uses shall provide required buffers and landscaping to minimize the negative impact on surrounding less-intensive uses.							X	No change to text. Re-numbered.
POLICY ~~1.4.6.~~ 2.4.5.	Development of industrial sites shall be coordinated with the Goals, Objectives, and Policies of the Conservation Element.							X	Minor text change - added Objectives. Re-numbered.
POLICY ~~1.4.7.~~ 2.4.6.	Industrial sites with rail access shall be preserved to the maximum extent possible.							X	No change to text. Re-numbered.
POLICY ~~1.4.8.~~ 2.4.7.	Blight in industrial areas should be avoided. Code enforcement activities shall continue to target such areas.							X	No change to text. Re-numbered.
POLICY ~~1.4.9.~~ 2.4.8.	Industrial uses that require open storage of materials should not occupy sites along major roads. Where such uses occur, the road frontage shall be dedicated to showroom, office and landscaping uses, with the open storage proportion located in the rear. Adequate landscape buffers shall be provided and maintained by the property owner.							X	No change to text. Re-numbered.
POLICY ~~1.4.10.~~ 2.4.9.	Industrial truck traffic not destined for residential areas should not travel through residential neighborhoods.							X	No change to text. Re-numbered.
POLICY ~~1.4.11.~~ 2.4.10.	Adequate sites shall be provided for utility facilities and services (solid waste, drainage, potable water, sanitary sewer, electric, and telephone). Such facilities and services shall be improved and expanded to maintain adopted level of service standards consistent with the Capital Improvements Element.							X	No change to text. Re-numbered.
POLICY ~~1.4.12.~~ 2.4.11.	Industrial and commercial operations shall minimize or, where possible eliminate, the following impacts on the environment: a. Odor, fumes, vapors, and gases; b. Erosion and stormwater runoff; c. Noise;							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
	d. Fire and explosion hazards; e. Radioactive elements; f. Electromagnetic interference; g. Smoke, dust and dirt; h. Vibrations; i. Glare; j. Hazardous Waste; k. Toxic Waste; and l. Petroleum contaminants.								
OBJECTIVE ~~1.5~~ 2.5. RECREATION/OPEN SPACE LAND USE	**The City shall acquire or dedicate lands for the provision or expansion of active recreation facilities to meet the existing and future needs of the population, as determined in the Capital Improvements Element.**	163.3177						X	Text – added land use. Re-numbered.
POLICY ~~1.5.1.~~ 2.5.1.	The recreation impact fee ~~rebate program~~ should be continued to offset the recreation and open space impacts of new development.							X	Text change - Impact fees are collected to offset the recreation and open space of new development. Not referred to as an impact fee rebate program. Re-numbered.
POLICY ~~1.5.2.~~ 2.5.2.	The City shall upgrade existing facilities when needed to assure that they provide for adequate active recreation opportunities.							X	No change to text. Re-numbered.
OBJECTIVE ~~1.6.~~ 2.6. OPEN SPACE/CONSERVATION LAND USE	**The City shall acquire or dedicate lands to ensure their protection where there are environmental assets that shall be preserved, as well as providing community access and/or recreation opportunities/value to the community.**	163.3177						X	Minor text amendment– added land. Re-numbered.
POLICY ~~1.6.1.~~ 2.6.1.	The City shall upgrade existing City-owned parks when, as financially feasible, to assure that they provide for adequate access to passive recreation areas.							X	No change to text. Re-numbered.

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Future Land Use Element, February 18, 2025									
POLICY ~~1.6.2.~~ 2.6.2.	The City shall maintain a zoning district ~~category~~ to assure protection of open space/conservation uses entitled: "Special Environmental ~~District~~" (SE). The following criteria shall apply to the implementation of this Policy: ➢ The ~~SE~~ Special Environmental zoning district applies to all Department of Environmental Protection or Army Corps of Engineers jurisdictional wetland lines. This area includes mosquito impoundment districts. ➢ The ~~SE~~ Special Environmental zoning district applies to environmentally sensitive areas designated for public acquisition and protection or areas currently in public ownership which should be subject to open space and conservation type land uses.							X	Spelled out SE – Special Environmental. Clarified zoning district Re-numbered.
POLICY ~~1.6.3.~~ 2.6.3.	~~Project~~ Protect existing agricultural lands by allowing existing agricultural operations to continue~~; rezoning of these lands should not occur unless requested by property owners~~.							X	Property owner would need to amend both land use and zoning designations. Re-numbered.
POLICY ~~1.6.4.~~ 2.6.4.	Encourage retention of natural vegetation and use of native plant species in all projects in order to reduce irrigation needs and minimize vegetation loss during deep freeze periods, protect wildlife habitat areas~~,~~ and provide suitable natural open space areas in the urban environment.							X	Corrected punctuation; removed comma after "habitat areas" Re-numbered.
POLICY ~~1.6.5.~~ 2.6.5.	The City shall continually consider the acquisition of sensitive lands in the North US1 corridor and in the flood prone areas south of Granada Boulevard that are shown in the Future Land Use Map as Open Space/Conservation for passive open space use. Environmentally sensitive areas as defined in Policy ~~4~~5.1.1. of this Element with an underlying land use in the Land Use Element are to be carefully monitored for on and off-site environmental impacts during the site plan review process.							X	Updated Policy reference from 4.1.1. to 5.1.1. Re-numbered.

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Future Land Use Element, February 18, 2025									
OBJECTIVE ~~1.7~~ 2.7. ACTIVITY CENTER~~S~~ LAND USE	**The City of Ormond Beach establishes the "Activity Center" land use classification to encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities.**	163.3177						X	Minor text amendment. Added land use.
POLICY ~~1.7.1.~~ 2.7.1.	The application of the Activity Center land use designation shall be limited to properties with minimum areas of 2,000 acres that are under single ownership. A Development of Regional Impact or rezoning to Planned Development shall be required of all properties designated as "Activity Center" on the Future Land Use Map. The Florida Community Renewal Act of 2009 identified that property owners can decide to not participate in the ~~DRI~~ Development of Regional Impact process if the project is located in a Dense Urban Land Areas (DULA's). The City is a DULA, as so designated by the Florida Department of Community Affairs in July 2009. To ensure that there is a coordinated and integrated development, all property designated as "Activity Center" shall be required to have a zoning classification of "Planned Development." The City shall not use the "Activity Center" land use to prematurely develop lands in a fashion that encourages sprawl. Sprawl shall be identified by the following conditions: 1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low density or single-use development or uses in excess of the demonstrated need. 2. Fails to maximize use of existing and future public facilities and services. 3. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines,							X	Spell out DRI acronym. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
	beaches, bays, estuarine systems, and other significant natural systems. 4. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural activities, as well as passive agricultural activities, dormant, unique prime farmlands and soils. 5. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. 6. Fails to provide a clear separation between rural and urban uses. 7. Results in the loss of significant open space.								
POLICY ~~1.7.2.~~ 2.7.2.	Development proposals for property designated as "Activity Center" shall provide for a diversity of land uses, including, but not limited to industrial, manufacturing, commercial, office, and residential. Emphasis shall be placed on developments that integrate linkages between related land uses; for example, a development that minimizes home to work trips through shorter distance and/or public transportation.							X	Corrected punctuation; added comma after "office" Re-numbered.
POLICY ~~1.7.3.~~ 2.7.3.	The following guidelines and standards shall be established through the ~~DRI and~~ rezoning to Planned Development procedures and shall, at a minimum, address the following: 1. Integration of land uses and enhancement of economic and environmental opportunities; 2. Urban design and architectural control; 3. Coordinated, transportation systems and access management standards;							X	Minor text amendment of deleting DRI reference. Ormond Crossings is not a DRI and the DRI process has been removed from state law. Re-numbered.

Goals, Objectives, Policies	FL Statute Citation	Recommended Action: Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Future Land Use Element, February 18, 2025								
4. Innovative land use standards designed to protect and enhance environmental resources; 5. Coordinated and orderly provision of public utilities; ~~and~~ 6. Comprehensive provision of educational and recreational activities and facilities. This will require the coordination and approval of the ~~DRI and/or~~ rezoning to "Planned Development" by the appropriate staff member of the Volusia County School Board. 7. The following are specific design guidelines that are established to ensure that projects developed within the "Activity Center" land use provide for a balanced and sustainable mix of uses. All development shall, at a minimum, be required to: A. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements; B. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects; C. Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces; D. Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center; E. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state)								

which promote linkage with other adjoining developments; ~~and~~

F. Use common frontage/service roads where appropriate; and

G. Use shared or joint facilities, such as stormwater, bus stops, and utility easements.

8. The "Activity Center" land use must provide for a balance of uses within a framework of transportation, social and economic connectivity. The following guidelines will be applied to all projects developed through ~~either a DRI or~~ a Planned Development within the "Activity Center" land use category:

A. There shall be an industrial component located near major transportation facilities to provide for employment opportunities and expansion of the City's economic base. The development within these areas shall focus on manufacturing, distribution, and warehousing. Other ancillary uses may be allowed provided it is compatible with the industrial uses.

B. There shall be commercial retail located at critical points to serve local and regional needs. Local retail uses shall be integrated within both residential and non-residential areas, for example within industrial and office complexes the integration of convenience shopping and restaurant uses will be encouraged. The development of town centers shall be identified so that vertical integration of office, retail and residential uses shall be massed in a compact urban form. Lastly, the location of regional retail centers should be located and developed in a manner that does not prohibit the

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	development of industrial and office uses, nor shall it be inconsistent with efforts to develop compact town centers.								

POLICY ~~1.7.4~~ 2.7.4.	There are limited opportunities to use this designation, given the existing land use pattern within the City and properties in adjacent unincorporated Volusia County. There is a property that is identified as "Ormond Crossings". This property is located west of US1 and straddles both sides of 1-95. There are approximately 3,095 acres of land ~~included in this amendment~~ that ~~will be~~ was under the sole ownership of one corporation~~, Tomoka Holdings, L.L.C~~. The following provides generalized standards for any property that the City determines to be appropriate for this land use classification. There are also specific standards established solely for the "Ormond Crossings" development. The following are general standards that apply to all properties designated as "Activity Center" on the City's Future Land Use Map: 1. Land uses within Activity Centers shall include residential, office, business park/flex space, light industrial, mini-warehouse, warehouse, commercial, institutional, schools and recreation. The density and intensity of each land use and the percentage distribution among the mix of uses shall be provided in each land use plan amendment designating an Activity Center. 2. Contain a minimum of 2,000-acres under single ownership. 3. Located adjacent to major transportation systems such as interstate and intrastate highways, transit/bus route, rail lines and/or the municipal airport to ensure access to various modes of travel. 4. Incorporate a balanced integration of varied land uses that are interrelated and dependent on each other. For example, multi-family elements in close proximity to retail and work-related uses. 5. Provide for a land use pattern that emphasizes employment-based uses (light industrial, manufacturing, distribution, and corporate headquarters), daily and regional retail and various residential uses. 6. The land use pattern within Activity Centers shall be designed to ensure sufficient connectivity between these uses through							X	Minor text amendment to remove property owner which may change over time. Re-numbered.

Goals, Objectives, Policies	FL Statute Citation	Recommended Action: Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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various travel opportunities. The intent is to internalize the trips and minimize the length of the home to work; home to school, and home to shopping trips. 7. Integrate urban design and architectural standards that provide for enhanced value and improved use of space. Typical standards would include, but not be limited to, the regulation and design of signage, tree preservation and landscape buffering, building placement and architectural style, parking arrangement and orientation, and pedestrian/transit opportunities. 8. Establishing specific master plans for the protection and enhancement of natural resources, including but not limited to, wetlands, protected species and protection of the floodplain. 9. Site development/civil engineering plans that emphasize connection to public supplies of water, sanitary sewer and effluent that provide incentives to projects to develop in areas appropriate for development. 10. Traffic circulation and access management that integrate the project into the local, county, regional, and State road system in a manner that maintains the applicable level of service. The focus is to ensure that the appropriate facility is being used to move the maximum volume of traffic in the most efficient way. 11. Establishing a master plan for recreational, public safety and educational facilities to serve the development. Emphasis shall be placed on integration of educational and recreational facilities to better serve the population. Public safety facilities shall be designed to serve the entire project and shall be								

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	constructed at a time where there are adequate response times from the various public safety providers.								
~~POLICY 1.7.5.~~ 2.7.5.	The application of the Activity Center land use designation shall be limited to properties with minimum area of 2,000 acres that are under single ownership. A ~~Development of Regional Impact or~~ rezoning to Planned Development shall be required of all properties designated as "Activity Center" on the Future Land Use Map. The Florida Community Renewal Act of 2009, identified that property owners can decide to not participate in the DRI process if the project is located <u>in</u> a Dense Urban Land Areas (DULA's). The City is a DULA, as so designated by the Florida Department of Community Affairs in July 2009. To ensure that there is a coordinated and integrated development, all property designated as "Activity Center" shall be required to have a zoning classification of "Planned Development." The City shall not use the "Activity Center" land use to prematurely develop lands in a fashion that encourages sprawl. Sprawl shall be identified by the following conditions: 1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low density or single-use development or uses in excess of the demonstrated need. 2. Fails to maximize use of existing and future public facilities and services. 3. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.							X	Corrected punctuation; added the word "in" for clarification. Minor text amendment of deleting DRI reference. Ormond Crossings is not a DRI and the DRI process has been removed from state law. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	4. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural activities, as well as passive agricultural activities, dormant, unique prime farmlands and soils. 5. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. 6. Fails to provide a clear separation between rural and urban uses. 7. Results in the loss of significant open space.								
~~POLICY 1.7.6.~~	~~The following guidelines and standards shall be established through the rezoning to Planned Development procedures and shall, at a minimum, address the following:~~ ~~1. Integration of land uses and enhancement of economic and environmental opportunities;~~ ~~2. Urban design and architectural control;~~ ~~3. Coordinated, transportation systems and access management standards;~~ ~~4. Innovative land use standards designed to protect and enhance environmental resources;~~ ~~5. Coordinated and orderly provision of public utilities; and~~ ~~6. Comprehensive provision of educational and recreational activities and facilities. This will require the coordination and approval of the rezoning to "Planned Development" by the appropriate staff member of the Volusia County School Board.~~			X					Proposed to be deleted. Duplicitous of Policy 2.7.3.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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~~POLICY 1.7.6.~~ (cont.)	~~7. The following are specific design guidelines that are established to ensure that projects developed within the "Activity Center" land use provide for a balanced and sustainable mix of uses. All development shall, at a minimum, be required to:~~ ~~A. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;~~ ~~B. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;~~ ~~C. Use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;~~ ~~D. Promote vehicular, pedestrian, and non-vehicular movement throughout the Activity Center;~~ ~~E. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments; and~~ ~~F. Use common frontage/service roads where appropriate; and~~ ~~G. Use shared or joint facilities, such as stormwater, bus stops, and utility easements.~~			X					Proposed to be deleted. Duplicitous of Policy 2.7.3.
~~POLICY 1.7.6.~~ (cont.)				X					Proposed to be deleted. Duplicitous of Policy 2.7.3.
	The Ormond Crossings Activity Center is a project that consists of 2,940 acres of land situated southwest of the ~~FEC~~ Florida East Coast Railroad,								• Minor text changes. • Spelled out acronyms.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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~~POLICY 1.7.7.~~ 2.7.6.	north of the City of Ormond Beach Municipal Airport, east of the Flagler County line. There are 155-acres of land located between the ~~FEC~~ Florida East Coast Railroad and US1 that was part of the original annexation. This area is disconnected from the Activity Center project by the ~~FEC~~ Florida East Coast Railroad and is best developed under the commercial and industrial land uses that were originally assigned by the City or Volusia County. The owner of the property~~, Tomoka Holdings, L.L.C.~~, working in conjunction with the City, plans to develop the property for a mixed-use development. The City of Ormond Beach vision, as defined by the City Commission in July 2004, establishes specific design, use and development goals for the entire property. The property owner has cooperated with the City of Ormond Beach and prepared a Preliminary Assessment Report that provides better details and direction to the vision established by the City Commission. Both of these documents have been referenced and ~~shall be used for conceptual guidance of the review of the~~ were used in the rezoning to "Planned Development." There are specific conditions that establish minimum standards for the development within the "Activity Center" and the City cannot approve any development orders that deviate from those standards. The standards applicable to the Ormond Crossings project include the following: 1. The project shall consist of a mixture of uses, with the following establishing the minimum building area allocated by use. In order to ensure that the project provides the necessary economic diversity there shall be a minimum of 1,000-acres of land (inclusive of rights-of-way, wetlands and stormwater facilities) to be developed for a "Commerce Park" that will have a mixture of industrial, warehousing, distribution, office and limited retail. This will be coordinated with retail and residential uses in order to minimize net external trips outside the boundary of the Activity Center land use							X	• Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered.
~~POLICY 1.7.7.~~ 2.7.6. (cont.)								X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1.

~~POLICY 1.7.7.~~ 2.7.6. (cont.)

area. The following table establishes the maximum intensities of the uses allowed within the Ormond Crossings project. The table reflects the development intensities required by the City of Ormond Beach and Volusia County in order to ensure a viable economic impact to the area.

Ormond Crossing Activity Center Land Use

Land Use	Total Non-Residential Building Area (1)	Dwelling Units
Commerce Park:		
Office	900,000 sq. ft.	
Business Park/Flex Space	350,000 sq. ft.	
Light Industrial	800,000 sq. ft.	
Mini-warehouse	240,000 sq. ft.	
Warehouse	560,000 sq. ft.	
Commercial	200,000 sq. ft.	
Institutional	165,000 sq. ft.	
Elementary School	720 students	
Residential:		2,950

2. The list of uses identified in the previous table reflects the ideal mixture of uses based on current market conditions. The conversion

Modify: X

- Re-numbered

(continued)

- Minor text changes.
- Spelled out acronyms.
- Deleted property owner and referenced Planned Development has been approved.
- Removed “and” at the end of #3E-2c-3 and 4.
- Added “s” to “park” in #3E-2b-2 and to “wetland” in #3E-2c-6.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	of non-residential uses within the Ormond Crossings Activity Center to residential or retail commercial uses is strictly prohibited, but the conversion of non-residential uses to other non-residential use, excluding commercial retail, shall be allowed based on the net impacts of the proposed use on the roads, water, sewer and stormwater utilities. Any conversion to a different use cannot create additional impact on these facilities since these intensities and uses reflect the maximum impacts estimated to be produced by the land use mix shown in the table. The amount of a particular non-residential land use within Ormond Crossings may increase or decrease, provided: A. Aggregate potable water, wastewater and reclaimed water demands of Ormond Crossings shall not exceed the totals proposed for the uses identified in the table above. Any change of land use must address changes to the potable water usage and identify if the potable water capacity allocation under the applicable consumptive use permit is available. B. The intensity within the Business Park shall not exceed 1.0 ~~FAR~~ Floor Area Ratio on any individual building site or an average .35 ~~FAR~~ Floor Area Ratio throughout the entire Business Park. C. The building height shall not exceed 75'. D. Increasing the number of residential units and retail commercial uses is strictly prohibited. E. The change will not increase total offsite traffic impacts from the project (4,551 Net External Peak Hour Trips).								• #3E-1-b added "1" to US1. • Re-numbered
~~POLICY 1.7.7.~~ 2.7.6. (cont.)	3. The development of this mixed-use project shall incorporate focal points of retail, office, residential and open space to create "Town Centers" that will provide a variety of services to corporate, industrial and residential developments located throughout the							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	project. The final development shall incorporate residential uses in urban, suburban and rural settings. Densities shall be established in the Planned Development Orders, but the total number of units allocated to the portion of the Ormond Crossings project in Ormond Beach shall not exceed 2,950 units. There shall be a fixed number of units allowed in the Ormond Beach portion of the project. The final residential densities shall be coordinated with the adjacent uses to ensure compatibility. It is important that the Planned Development use development standards that encourage the use of buffers and clustering of units to ensure that the rural and natural resources of the area are protected. To encourage compact urban development higher density residential uses should be integrated into the office and commercial development occurring within the project. Due to the amount of environmentally sensitive lands located at the southwest portion of the Ormond Crossings Activity Center, west of I-95, near Durance Acres, the use of clustering to establish large tracts of open land for preservation and conservation shall be encouraged. A. Provision of utilities and other urban infrastructure shall be the responsibility of the Developer and shall be coordinated with the adjacent counties and municipalities to ensure efficiency. The City shall work with the Developer to establish a Community Redevelopment Agency that will facilitate the design and construction of a "spine road" that serves as a principal arterial roadway. This roadway shall provide for elevated crossings of the Florida East Coast Railroad and I-95 so as to connect the east and west sides of the project. The road shall span from US1 on the east side of I-95 to over I-95 and terminate at Tymber Creek Road on the west side of I-95. B. The I-95 and US1 corridors provide for valuable inter and intrastate transportation. The visual impact of this project on							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	these two roadways has been identified as a primary concern by the City Commission. The Planned Development zoning development orders shall include specific design standards for the appearance of the project adjacent to these roadways. The plans shall also include an access management plan that protects the efficiency of the roadway by limiting driveway access, limited number of full turning movement intersections and a hierarchy of principal arterial, collector and local roads that feed into US1. C. The project shall provide for a master plan regarding wetland impacts and mitigation. The plan shall also address floodplain issues, such that there is a comprehensive approach to the wetland and flood-prone areas to be impacted by development. The primary purpose is to identify marginal wetland areas that may be developed as well as larger pristine areas that should be protected. The second purpose is to establish a mitigation plan that allows for the transfer of impacts and mitigation that preserves and protects large ecosystems within the project boundary. D. The interim use of the property for silviculture, pasture lands and similar low-intensity agricultural uses shall be allowed. A site will no longer be deemed to be in a bona fide agricultural use after there is an active development proceeding on the site. Active development shall mean a site plan or subdivision application for non-agricultural uses has been reviewed and approved by the City. Intensive agricultural uses such as mining, animal/crop processing or animal holding pens for food production shall not be allowed within the project. Provisions implementing this policy shall be incorporated into the Planned Development zoning.							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed “and” at the end of #3E-2c-3 and 4. • Added “s” to “park” in #3E-2b-2 and to “wetland” in #3E-2c-6. • #3E-1-b added “1” to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	E. The primary goal of the Ormond Crossings development is to provide an opportunity for the development of industrial uses on the east side of I-95 that is integrated with other commercial, office and residential uses. The final outcome is an integrated mixed-use development that provides opportunities for work, home, social/cultural and preservation of natural resources. The following are guidelines to be used in the drafting of the Planned Development rezoning. 1. Accessibility: In regard to the Ormond Crossings project, accessibility is a primary resource to draw ~~both~~ employment-based users. It is understood that market conditions indicated that the development of the property for residential uses can be accomplished quickly. The primary rationale for attempting to diversify the land uses for non-residential uses is to capitalize on the accessibility to truck and rail freight. This provides the area with a strong attraction. In order to assure that the diversity of land uses within this project is realized, the following conditions should be in place: a. Thoroughfares identified to service industrial uses shall be identified through the zoning to Planned Development. These roads shall be designed to accommodate the loading and travel demands of the pending industrial users. Integration with a grid or modified grid system shall be incorporated into the final design to ensure simplicity in movement of truck and passenger vehicles. The integration of multi-modal opportunities shall be developed and incorporated into the design of all development types.							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed “and” at the end of #3E-2c-3 and 4. • Added “s” to “park” in #3E-2b-2 and to “wetland” in #3E-2c-6. • #3E-1-b added “1” to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	b. Integration with non-industrial uses within Ormond Crossings shall be accomplished through a series of collector roads that connect to the proposed arterial roadway that connects US1. c. Residential development shall be laid out such that each neighborhood shall provide pedestrian connectivity throughout the neighborhood to sidewalks, off-street paths and roadways. The integration of multi-modal opportunities shall be developed and incorporated into the design of all development types. d. Commercial and office uses shall provide for vehicular, pedestrian and multi-modal accessibility throughout the development. 2. Land Use Compatibility: The balancing of industrial retail, residential land use with the natural resources within the Ormond Crossings area is the principal concern of the City. The project provides opportunities to attract significant employment-based land uses, as well as opportunities to preserve, protect and enhance significant natural resources. The following guidelines shall be used as additional requirements to Federal, State and Regional regulations: a. Industrial land uses shall be located to minimize potential negative impacts to wetlands and upland systems. The primary location of intensive industrial uses shall be concentrated on the east side of I-95. There are wetlands of varying quality located on this							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	side of I-95. The large cypress dome located near Harmony Road and Pineland Trail should be preserved and integrated into the stormwater management systems. This area also serves as a potential buffer to the residential uses located south of Ormond Crossings. The other significant wetland resources consist of wet prairies and isolated cypress domes. All of this area has been impacted by wildfires and silviculture. The development of industrial uses adjacent to the ~~FEC~~ Florida East Coast railroad shall be done in a fashion that limits negative impacts to those wetland resources that are to be preserved. Preservation shall be through either public ownership or through private ownership with conservation easements granted to the City and other reviewing agencies. b. Traditional retail and industrial uses along the US1 corridor, outside the Activity Center area, shall be allowed, however there shall be sufficient standards to ensure: 1) Architectural and landscaping standards that provide for a coordinated and unified development theme to ensure stability and vitality along the corridor; 2) Integration of public spaces connected to the retail areas such as linear parks, sidewalks and trails to ensure that pedestrian and bicycle traffic can easily access the retail centers; and							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	3) Development of access easements and/or frontage road systems to ensure connectivity between sites and encouraging traffic to remain off of US1. c. Office, Multi-family residential and retail uses shall be encouraged to be developed in a "Town Center". The exact location and size shall be determined by the final conceptual plan for the master plan for the Planned Development zoning, but the following guidelines shall be used to finalize the land use plan: 1) Town centers shall have automobile and pedestrian access from local streets to encourage connection to the adjacent neighborhoods; 2) The development standards for town center shall encourage and include for vertical mixes of uses within the same structure such that residential, office, commercial and parking needs are serviced within one building; 3) The town center mix of uses shall include uses that provide for employment-based uses (office, service centers and administrative facilities) combined with service and daily retail needs to service both the residents within the town center and the adjacent residential neighborhoods; ~~and~~ 4) The use of civic plazas, parks and defined open space shall be used with streetscape treatments and urban design standards to ensure that the							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	built environment addresses the functional and aesthetics needs of the residents and businesses within the town center; ~~and~~ 5) Corporate offices and research and development uses may be located on both sides of I-95 within the Commerce Park. Additionally, these types of uses are appropriate at the interchange of US1 and I-95 and along the US1 and I-95 corridors where the buildings, landscaping and design of the site serve as landmarks identifying the Ormond Crossings project to the public; 6) Wetland communities have been identified and cataloged as part of the Comprehensive Plan amendment process. This has identified the need to preserve and protect significant resources that are located along the City municipal boundary with Flagler County. The primary areas targeted for preservation are the uplands and wetlands located in Flagler County that cross into Ormond Beach at the southwest quadrant of the Ormond Crossings project. There are pockets of isolated wetlands throughout the site. The goal is to use an ecosystems management philosophy of protecting both wetlands and uplands in both Ormond Beach and Flagler County. The final outcome will be large tracts of land preserved through either public ownership or a conservation easement; 7) Public structures/parks shall be integrated on both sides of I-95. The need for approximately							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered

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~~POLICY 1.7.7.~~ 2.7.6. (cont.)	45-acres of additional park land will be needed on the west side of I-95. There is approximately 20-acres needed on the east side of I-95. The City working with the property owner will either purchase or extend impact fees in lieu of credit for some portions of these lands. Additionally, the Volusia County School Board will be required to review and approve the Planned Development to ensure that there are adequate facilities being provided to address the intensification of the residential uses. There are opportunities within the town centers of the project to incorporate recreational, social and educational facilities; 8) The Developer shall deed an elementary school site to the Volusia County School Board, using a deed form acceptable to the City and the School Board, the Developer shall deed this land to the School Board prior to the City issuing building permits for residential development within the Ormond Crossing project. The school site shall contain a minimum of 20 contiguous, reasonably compact useable, upland acres and shall be located proximate to the residential land uses within the Ormond Crossings project. The Developer working with the School Board and the City shall provide for interconnected bicycle and pedestrian trails systems that provide direct access from the residential areas of the project; 9) Archeological Resources shall be protected by requiring that all development be consistent with							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed “and” at the end of #3E-2c-3 and 4. • Added “s” to “park” in #3E-2b-2 and to “wetland” in #3E-2c-6. • #3E-1-b added “1” to US1. • Re-numbered

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Future Land Use Element, February 18, 2025										
		currently adopted standards within the City of Ormond Beach Land Development Code. At a minimum, construction personnel at the Ormond Crossings project shall be notified through posted advisories or other methods of the potential for artifact discoveries and to report suspected findings to the Developer. In the event of discovery of artifacts of historic, archeological or paleontological significance during development of Ormond Crossings, the Developer shall stop construction at the site of discovery and notify the City and the Division of Historical Resources (DHR) of the Florida Department of State. From the date of notification, development shall be suspended within a radius of 100 feet around the site of discovery for a period of 120-days to allow for evaluation of the site. The Developer shall provide proper protection of the discovery to the satisfaction of the Division of Historical Resources ~~DHR~~, Volusia County and the City;									(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. Re-numbered
~~POLICY 1.7.7.~~ 2.7.6. (cont.)		10) The Developer shall provide for affordable housing to persons who are considered to be within the low- and moderate-income levels. Low and moderate income are defined as 60% of ~~AMI~~ Area Median Income to 80% of ~~AMI~~. Area Median Income ~~AMI is Area-wide Median Income.~~ Those units set aside to meet the minimum number units as established in the Planned Development zoning shall be subject to covenants and restrictions to assure the continued affordability of the units;							X	

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
~~POLICY 1.7.7.~~ 2.7.6. (cont.)	11) Energy conservation shall require that all residential construction within the Ormond Crossings Activity Center shall utilize energy saving techniques consistent with the EnergyStar standard for new homes. Non-public and public common facilities, such as community clubhouse buildings, shall follow the elements of sustainable development standard established by appropriate organizations, such as Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition (FGBC). Commercial and Industrial buildings are encouraged to follow these standards to the maximum extent feasible. Additionally, the development shall utilize "dark skies" measures to reduce light pollution, subject to the City's review and approval as based on the latest standards for safety and security; and 12) The Developer shall deed to the City a fire station site, acceptable to the City, containing up to 3 upland acres, which shall be located within a service delivery area acceptable to the City for purposes of providing fire and emergency management services to the Project. The fire station site shall be deeded to the City free of charge, on a form acceptable to the City, and shall be free and clear of liens or encumbrances. The Developer shall convey title to the fire station site to the City within 90 days following a request from the City. The Developer is							X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	responsible for the full cost of construction of the structure and purchase of a pumper and ladder truck, as specified by the City of Ormond Beach Fire Department.								(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. • Re-numbered
~~POLICY 1.7.7.~~ 2.7.6. (cont.)								X	

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
~~POLICY 1.7.7.~~ 2.7.6. (cont.)								X	(continued) • Minor text changes. • Spelled out acronyms. • Deleted property owner and referenced Planned Development has been approved. • Removed "and" at the end of #3E-2c-3 and 4. • Added "s" to "park" in #3E-2b-2 and to "wetland" in #3E-2c-6. • #3E-1-b added "1" to US1. Re-numbered

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
GOAL ~~2.~~ 3. LAND USE COMPATIBILITY	**THE LAND USE ELEMENT SHALL~~,~~ ENSURE THAT LAND USES ARE AVAILABLE IN A COMPATIBLE ARRANGEMENT MAXIMIZINIG EFFICIENCT USE OF PUBLIC INFRASTRUCTURE WHILE MINIMIZING NEGATIVE IMPACTS UPON EACH OTHER. THE CITY SHALL ENSURE ADEQUATE MANAGEMENT OF FUTURE DEVELOPMENT THROUGH THE CONTINUED REVIEW OF EXISTING REGULATONS AND, WHERE NECESSARY, THE GENERATION, ADOPTION AND IMPLEMENTATION OF EFFECTIVE, COMPREHENSIVE, AND EQUITABLE DEVELOPMENT STANDARDS IN ORDER TO FURTHER THE QUALITY OF NEW DEVELOPMENT.**	163.3177						X	Corrected punctuation; removed comma after "shall"; added comma after "EFFECTIVE" and "Comprehensive" Re-numbered.
OBJECTIVE ~~2.1.~~ 3.1. DEVELOPMENT REGULATIONS	**The City's Land Development Code shall include innovative techniques to guide development of land in such a manner as not to reduce reliance upon land use type separation as the sole way of assuring compatibility of various uses. This would include increased landscaping, buffering, fencing (and walls), lighting, signage, and architectural controls.**	163.3177						X	Corrected punctuation; added comma after "signage" Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~2.1.1.~~ 3.1.1.	The City shall adopt and maintain land development regulations that contain specific provisions required to implement the Comprehensive Plan and which at a minimum: a. Regulate the subdivision of land; b. Regulate the use of land and water bodies consistent with this Plan and ensure the compatibility of adjacent land uses; c. Provide for open space; d. Protect the City's natural resources; e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management; f. Protect potable water well fields and aquifer recharge areas; g. Regulate signage; h. Ensure safe and convenient traffic flow on and off site and vehicle parking needs; i. Provide that development orders and permits issued shall not result in a reduction below the Level of Service standards adopted in the Comprehensive Plan; ~~j. Provide for the transfer of development rights;~~ ~~k.~~ j. Contain performance standards for protecting archaeological or historically significant properties or buildings; ~~l.~~ k. Protect against adverse impacts to wildlife and their habitats; and ~~m.~~ l. Provide architectural control regulations for commercial, multi-family and industrial buildings.							X	There are no provisions for the transfer of development rights. Delete letter "j" Re-ordered lettering after deleted line "j" Re-numbered.
POLICY ~~2.1.2.~~ 3.1.2.	Innovative land development regulations, which may include planned developments, mixed-use land use development techniques, form-based							X	Hyphenated "mixed-use"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	regulations, and redevelopment plans for the Downtown Community Redevelopment Area, shall be encouraged where appropriate.								Corrected punctuation; added commas after both "regulations" Re-numbered.
POLICY ~~2.1.3.~~ 3.1.3.	The City shall, through the site plan review process, carefully evaluate potential on-site and off-site environmental impacts and require appropriate buffers and other site design features for development in those areas defined as "Environmentally Sensitive" in Policy 45.1.1. of this Element.							X	Reference to Policy 5.1.1. updated. Re-numbered.
POLICY ~~2.1.4.~~ 3.1.4.	The City shall maintain an on-going, informal program to research and evaluate alternative development controls including performance standards, and solicit input from other planning agencies, private Developers and concerned citizens.							X	Re-numbered.
POLICY ~~2.1.5.~~ 3.1.5.	Where commercial and/or industrial uses abut residential areas, the City shall continue to require the provision of appropriate buffers and establish operational and development standards to reduce or eliminate any negative environmental impacts (e.g., excess noise, odor, or light intrusion) that such commercial uses may generate.							X	Re-numbered.
POLICY ~~2.1.6.~~ 3.1.6.	The City shall periodically review and revise its existing zoning, landscaping, and environmental control regulations to ensure their effectiveness in controlling development activities in compliance with the intent of the Future Land Use Element.							X	Minor text amendment - added the word "Future" Re-numbered.
POLICY ~~2.1.7.~~ 3.1.7.	Existing zoning shall be changed as necessary to be consistent with the Future Land Use Element.							X	Minor text amendment - added the word "Future" Re-numbered.
POLICY ~~2.1.8.~~ 3.1.8.	The City shall review existing strip commercial developments to improve their function, access, appearance, and other aspects that make strip commercial development undesirable, as provided by the non-conforming provisions of the Land Development Code.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~2.1.9.~~ 3.1.9.	Infrastructure and utility structures, such as cellular communication towers, water, sewer, and energy transmission facilities shall be designed and located to minimize adverse visual impacts on the landscape. Utilities shall locate underground to the maximum extent possible.							X	Corrected punctuation; added comma after "sewer" Re-numbered.
POLICY ~~2.2.10.~~ 3.1.10.	The City shall continually review existing zoning regulations to incorporate requirements that would help reduce the impact that a high intensive use would have on a less intensive use.							X	No change to text. Re-numbered.
POLICY ~~2.2.11.~~ 3.1.11.	The City will encourage the elimination and ~~inconsistent~~ inconsistencies with the City's character through its Land Development Code regulations. Uses inconsistent to the Comprehensive Plan shall be brought into conformance with a change of use or when they have been vacant for six months or longer.							X	Modified inconsistent to inconsistencies. Re-numbered.
OBJECTIVE ~~2.2.~~ 3.2. CONCURRENCY	**The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~2.2.1.~~ 3.2.1.	Development orders and permits shall be specifically conditioned on the availability of facilities and services necessary to serve the proposed development, in accordance with the Concurrency Management System.							X	No change to text. Re-numbered.
POLICY ~~2.2.2.~~ 3.2.2.	Future land use designations, requests for rezoning, and development approval shall be coordinated with the availability of adequate facilities and services including, but not limited to, schools, roads, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water and sanitary sewer services, parks and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.							X	Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~2.2.3.~~ 3.2.3.	Require that water supply, production facilities and Consumptive Use Permit (C.U.P.) capacity is available for new site plan and/or subdivision developments, prior to issuance of development orders.							X	Spelled out acronym. Re-numbered.
OBJECTIVE ~~2.3.~~ 3.3. URBAN SPRAWL	**The City shall manage the available supply of developable land by delineating the amount of land and by distributing the types of land uses needed to accommodate growth and development. The City shall, through intergovernmental coordination, discourage urban sprawl by directing urban development to the areas within its urban service area boundaries.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~2.2.1.~~ 3.3.1.	The City shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available.							X	No change to text. Re-numbered.
POLICY ~~2.2.3.~~ 3.3.2.	The City recognizes that the urban growth area must be relatively stable and shall thus resist expansion of the area unless it can be demonstrated that the supply of available land inside the urban boundary will be exhausted within a five-year period.							X	No change to text. Re-numbered.
POLICY ~~2.2.4.~~ 3.3.3.	Future urban development requiring access or connection to public facilities shall be located within the incorporated area or within the designated urban service boundaries in the unincorporated areas established by interlocal agreement.							X	No change to text. Re-numbered.
POLICY ~~2.2.5.~~ 3.3.4.	In order to protect natural resources, new development and redevelopment shall be encouraged to infill existing developed areas.							X	No change to text. Re-numbered.
OBJECTIVE ~~2.4.~~ 3.4. SMART GROWTH	**Future land use designations, requests for rezoning, and development approval shall be in accordance with smart growth principals to foster a sense of community including:** • **Creating a range of housing opportunities;** • **Creating walkable neighborhoods;** • **Encouraging stakeholder collaboration;**	163.3177						X	Corrected punctuation; removed comma after "open space" Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	• **Fostering a sense of place;** • **Promoting mixed land uses;** • **Preserving open space~~,~~ and agricultural and environmentally sensitive lands;** • **Providing a variety of transportation choices;** • **Directing development towards existing public facilities; and** • **Promoting compact building design.**								
POLICY ~~2.4.1.~~ 3.4.1.	Encourage development projects to include homes affordable to a diversity of income ranges.							X	No change to text. Re-numbered.
POLICY ~~2.4.2.~~ 3.4.2.	Ensure opportunities for meaningful stakeholder participation throughout all stages of planning and policy implementation.							X	No change to text. Re-numbered.
POLICY ~~2.4.3.~~ 3.4.3.	Maintain a sense of place by preserving the character of historic districts and areas in the City with a high concentration of locally designated historic properties and cultural resources through preservation, maintenance and rehabilitation of resources to the greatest extent possible.							X	No change to text. Re-numbered.
POLICY ~~2.4.4.~~ 3.4.4.	Maintain a sense of community through the landscaping of parks, recreation areas and medians, as well as the City's greenbelt and gateway preservation overlay district.							X	Corrected punctuation; added comma after "medians". Updated reference to Greenbelt and Gateway Preservation District – Section 2-73 of Land Development Code. Re-numbered.
POLICY ~~2.4.5.~~ 3.4.5.	Encourage a mix of land uses and expand housing choices by developing areas of infill or underutilized vacant land in the downtown.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~2.4.6.~~ 3.4.6.	Direct future growth away from environmentally sensitive areas.							X	No change to text. Re-numbered.
POLICY ~~2.4.7.~~ 3.4.7.	Encourage cluster development which promotes the efficient use of open space and reduces development costs, in areas where services and facilities exist or are planned.							X	Corrected spelling from were to where. Re-numbered.
POLICY ~~2.4.8.~~ 3.4.8.	Expand transportation choices by ensuring an efficient network of roads, sidewalks, and bike paths that are safe for pedestrians, bicyclists and vehicular traffic.							X	No change to text. Re-numbered.
POLICY ~~2.4.9.~~ 3.4.9.	Implement Transit-Oriented Development in accordance with the Transportation Element.							X	Hyphenated "Transit-Oriented" Re-numbered.
POLICY ~~2.4.10.~~ 3.4.10.	Direct development towards existing residential communities and planned growth areas already served by infrastructure, to utilize resources that existing neighborhoods offer, thereby conserving open space and natural resources on the urban fringe.							X	No change to text. Re-numbered.
POLICY ~~2.4.11.~~ 3.4.11.	Promote shared driveway access, shared parking spaces, and coordinated site plan designs to avoid new commercial strip development.							X	No change to text. Re-numbered.
POLICY ~~2.4.12.~~ 3.4.12.	Promote environmental protection, reduced natural resource consumption and energy management into the design and construction of buildings.							X	No change to text. Re-numbered.

<table>
<tr><th rowspan="2">Goals, Objectives, Policies</th><th></th><th colspan="6">Recommended Action</th><th></th></tr>
<tr><th>FL Statute Citation</th><th>Keep</th><th>Delete</th><th>New</th><th>Replace</th><th>Move</th><th>Modify</th><th>Explanation/Modification</th></tr>
<tr><td colspan="9">Future Land Use Element, February 18, 2025</td></tr>
<tr><td>OBJECTIVE ~~2.5.~~ 3.5. COMPREHENSIVE PLAN AMENDMENTS</td><td>The City shall review proposed text and Future Land Use Map amendments based upon state requirements, Volusia ~~County~~ Growth Management Commission regulations, and the Goals, Objectives, and Policies of the City's Comprehensive Plan.</td><td>163.3177</td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Added Growth Management Commission.

Re-numbered.</td></tr>
<tr><td>POLICY ~~2.5.1.~~ 3.5.1.</td><td>The intensity of use in non-residential categories shall be measured by five (5) parameters that are common to the type and character of development that generally prevails in each category. These include percentage of impervious surface or its converse, the amount of open space and landscaping; the height of buildings; the amount of traffic generation; visual impact in terms of aesthetic considerations; and external impacts in the form of odor, noise, glare, vibrations, and air pollution. The following table has been developed to measure intensity levels for non-residential uses.
<table>
<tr><th>Land Use Designation</th><th>Impervious Surface</th><th>Height</th><th>Traffic Generation</th><th>Visual Impact</th><th>Glare Noise Odor</th><th>Total</th><th>Intensity Level</th></tr>
<tr><td>General Commercial</td><td>5</td><td>2</td><td>5</td><td>3</td><td>3</td><td>18</td><td>4</td></tr>
<tr><td>Heavy Commercial</td><td>5</td><td>2</td><td>4</td><td>5</td><td>5</td><td>21</td><td>6</td></tr>
<tr><td>Tourist Commercial</td><td>5</td><td>5</td><td>3</td><td>4</td><td>3</td><td>20</td><td>5</td></tr>
<tr><td>Residential/Office, Retail</td><td>4</td><td>4</td><td>4</td><td>2</td><td>1</td><td>15</td><td>2</td></tr>
<tr><td>Industrial/Utilities</td><td>3</td><td>2</td><td>3</td><td>4</td><td>4</td><td>16</td><td>3</td></tr>
<tr><td>Government/Institutional</td><td>2</td><td>2</td><td>4</td><td>1</td><td>1</td><td>10</td><td>1</td></tr>
</table></td><td></td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Corrected punctuation; added comma after "vibrations"

Re-numbered.

Add word "been".</td></tr>
<tr><td>POLICY ~~2.5.2.~~ 3.5.2.</td><td>The following criteria shall be used in reviewing Comprehensive Plan amendments:
1. Consistency with the Goals, Objectives, and Policies of ~~this~~ the City's Comprehensive Plan.
2. Consistency with state requirements, including ~~9J-5 and~~ Florida Statute requirements.
3. If the amendment is a map amendment, is the proposed change an appropriate use of land.</td><td></td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Removed reference to 9J-5 - was repealed in 2011.

Added "the City's Comprehensive"

Corrected Level-of-Service Standards reference in #4.

Re-numbered.</td></tr>
</table>

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	4. If the amendment is a map amendment, the impacts on the Level-of-Service Standards of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities. 5. If the amendment is a map amendment, impacts to surrounding jurisdictions.								
POLICY ~~2.5.3.~~ 3.5.3.	All Comprehensive Plan amendments shall require the advertising and notification requirements of Florida Statutes and Chapter I, Introduction, Plan Administration of this Comprehensive Plan.							X	No change to text. Re-numbered.
OBJECTIVE ~~2.6.~~ 3.6. SUSTAINABILITY	**Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, to reduce greenhouse gases (GHGs).**	163.3177						X	No change to text. Re-numbered.
POLICY ~~2.6.1.~~ 3.6.1.	The City shall seek opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water ~~and~~ conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant prevention, and environmental improvements.							X	Delete word “and”. Re-numbered.
POLICY ~~2.6.2.~~ 3.6.2.	Develop an Energy Efficiency and Conservation Strategy and an Energy Conservation Master Plan in accordance with the Energy Efficiency and Conservation Block Grant Program to develop City ~~GHGs~~ greenhouse gases emissions baseline data, to set ~~GHG~~ greenhouse gases emission goals and develop strategies to reduce greenhouse gases.							X	Spell out acronyms. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
POLICY ~~2.6.3.~~ 3.6.3.	Promote technology to change and adapt the heating, cooling, insulation, ventilation, and lighting systems of structures to achieve greater energy efficiency.							X	No change to text. Re-numbered.
POLICY ~~2.6.4.~~ 3.6.4.	Encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).							X	No change to text. Re-numbered.
POLICY ~~2.6.5.~~ 3.6.5.	Encourage integration of passive solar design, green roofs, active solar, and other renewable energy sources into development projects through the Land Development Code**.**							X	Corrected punctuation; added comma after "active solar" Re-numbered.
POLICY ~~2.6.6.~~ 3.6.6.	Encourage urban design strategies that maximize use of renewable, sustainable, active, and passive sources of energy design in architecture.							X	Corrected punctuation; added comma after "active" Re-numbered.
POLICY ~~2.6.7.~~ 3.6.7.	Encourage food production for local consumption to reduce ~~VMTs~~ Vehicle Miles Traveled, thereby reducing ~~GHG~~ greenhouse gases, by encouraging farmers markets and community gardens.							X	Spell out acronyms. Re-numbered.
POLICY ~~2.6.8.~~ 3.6.8.	The potential for reducing Vehicle Miles Traveled ~~(VMTs)~~ and ~~GHG~~ greenhouse gases emissions shall be considered in all location and investment decisions for public facilities.							X	Spell out acronyms. Re-numbered.
POLICY ~~2.6.9.~~ 3.6.9.	Promote the redevelopment of brownfield and greyfield sites to reduce ~~VMTs~~ Vehicle Miles Traveled to reduce pressures for greenfield development.							X	Spell out acronyms. Re-numbered.
POLICY ~~2.6.10.~~ 3.6.10.	Support technology and business practices that enable people to reduce ~~VMTs~~ Vehicle Miles Traveled from home to work, including increased flexibility for home office uses.							X	Spell out acronyms. Re-numbered.
POLICY ~~2.6.11.~~ 3.6.11.	Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts, such as the City's Website.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
POLICY ~~2.6.12.~~ 3.6.12.	Encourage design techniques and materials that reduce heat absorption, thereby reducing the heat island effect.							X	No change to text. Re-numbered.
POLICY ~~2.6.13.~~ 3.6.13.	The designated Transportation Concurrency Exception Areas as identified in the Transportation Element and depicted as Figures 6 through 10 in the Future Land Use Map Series, shall also be designated as the City's Energy Conservation Areas.							X	No change to text. Re-numbered.
GOAL ~~3.~~ 4. BUILDING HEIGHT	**THE CITY SHALL MAINTAIN HEIGHT RESTRICTIONS TO PRESERVE THE LOW-RISE CHARACTER OF THE CITY.**							X	No change to text. Re-numbered.
OBJECTIVE ~~3.1.~~ 4.1. HEIGHT LIMITS	**Height limits shall be maintained consistent with the voter approved charter amendments.**							X	No change to text. Re-numbered.
POLICY ~~3.1.1.~~ 4.1.1.	In order to maintain consistency with the 2006 City Charter amendment, there shall be a limitation such that all buildings within the corporate limits of the City of Ormond Beach will not exceed a maximum height of 75' as per the approved 2006 charter amendment.							X	No change to text. Re-numbered.
POLICY ~~3.1.2.~~ 4.1.2.	Any multi-family or nonresidential building taller than seventy-five (75) feet that existed on November 14, 2006, or (ii) the only development order that received final development approval before November 14, 2006, for the construction of a multi-family building over seventy-five (75) feet in height, so long as the development order has not lapsed, expired or been terminated. Any such building may be maintained, repaired, constructed and reconstructed to the same height and within the same building footprint as it existed on November 14, 2006, and in accordance with any applicable development order then in effect, subject to any other applicable federal, state and local laws.							X	No change to text. Re-numbered.
GOAL ~~4.~~ 5. PROTECTION OF NATURAL AND HISTORIC RESOURCES	**THE CITY SHALL ENSURE THAT PLANNING AND DEVELOPMENT POLICIES MANAGE, CONSERVE, AND PROTECT THE NATURAL, SCENIC AND HISTORIC**	163.3177						X	Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
	RESOURCES AND ENVIRONMENTAL QUALITY OF THE CITY.								
OBJECTIVE ~~4.1.~~ 5.1. DEVELOPMENT IN "ENVIRONMENTALLY SENSITIVE" AREAS	**The City shall monitor and review any development that occurs or is proposed to occur in or adjacent to "Environmentally Sensitive" areas to ensure that new development and site management practices are compatible with the ecological function of these areas.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~4.1.1.~~ 5.1.1.	Environmentally sensitive land shall be designated as follows: 1. All areas of the City shown as "Open Space/Conservation" on the Future Land Use Map. 2. All areas proposed for acquisition for conservation (~~e.g.~~ included but not limited to, Conservation and Recreational Lands, Land and Water Conservation Fund, Volusia County Land Acquisition Trust Fund proposal sites). 3. Halifax River and adjacent lands, including wetlands and vegetative buffers. 4. Tomoka River and adjacent lands, including wetlands and vegetative buffers. 5. Intact sand dunes and beach. 6. All creeks or streams, adjacent lands including wetlands and vegetative buffers (e.g., Thompson's, Strickland, Groover, Priest, and Dodson's Creeks; Misner's Branch and the Little Tomoka River). 7. All floodways and flood prone areas. 8. Critical habitat areas for designated flora, fauna, and marine species. 9. Primary aquifer recharge areas.							X	Corrected punctuation; added commas after "lands" in both #s 3 and 4. Modified potential areas for preservation in #2. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Future Land Use Element, February 18, 2025									
	10. Wellfield protection zones of influence associated with municipal wellfields. 11. Areas subject to erosion. 12. Tomoka Marsh Aquatic Preserve and the Tomoka River Manatee Sanctuary.								
POLICY ~~4.1.2.~~ 5.1.2.	The City shall continue planning efforts to more specifically define "Environmentally Sensitive" areas and assist developers in minimizing environmental impacts through location and design measures.							X	No change to text. Re-numbered.
POLICY ~~4.1.3.~~ 5.1.3.	The City shall establish regulations and standards to protect wellfields and their wellfield protection zones of influence, when determined by the St. Johns River Water Management District, from negative impacts.							X	No change to text. Re-numbered.
POLICY ~~4.1.4.~~ 5.1.4.	Any activity proposed in or adjacent to environmentally sensitive lands shall be consistent with the requirements of the appropriate policies of the Comprehensive Plan and City ordinance and any adopted management plans.							X	No change to text. Re-numbered.
POLICY ~~4.1.5.~~ 5.1.5.	The City shall refer, as appropriate, development proposals in or adjacent to environmentally sensitive areas to the respective Federal, State and regional agencies for their review and comment.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~4.1.6.~~ 5.1.6.	The City shall, in conjunction with the Department of Environmental Protection, maintain and review its environmental protection regulations as necessary to protect environmentally sensitive lands within the Tomoka Marsh Aquatic Preserve and shall continue to review development activity to ensure general consistency with the Tomoka Marsh Aquatic Preserve Management Plan.							X	No change to text. Re-numbered.
POLICY ~~4.1.7.~~ 5.1.7.	Dredge ~~spoil~~ material management sites are a public use required for the safe and efficient operation of the Intracoastal Waterway. It is the legislative mandate of the Florida Inland Navigation District (FIND) to provide all lands necessary for the construction, operation and maintenance of the Atlantic Intracoastal Waterway in Florida. Site selection for ~~spoil~~ dredge material management sites are performed by ~~FIND~~ the Florida Inland Navigation District in conformance with their legislative mandate. Site inventories as part of ~~FIND'S~~ the Florida Inland Navigation District's ~~annual~~ public facilities report shall be submitted to the City ~~annually starting with the 1998 annual report~~ as directed by Section 189.08, Florida Statutes.							X	Informed by Florida Inland Navigation District representative that the term "spoil sites" are no longer used. Other changes are updated as recommended by Florida Inland Navigation District. Spell out acronyms Re-numbered.
POLICY ~~4.1.8.~~ 5.1.8.	The City shall be notified by the Florida Department of Environmental Protection when ~~FIND~~ the Florida Inland Navigation District submits a permit for a new or modified ~~dredge spoil site~~ Dredged Material Management Area. The City Commission may submit comments to the Florida Department of Environmental Protection regarding the consistency/inconsistency of the permit application with the City's Comprehensive Plan compatible with the provisions of Chapter 403.973~~(24)(a)~~, Florida Statutes.							X	Updated as recommended by Florida Inland Navigation District. Spelled out acronym. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~4.1.9.~~ 5.1.9.	~~No new spoil islands shall be developed except when showing that their development is in the public interest and a hardship would result if the development is not authorized consistent with Rule 18.012, Florida Administrative Code.~~ The City will continue to work with the Florida Inland Navigation District and the U.S. Army Corps of Engineers to maintain the Intracoastal Waterway for the benefit of its citizens and visitors and seek opportunities for the beneficial re-use of dredge material.							X	Updated as recommended by Florida Inland Navigation District. Re-numbered.
~~POLICY 4.1.10.~~	~~Proposals for the public development of spoil islands within the City of Ormond Beach should receive public comments through a public hearing conducted within the City limits of Ormond Beach, consistent with Rule 18.012, Florida Administrative Code.~~			X					There are no spoil islands within the City of Ormond Beach limits for public development so this policy should be deleted.
~~POLICY 4.1.11.~~	~~Unauthorized structures that have been constructed on spoil islands shall be removed in a manner consistent with Rule 18-21.012, Florida Administrative Code~~.			X					There are no spoil islands within the City of Ormond Beach limits so this policy should be deleted.
POLICY ~~4.1.12.~~ 5.1.10.	The City of Ormond Beach adopts and incorporates the Ormond Scenic Loop & Trail vision statement and map series in the Future Land Use Element as included in the adopted Ormond Scenic Loop & Trail Corridor Management Plan.							X	No change to text. Re-numbered.
OBJECTIVE ~~4.2.~~5.2. FLOOD CONTROL AND STORMWATER RUNOFF	**Through the provisions of the Land Development Code, the City shall manage development to minimize flood damage and runoff from development to lessen the potential degradation of the City's surface water bodies, as per the intent of the Conservation, Coastal Management and Utilities Elements of the City's Comprehensive Plan.**	163.3177						X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~4.2.1.~~ 5.2.1.	The City shall review all development plans to ensure that development is consistent with the City's ~~Flood Damage Control~~ Floodplain Management and Protection, Surface Water Runoff Control, and Wetlands Protection provisions in the Land Development Code and the Comprehensive Plan, and that all practical and feasible measures have been incorporated to minimize flood damage potential.							X	Updated the LDC section title.
POLICY ~~4.2.2.~~ 5.2.2.	The City shall use detailed area-wide drainage plans to reduce flooding potential and minimize direct discharge of stormwater runoff into surface water bodies. The City shall cooperate with Volusia County and adjoining communities in this effort.							X	No change to text. Re-numbered.
POLICY ~~4.2.3.~~ 5.2.3.	Wherever feasible, the viability of natural drainage systems shall be maintained to prevent potential flooding problems and costly structural water control measures.							X	No change to text. Re-numbered.
POLICY ~~4.2.4.~~ 5.2.4.	On an ongoing basis, the City shall update its mapping of flood prone areas to include an inventory of existing land uses, structures susceptible to damage and flooding, and an inventory of flood water conveyance structures and features. The update shall be incorporated into the Comprehensive Plan Update and shall further inventory and analyze future land uses proposed for flood prone areas to determine the suitability of such uses.							X	No change to text. Re-numbered.
OBJECTIVE ~~4.3.~~5.3. PRESERVATION OF NATURAL FLORA AND FAUNA	**The City shall encourage Developers to incorporate, to the extent feasible, retention of natural vegetation in project design and ensure that significant aesthetic and natural features are not destroyed.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~4.3.1.~~ 5.3.1.	All new developments shall be reviewed for potential adverse environmental impacts.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~4.3.2.~~ 5.3.2.	The City shall maintain on-going programs that identify and preserve unique aesthetic and natural features.							X	No change to text. Re-numbered.
OLICY ~~4.3.3.~~ 5.3.3.	The City shall, in cooperation with Volusia County, monitor and analyze surface water quality in the Tomoka River and Halifax River. The City shall take remedial action and adopt new regulations, as appropriate to maintain or improve its quality.							X	No change to text. Re-numbered.
OBJECTIVE ~~4.4.~~ 5.4. COORDINATION WITH NATURAL RESOURCES	**The density and intensity of future land uses and any proposed development activity shall be coordinated with the natural conditions of the area, including topography, drainage, and soil conditions in order to maintain and protect vital natural functions and environmentally sensitive areas.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~4.4.1.~~ 5.4.1.	Review land use change and development approval requests for potential impact on natural conditions and for consistency with the environmental protection requirements of the Surface Water Runoff Control, Wetlands Protection, and Floodplain Management and Protection ~~Damage Control~~ Ordinances and with the Utilities, Coastal Management and Conservation Elements of the Comprehensive Plan.							X	Updated the title of Ordinance. Re-numbered.
POLICY ~~4.4.2.~~ 5.4.2.	Encourage the use of cluster development or innovative design measures to ensure the protection of natural resources.							X	No change to text. Re-numbered.
POLICY ~~4.4.3.~~ 5.4.3.	The City shall update its Land Development Code, as necessary, to maintain specific and detailed provisions which regulate the use of land and water bodies consistent with the Comprehensive Plan and to ensure the compatibility of such uses with the natural resources of the community.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~4.4.4.~~ 5.4.4.	The location, development, and significance of topography, vegetation, wildlife habitat, flood hazard, the 100-year flood area, and soils for a particular site will be determined during the development review process from information required to be submitted to the City, in accordance with the criteria of Environmental Assessment Reports and that criteria of the relative ordinances for tree protection, wetlands protection, stormwater management, and ~~flood damage control~~ floodplain management and protection. This shall include recordation of Federal Emergency Management Administration (FEMA) flood zone designations on site plans and plats.							X	Updated the term "floodplain management and protection" instead of "flood damage control" for consistency. Re-numbered.
OBJECTIVE ~~4.5.~~ 5.5. SIGNIFICANT HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES	**The City shall continue to maintain land development regulations that identify, designate, and protect historical resources.**	163.3177						X	Updated language consistent with Cultural and Historical Resources Element. Re-numbered.
POLICY ~~4.5.1.~~ 5.5.1.	The City shall maintain the ~~Local~~ Ormond Beach Historic Landmark List and continue to identify and designate historically significant sites and buildings.							X	Update language consistent with LDC 2-71(k). Re-numbered.
POLICY ~~4.5.2.~~ 5.5.2.	The City shall continue to implement the historic preservation ordinance that protects historic landmarks from alteration or demolition, and apply it to historical, architectural, archaeological, and paleontological resources in accordance with the Cultural and Historical Resources Element.							X	Updated language consistent with Cultural and Historical Resources Element Added comma after "archaeological" Re-numbered.
OBJECTIVE ~~4.6.~~ 5.6. ENVIRONMENTAL CORE OVERLAY	**To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Ormond Beach.**	163.3177						X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~4.6.1.~~ 5.6.1.	To support the protection and enhancement of environmentally sensitive corridors, wildlife habitat, connected wetlands, and natural hydrologic functions throughout Volusia County and the City of Ormond Beach, the city adopts the Environmental Core Overlay or "ECO" Map as ~~a component~~ Figure 13 of the Future Land Use Map series.							X	Added reference to Figure 13. Re-numbered.
POLICY ~~4.6.2.~~ 5.6.2.	The City supports the adopted smart growth goals, objectives and policies of ~~the~~ Volusia County's Comprehensive Plan and will actively participate with Volusia County and local jurisdictions in the further development of policies that serve to manage future development that occurs within developable tracts of the adopted ~~ECO~~ Environmental Core Overlay Map.							X	Added "Volusia" before County's. Spell out acronym. Re-numbered.
POLICY ~~4.6.3.~~ 5.6.3.	Where land is partially or fully within ~~ECO~~ the Environmental Core Overlay, proposed development activities shall be encouraged to utilize innovative and flexible land development and planning techniques ~~such as transfer of development rights~~.							X	Spell out acronym. No provisions of transfer of development rights. Re-numbered.
GOAL ~~5.~~6. ANNEXATION	**THE CITY PROVIDES UTILITY SERVICE BEYOND IT'S MUNICIPAL LIMITS AND SHALL REQUIRE THAT ANY CONNECTION TO THE CITY UTILITY SYSTEM EITHER ANNEX INTO THE CITY OR ENTER INTO AN ANNEXATION AGREEMENT IF NOT CONTIGUOUS FOR UTILITY SERVICE.**	163.3177						X	No change to text. Re-numbered.
OBJECTIVE ~~5.1.~~6.1. ANNEXATION	**Newly annexed areas and new development shall not impose additional tax burdens on City residents or adversely impact City managed natural resources, public facilities and services, including potable water, sanitary sewer, drainage, solid waste, parks and recreation, and cultural facilities. Future land uses shall be located consistent with the provision of public facilities and services.**	163.3177						X	Corrected punctuation; added comma after "recreation" Re-numbered.
POLICY ~~5.1.1.~~ 6.1.1.	Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	owners may apply for more intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.								
POLICY ~~5.1.2.~~ 6.1.2.	The cost of off-site water and sewer trunk lines shall be borne by the Developer with reimbursements limited to the amount specifically provided for in the ~~impact~~ connection fee structure for such areas.							X	Change impact to connection fee. Re-numbered.
POLICY ~~5.1.3.~~ 6.1.3.	~~Impact~~ Connection fee districts shall be established with the ~~impact~~ connection fee rate structure reflective of the availability or non-availability of a trunk line system. The plant ~~impact~~ connection fee shall be paid on the same basis as the remainder of the City, even where development is converted from on-site to City systems.							X	Change impact to connection fee. Take underline out from comma in policy #. Re-numbered.
POLICY ~~5.1.4.~~ 6.1.4.	Water and/or sewer service ("city utilities") may be provided to property or areas outside of the city's municipal boundaries that are considered suitable for annexation, as follows: 1. For property that is contiguous to the city's municipal boundaries and that meets other legal requirements for annexation, the property owner must annex the property prior to or concurrent with connection to the city's utilities. 2. Except as otherwise provided in paragraph 6 of this policy, the property owner executes and records an agreement to annex at the time the property is contiguous to the city's municipal boundaries and meets all other legal requirements for annexation. 3. If connection to city utilities is necessary to develop the property, the proposed development is found to be generally consistent with the goals and policies of the ~~SLDR~~ Suburban Low Density Residential ~~district~~ land use category or other appropriate land use designation. 4. The proposed development is contiguous to a water and/or sewer service area.							X	Minor text amendment. Added N. US 1 MSA amendment dates. Added the renewal of the ISBA completed (August 2024). Spelled out DRI on item "d" Re-numbered.

5. As otherwise provided by an interlocal agreement between the city and a governmental entity.

6. As otherwise provided for properties in a utility service area established by the city commission; such utility service areas include at the present time but are not necessarily limited to the following:

   a) North Peninsula Water District (Ormond-By-The-Sea) established in 1979 by Ordinance 79-45 (Article 1, Division 3, Chapter 22, Code of Ordinances). Neither annexation nor an annexation agreement shall be required for connection to city utilities; and for properties with existing annexation agreements, annexation shall not be compelled without the consent of the property owner at the time of annexation.

   b) West Ormond Utilities District established in 1989 by Ordinance 89-43 (Article VI, Chapter 22, Code of Ordinances). Annexation or an annexation agreement shall be required as conditions to connect to city utilities.

      a) c) North U.S. Highway 1 Interlocal Planning and Municipal Service Area established in 2014 by Ordinance 2014-27 recorded on August 28, 2014, at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida. (Article VII, Chapter 2, Land Development Code). The Interlocal Service Boundary Agreement was amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida for the first amendment related to the Plantation Oaks project. The Interlocal

Service Boundary Agreement was amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida for the second amendment related to the RidgeHaven project. The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County. Annexation or an annexation agreement shall be required as conditions to connect to city utilities within the North U.S. Highway 1 Interlocal Planning and Municipal Service Area.

d) Hunter's Ridge-Flagler County ~~DRI~~ Development of Regional Impact Service Area established in 2016 by Ordinance 2016-25 (Article IV, Chapter 22, Code of Ordinances). The properties in this service area are situated in Flagler County; therefore, the city's utility connection policy that would otherwise require a property owner to annex or to execute an annexation agreement shall not apply.

e) As may be provided in other utility service areas that are established after the adoption of this policy.

7. Except as otherwise provided in this policy, connection to city utilities shall be deemed to be consent to annexation.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~5.1.5.~~ 6.1.5.	Proposed developments in annexed areas that are not located in close proximity to water and sewer infrastructure may be allowed to provide interim on-site water and sewer infrastructure, provided that all necessary State permits are secured; the development is dry-lined and all related infrastructure is in place to ensure future connection to the City system when available. To facilitate connection, ~~impact~~ connection fees shall be prepaid, bonded for, or otherwise guaranteed in a manner acceptable to the City.							X	Changed impact to connection fee. Re-numbered.
POLICY ~~5.1.6.~~ 6.1.6.	New development shall be encouraged to provide on-site amenities commensurate with their projected populations including common open space, recreation facilities including game courts, swimming pools, community centers, and tot-lots.							X	Corrected punctuation; added comma after "centers" Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~5.1.7.~~ 6.1.7.	The City shall cooperate with ~~the~~ Volusia County in establishing urban service areas as appropriate for police, fire, recreation, cultural and other activities and centers so that appropriate ~~impact~~ connection fees can be paid or bonded for development in the unincorporated area that may be annexed to the City, or such funds transferred to the City where the impact fee had previously been collected by Volusia County.							X	Added "Volusia" before County. Changed impact to connection fee. Re-numbered.
POLICY ~~5.1.8.~~ 6.1.8.	The City shall not reject annexation requests of strip commercial uses based solely on their design or functionality.							X	No change to text. Re-numbered.
POLICY ~~5.1.9.~~ 6.1.9.	All new development proposing the use of interim package plants shall occur in an orderly and economical manner, with those areas having the greatest combined complement of urban public facilities and services receiving development first. New land areas will be staged for urbanization in a contiguous manner that minimizes additional public investments.							X	No change to text. Re-numbered.
GOAL ~~6.~~7. PLANNING PROCESS	**CONTINUE TO IMPLEMENT A PERMANENT AND EFFECTIVE LOCAL LAND USE PLANNING PROCESS, BASED ON SOUND PROFESSIONAL PLANNING PRINCIPLES AND THE DESIRES OF THE CITIZENRY TO GUIDE THE FUTURE DEVELOPMENT OF THE CITY TO ENSURE THE HIGHEST QUALITY OF LIFE POSSIBLE FOR ALL EXISTING AND FUTURE RESIDENTS.**	163.3177						X	No change to text. Re-numbered.
OBJECTIVE ~~6.1.~~ 7.1. PUBLIC PARTICIPATION	**The City should continue to provide adequate opportunity for citizen initiative and participation in the planning process. This shall include notification procedures appropriate to the planning issue**.	163.3177						X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY ~~6.1.1.~~ 7.1.1.	The City, through the City Commission, the Planning Department, and advisory boards, shall continue to solicit public input and involvement in all areas of planning.							X	No change to text. Re-numbered.
POLICY ~~6.1.2.~~ 7.1.2.	The City Commission and the Planning Department shall continue and, where necessary, improve and initiate measures to increase citizen awareness concerning planning issues.							X	No change to text. Re-numbered.
OBJECTIVE ~~6.2~~7.2. COORDINATION OF POPULATION WITH HURRICANE EVACUATION PLANS	**New development and coastal area population densities shall be coordinated with the local peacetime emergency management plan and any other interagency hurricane evacuation plans.**	163.3177						X	No change to text. Re-numbered.
POLICY ~~6.2.1.~~ 7.2.1.	New development shall be managed so that public facility and service needs required to meet adopted hurricane evacuation times and needs ~~as~~ are maintained at the adequate level-of-service.							X	Minor text amendment. Re-numbered.
POLICY ~~6.2.2.~~ 7.2.2.	All requests for rezoning and land uses changes shall be considered in coordination with the criteria of the City's Coastal Management Element and the Volusia County Comprehensive Emergency Management Plan.							X	Minor text amendment. Re-numbered.
GOAL ~~7.~~ 8. DOWNTOWN COMMUNITY REDEVELOPMENT AREA	**THE DOWNTOWN MASTER PLAN UPDATE WAS ADOPTED BY THE CITY COMMISSION ON ~~SEPTEMBER 18, 2007~~ OCTOBER 1, 2019. COVERING THE AREA BETWEEN ORCHARD STREET AND THE OCEAN AND BETWEEN LINCOLN AND TOMOKA AVENUES~~,~~:~~ THE PLAN REPRESENTS THE CITIZENS' VISION FOR REDEVELOPMENT AND GROWTH. THE VISION ENCOMPASSES THE FOLLOWING THEMES.** • **ECONOMIC DEVELOPMENT – FOSTER A SUCCESSFUL AND ATTRACTIVE PEDESTRIAN ORIENTED DOWNTOWN RETAILING PLACE;**	163.3177						X	Downtown Master Plan was updated in 2019 so text is appropriately revised. Re-numbered.

Goals, Objectives, Policies	FL Statute Citation	Recommended Action						Explanation/Modification
		Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025								
• SENSE OF PLACE & APPEARANCE – PROMOTE A SENSE OF PLACE AND PHYSICAL PRESENCE; • ARTS & CULTURE – ENHANCE "COMMUNITY" UTILIZING THE ARTS AND DOWNTOWN'S CULTURAL ASSETS; • ~~MAXIMIZE THE WATERFRONT AS AN ASSET FOR REDEVELOPMENT~~; • TRANSPORTATION & CIRCULATION – RECLAIM GRANADA BOULEVARD AS A SHARED PUBLIC REALM; • RESIDENTIAL NEIGHBORHOODS – PRESERVE AND ENHANCE RESIDENTIAL NEIGHBORHOODS; • STANDARDS & REGULATIONS – CREATE A SUPPORTIVE REGULATORY ~~ENVIRONMENT~~ AND GOVERNMENTAL STRUCTURE THAT ENABLES POSITIVE REINVESTMENT; ~~AND~~ • ~~HAVE A BIAS FOR ACTION.~~ ENSURING THE VISION – COMMIT TO A STRATEGY OF ACTION ORGANIZED AROUND PROJECTS AND CHAMPIONS TO GET RESULTS. • RECREATION & OPEN SPACE – MAXIMIZE THE USE OF AVAILABLE OPEN SPACE FOR COMMUNITY ENJOYMENT; AND • ENVIRONMENTAL SUSTAINABILITY – FOSTER AN ENVIRONMENTALLY CONSCIOUS COMMUNITY; THE PLAN ADDRESSES A WIDE RANGE OF ISSUES INCLUDING INFILL DEVELOPMENT, RECREATION, LAND DEVELOPMENT REGULATIONS, PUBLIC ART,								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	STREETSCAPE IMPROVEMENTS, AND PUBLIC PARKING. FUTURE DEVELOPMENT, REDEVELOPMENT, AND CITY CAPITAL INVESTMENT IN THE REDEVELOPMENT AREA SHALL BE CONSISTENT WITH THE MASTER PLAN, AS AMENDED.								
OBJECTIVE ~~7.1.~~ 8.1. DEVELOPMENT AND REDEVELOPMENT REGULATIONS	**Acknowledging that development and redevelopment in the Downtown Community Redevelopment Area is unique based on its location, history, and existing development pattern, the City shall continue developing regulations that promote development consistent with the recommendations of the adopted Downtown Master Plan.**							X	Added "Downtown" before Master Plan. Re-numbered.
POLICY 7~~.1.1.~~ 8.1.1.	The City shall utilize a Form Based Code to implement the vision stated in the adopted ~~2007~~ Downtown Redevelopment Master Plan.							X	Delete date. Re-numbered.
POLICY 7~~.1.2.~~ 8.1.2.	The Ormond Beach Community Redevelopment Area through the adoption of the ~~2007~~ Downtown Redevelopment Master Plan for the Downtown Overlay District has established a Form Based Code that places an emphasis on the relationship between the street and buildings, pedestrian and vehicles, public and private spaces, and the relationship between multiple buildings, a block, a neighborhood, and transitions in scale.							X	Delete date. Corrected punctuation; added comma after "neighborhood" Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 7~~.1.3.~~ 8.1.3.	In the Downtown Redevelopment Area only, building orientation for vacant sites shall be close to the street with "build to" lines at the front setback line. Main entrances should face the street or the street corner when located along two streets and parking shall be located to the rear of the building.							X	No change to text. Re-numbered.
POLICY 7~~.1.4.~~ 8.1.4.	In accordance with the adopted ~~2007~~ Downtown Redevelopment Master Plan, new development and redevelopment shall be incentivized by providing alternative parking provisions to include: • Off-site parking facilities; • Parking reductions due to transit availability; • Parking waivers for smaller tenant spaces; and • Shared parking between day and evening users.							X	Delete date. Re-numbered.
POLICY 7~~.1.5.~~ 8.1.5.	New developments which build residential medium or high-density infill housing, either as stand-alone or incorporated into mixed-use projects, are encouraged and shall take priority in financial assistance from the City.							X	Corrected punctuation; hyphenated mixed-use and added comma after "projects" Re-numbered.
POLICY 7~~.1.6.~~ 8.1.6.	The Land Development Code shall be ~~amended and~~ maintained to allow urban style signage within the commercial areas of the Downtown Community Redevelopment Area stressing wall, canopy, and projecting signs as opposed to pole and ground signage.							X	No change to text. Re-numbered.
POLICY 7~~.1.7.~~ 8.1.7.	New Development and redevelopment within the Downtown and Beachside districts where the building is substantially removed (>50% of floor area), the building shall be set at the build-to-line. ~~ROW~~ A Right-of-Way (ROW) dedication or a private easement for increased sidewalk shall be required. Development may be placed behind the build-to-line if an outdoor café or courtyard is planned or with approval by the City Commission.							X	Amendment to add the Downtown and Beachside Districts and require City Commission approval if building outside the build to line. Spelled out "Right-of-Way" (ROW).

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
									Re-numbered.
POLICY 7~~.1.8.~~ 8.1.8.	To promote development and redevelopment within the Downtown, the City shall pursue a downtown stormwater conceptual permit from St. John~~'~~s River Water Management District as an alternative to individualized stormwater retention and treatment.							X	Remove apostrophe from Johns. Re-numbered.
POLICY 7~~.1.9.~~ 8.1.9.	The City shall include incentives in the development review process to encourage upper story residential development with supporting uses such as ground floor retail and office development.							X	No change to text. Re-numbered.
OBJECTIVE ~~7.2.~~ 8.2. PUBLIC INVESTMENT	**The City shall utilize Tax Increment Financing to develop infrastructure and capital projects to further the Redevelopment Plan.**							X	No change to text. Re-numbered.
POLICY 7~~.2.1.~~ 8.2.1.	The City shall pursue the underground placement of utilities where deemed financially feasible within the Downtown Community Redevelopment Area.							X	No change to text. Re-numbered.
POLICY 7~~.2.2.~~ 8.2.2.	The City shall evaluate stormwater needs in the Downtown Community Redevelopment Area and implement a program of public retention areas to support intensive redevelopment of existing sites whenever practical.							X	No change to text. Re-numbered.
POLICY 7~~.2.3.~~ 8.2.3.	Financial assistance programs shall be designed and implemented to further the implementation of the vision expressed in text and renderings contained in the Downtown Redevelopment Master Plan.							X	Added "Downtown" for clarification of Plan. Re-numbered.
POLICY 7~~.2.4.~~ 8.2.4.	The City shall continually assess and implement a streetscape program along Granada Boulevard and other major roadways in the Downtown Community Redevelopment Area. The streetscape program should include street trees, decorative pavers and lighting, way-finding signage, and street furniture.							X	No change to text. Re-numbered.
POLICY 7~~.2.5.~~ 8.2.5.	The City shall continue to review and improve the public park facilities in the Downtown Community Redevelopment ~~a~~ Area and provide a full range of recreational opportunities, such as fishing, tot lots, performance, and festival areas.							X	Added Downtown Community for clarification. Corrected punctuation; added comma after "performance"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
									Re-numbered.
POLICY 7~~.2.6.~~ 8.2.6.	The City shall utilize a portion of the Tax Increment Financing funds to provide continued maintenance of public streetscape improvements within the Downtown Community Redevelopment Area.							X	No change to text. Re-numbered.
POLICY 7~~.2.7.~~ 8.2.7.	The City shall continue to work with organizations such as Ormond MainStreet, the Chamber of Commerce, and the Ormond Memorial Art Museum, as ~~will~~ well as business and property owners to implement capital projects in Downtown Master Plan Update.							X	Corrected spelling from will to well. Re-numbered.
POLICY 8.2.8.	The City should promote public art within the Downtown Community Redevelopment Area per the Downtown Public Art Master Plan.				X				Implementation of public art per the Public Art Master Plan (currently underway).
OBJECTIVE ~~7.3.~~ 8.3. PARKING	**The City shall encourage the shared parking of private parking lots, public on-street parking, and public parking lots within the Downtown Community Redevelopment Area.**							X	No change to text. Re-numbered.
POLICY 7~~.3.1.~~ 8.3.1.	The City shall pursue a market-based approach to required off-street parking in the Downtown Overlay District. Off-street and on-site parking is permitted, but public parking may be counted towards the parking requirement provided such parking is within the downtown pedestrian walking shed distance.							X	Added and after "Off-street" Re-numbered.
POLICY 7~~.3.2.~~ 8.3.2.	The City shall establish pedestrian sheds denoting walkability between existing public, offsite parking lots, and destination points within the Downtown Overlay District.							X	Corrected punctuation; added commas after "public" and "lots". Re-numbered.
POLICY 7~~.3.3.~~ 8.3.3	The City shall provide additional public parking in the Downtown Overlay District when it is determined through parking studies that parking demand exceeds parking supply.							X	No change to text. Re-numbered.
POLICY 7~~.3.4.~~ 8.3.4.	The Land Development Code shall be maintained to allow for parking waivers in the Downtown Community Redevelopment Area, utilization							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
	of public lots for commercial parking calculations, and shared private parking lots.								
POLICY 7~~.3.5.~~ 8.3.5.	While on-street parking along Granada Boulevard within the Downtown Community Redevelopment Area is regulated by the Florida Department of Transportation, the City's desire is to maintain existing on-street parking and expand where possible.							X	No change to text. Re-numbered.
POLICY 7~~.3.6.~~ 8.3.6.	Wherever possible, local roads within the Downtown Community Redevelopment Area ~~redevelopment area~~ shall provide on-street parking.							X	Updated to Downtown Community Redevelopment Area for consistency. Re-numbered.
POLICY 7~~.3.7.~~ 8.3.7.	The City shall continually identify opportunities to provide public parking where demand exceeds supply within the Downtown Community Redevelopment Area.							X	No change to text. Re-numbered.
OBJECTIVE ~~7.4.~~ 8.4. ENERGY MANAGEMENT PRACTICES	**Promote effective energy management practices in the downtown ~~community~~ redevelopment community area**.							X	Delete word "community". Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 7~~.4.1.~~ 8.4.1.	Encourage an urban design pattern in redevelopment areas, where appropriate, that will reduce vehicle miles travel~~led~~ among trip destinations.							X	Re-numbered.
POLICY 7~~.4.2.~~ 8.4.2.	Continue developing new regulations to the land development code that will support the development of energy efficient infill and redevelopment of commercial and industrial areas.							X	No change to text. Re-numbered.
GOAL ~~8.~~ 9. ECONOMIC DEVELOPMENT	**TO PROMOTE AND SUPPORT POSITIVE ECONOMIC PROSPERITY BY CONDUCTING STRATEGIC ACTIVITIES DESIGNED TO EXPAND AND DIVERSIFY THE EXISTING ECONOMY AND CREATE ADDITIONAL EMPLOYMENT AND INVESTMENT OPPORTUNITIES.**							X	No change to text. Re-numbered.
OBJECTIVE ~~8.1.~~ 9.1. BALANCED ECONOMIC GROWTH	**The City shall implement economic development using a number of strategies including a Strategic Economic Development Plan designed to encourage investment in Ormond Beach and by being proactive in business retention, expansion, and attraction.**							X	No change to text. Re-numbered.
POLICY 8~~.1.1.~~ 9.1.1.	The City shall maintain a working relationship with the Ormond Beach business community and update economic development assistance programs as necessary.							X	No change to text. Re-numbered.
POLICY 8~~.1.2.~~ 9.1.2.	The City shall continually work to expand the Ormond Beach non-residential tax base and other revenue sources.							X	No change to text. Re-numbered.
POLICY 8~~.1.3.~~ 9.1.3.	The City shall continue economic investment activities that provide financial incentives for business expansion and development that creates livable wage jobs for its residents.							X	No change to text. Re-numbered.
POLICY 8~~.1.4.~~ 9.1.4.	The City shall continue to collect, analyze and disseminate relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 8~~.1.5.~~ 9.1.5.	The City shall coordinate marketing strategies to attract regional, national, and international companies to the City.							X	No change to text. Re-numbered.
POLICY 8~~.1.6.~~ 9.1.6.	The City shall identify and recruit industries involved in the "Green" sustainable energy related research, development, and manufacturing industries.							X	No change to text. Re-numbered.
POLICY 8~~.1.7.~~ 9.1.7.	The City shall continue to partner with Volusia County and the Ormond Beach Chamber of Commerce to promote economic development within Ormond Beach.							X	No change to text. Re-numbered.
POLICY 8~~.1.8.~~ 9.1.8.	The City shall consider the impacts on neighborhoods and environmental protection as well as job and tax base growth when evaluating proposed development classified as heavy industrial.							X	No change to text. Re-numbered.
POLICY 8~~.1.9.~~ 9.1.9.	The City shall seek new business locations and existing business expansions that are compatible with the City's land use plans and policies.							X	Changed the word "see" to "seek" Make location plural and make expansion plural. Re-numbered.
OBJECTIVE ~~8.2.~~ 9.2. BUSINESS RECRUITMENT, REDEVELOPMENT AND FUTURE BUSINESS CENTERS	**The City shall ensure a sufficient amount of commercial and light industrial properties available for business recruitment and to work with property owners to redevelop vacant and underutilized properties in Ormond Beach.**							X	No change to text. Re-numbered.
POLICY 8~~.2.1.~~ 9.2.1.	The City shall promote and create financial and other incentives for redevelopment of the downtown~~, community~~ redevelopment areas, considering in particular opportunities for adaptive reuse and for small business on infill sites.							X	Adjusted text. Re-numbered.
POLICY 8~~.2.2.~~ 9.2.2.	The City shall continually attract new industries to locate at the Ormond Beach Municipal Airport and Airport Business Park and other industrial parks in the City.							X	No change to text. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
POLICY 8~~.2.3.~~ 9.2.3.	The City shall assist development to understand and use the Brownfields Redevelopment Program to encourage redevelopment of areas with real and/or perceived environmental contamination.							X	No change to text. Re-numbered.
POLICY 8~~.2.4.~~ 9.2.4.	The City shall continue to review and update land development regulations that encourage the redevelopment of areas of the City (such as the Downtown ~~CRA~~ Community Redevelopment Area, US1, and SRA1A) that have existing infrastructure and are vacant or underutilized.							X	Spelled out CRA. Re-numbered.
OBJECTIVE ~~8.3.~~ 9.3. PLANNING FOR ECONOMIC DEVELOPMENT	**The City should plan for business retention, redevelopment, and attraction as part of economic development.**							X	Add text. Re-numbered.
POLICY 8~~.3.1.~~ 9.3.1.	All City departments shall program funding for the maintenance and expansion of infrastructure necessary for business attraction in all areas of the city.							X	No change to text. Re-numbered.
POLICY 8~~.3.2.~~ 9.3.2.	All City development-related departments shall regularly evaluate development review procedures to ensure that they are efficient. Inefficient programs and procedures shall be modified consistent with Smart Growth principles to provide certainty in the process with review and approval at the lowest possible level.							X	No change to text. Re-numbered.
POLICY 8~~.3.3.~~ 9.3.3.	The City shall regularly evaluate the demand for land designated for economic activity, ~~and~~ the availability and location of land suited for economic development activities, and opportunities for revitalization and reuse.							X	Removed the first occurrence of the word “and” Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
~~TABLE 1~~	**TABLE 1** **PERCENTAGE OF DISTRIBUTION OF LAND ACCORDING TO LAND USE DESIGNATION** Source: City of Ormond Beach Planning Department and GIS Division Note: 2008 excludes 2,204 acres of water and roads within City limits. Total gross area of the City in 2008 is 22,919 areas.						X		Move to end of element. Update to include 2024 distribution.

LAND USE DESIGNATION	1988		1995		2008	
	Area (acres)	% of Total	Area (Acres)	% of Total	Area (acres)	% of Total
Residential	3,752	44%	8,090	60%	9,199	44%
Commercial	403	5%	546	4%	1,436	7%
Institutional	670	8%	803	6%	898	4%
Industrial	275	3%	336	3%	630	3%
Recreation/Open Space	3,497	41%	3,627	27%	5,537	26%
Activity Center	N/A				3,095	15%
TOTAL	8,597	100%	13,402	100%	20,715	100%

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
~~TABLE 2~~	**TABLE 2** **DEVELOPED AND UNDEVELOPED LAND ACCORDING TO LAND USE DESIGNATION** Source: City of Ormond Beach Planning Department						X		Move to end of element. Update to include 2024 distribution.
~~TABLE 3~~	**TABLE 3** **POPULATION PROJECTIONS 2000-2025**						X		Move to end of element. Update. See population analysis.

Land Use Classification	Developed Property Area (Acres)	Developed Property % of Total	Undeveloped Property Area (acres)	Undeveloped Property % of Total	Total (Acres)	% of Total
Institutional	849	95%	49	5%	898	4%
Residential, Office, Retail	263	62%	159	38%	421	2%
General Commercial	583	86%	92	14%	675	3%
Tourist Commercial	186	85%	34	15%	220	1%
Heavy Commercial	106	88%	14	12%	120	1%
Industrial/Utilities	371	59%	259	41%	630	3%
Activity Center	1,270	0%	1,825	100%	3,095	14%
High Density Residential	101	97%	3	3%	104	.5%
Medium Density Residential	1,027	81%	244	19%	1,271	6%
Low Density Residential	4,505	90%	519	10%	5,024	22%
Suburban Low Density Residential	1,152	77%	349	23%	1,501	7%
Rural Estate	795	70%	348	30%	1,143	5%
Rural Residential	139	89%	17	11%	156	1%
Recreation/Open Space	N/A	N/A	N/A	N/A	532	2%
Open Space/Conservation	N/A	N/A	N/A	N/A	5,005	22%
Water bodies/ROW	N/A	N/A	N/A	N/A	2,204	10%
CITY TOTAL AREA					**22,919**	

Year	Population Projection
2000 (Census)	36,301
2005 (BEBR Estimate)	39,683
2009 (BEBR Estimate)	40,832
2010	42,533
2015	45,951
2020	48,880
2025	51,079

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
GOAL ~~9.~~ 10. NORTH US 1 MUNICIPAL SERVICE AREA (MSA)	**TO IMPLEMENT THE PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN THE CITY AND THE COUNTY OF VOLUSIA PURSUANT TO CHAPTER 171, PART II, FLORIDA STATUTES, AS AMENDED.**							X	No change to text. Re-numbered.
OBJECTIVE ~~9.1.~~ 10.1. NORTH US 1 ~~MSA~~ MUNICIPAL SERVICE AREA (MSA) PLANNING, DEVELOPMENT AND ADMINISTRATIVE AUTHORITY	**The City shall have sole and singular authority within the boundaries of the ~~MSA~~ Municipal Service Area (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 City 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, and as amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida. The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County.**							X	Spell out MSA (Municipal Service Area). Re-numbered. Added renewal of the ISBA.
POLICY ~~9.1.1.~~ 10.1.1.	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.							X	No change to text. Re-numbered.
POLICY ~~9.1.2.~~ 10.1.2.	Pursuant to the ~~ISBA~~ Interlocal Service Boundary Agreement (ISBA), the City may annex noncontiguous parcels and create enclaves within the ~~MSA~~ Municipal Service Area notwithstanding Policy ~~5~~6.1.4.							X	Spell out acronyms. Update Policy reference.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
									Re-numbered.
~~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.~~			X					The amendments to the City zoning maps have occurred and this policy is no longer needed or applicable.
POLICY ~~9.1.4.~~ 10.1.3.	The City's future land uses on Figure 11 are described under "Goal ~~1~~2. Land Use Distribution" of the current adopted Comprehensive Plan. For the purposes of the ~~MSA~~ Municipal Service Area, 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, ~~and in~~ Table 5, and ~~in~~ Table 6 of the Future Land Use Element.							X	Spell out acronyms. Corrected Goal 1 to Goal 2. Added Future Land Use Element reference. Minor grammatical changes where tables are referenced. Re-numbered.
TABLE 1 PERCENTAGE OF DISTRIBUTION OF LAND ACCORDING TO LAND USE DESIGNATION							X		Moved table.
TABLE 2 DEVELOPED AND UNDEVELOPED LAND ACCORDING TO LAND USE DESIGNATION							X		Moved table.
TABLE 3 POPULATION PROJECTIONS, 2025-2045							X		Moved table.
TABLE 4, NORTH US 1 MSA FUTURE LAND USE CATEGORIES			X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
TABLE 5, FIRST AMENDED NORTH US 1 MSA FUTURE LAND USE CATEGORIES			X						No change
TABLE 6, SECOND AMENDED NORTH US 1 MSA FUTURE LAND USE CATEGORIES			X						No change
Figure 1. Future Land Use Map								X	Update
Figure 2. Vacant Land Map								X	Update
Figure 3. Wetland Vegetation Map								X	Update
Figure 4. Soils Map								X	Update
Figure 5. Energy Conservation Map								X	Update
Figure 6. A1A Transportation Concurrency Exception Area Map								X	Update
Figure 7. Downtown Transportation Concurrency Exception Area Map								X	Update
Figure 8. SR40 Transportation Concurrency Exception Area Map								X	Update

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Future Land Use Element, February 18, 2025									
Figure 9. US1 Transportation Concurrency Exception Area Map								X	Update
Figure 10. Ormond Crossings Transportation Concurrency Exception Area Map								X	Update
Figure 11. North US 1 Municipal Service Area Map								X	Update
Figure 12, Redevelopment Areas					X				New Map
Figure 13. Volusia County Environmental Core Overlay					X				New Map

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Transportation Element – February 18, 2025									
HEADERS	**TRANSPORTATION ELEMENT** **~~GOALS, OBJECTIVES AND POLICIES~~**			X					Proposed to delete headers element wide. Title pages have replaced headers.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Transportation Element – February 18, 2025									
GENERAL STATEMENT	~~**GENERAL STATEMENT**~~ ~~**THE OBJECTIVES AND POLICIES PRESENTED IN THIS ELEMENT ARE BASED UPON THE 2008 EVALUATION APPRAISAL REPORT. THE CITY RECOGNIZES IT CAN NOT CONTINUE TO RELY ON INCREASING ROADWAY CAPACITY AS ITS SOLE TRANSPORTATION STRATEGY. TO THAT END, A MULTI-MODAL STRATEGY IS PRESENTED THAT PLACES GREATER EMPHASIS ON REDUCING VEHICLE MILES TRAVELED (VMT) THAN PROVIDING MORE ROADWAY SUPPLY. THIS STRATEGY PROVIDES FOR FUTURE ROADWAY CORRIDOR PRESERVATION, MORE EFFECTIVE ACCESS MANAGEMENT, GREATER EMPHASIS ON PEDESTRIANS AND BIKE TRAILS, AND IMPLEMENTATION OF SMART GROWTH DESIGN PRINCIPLES TO AREAS WHERE (RE) DEVELOPMENT SHOULD OCCUR BASED UPON CURRENT TRANSIT CORRIDORS.**~~ ~~**WHILE THE CITY IS DESIGNATED A DENSE URBAN LAND AREA (DULA) AND IS EXEMPT FROM STATE TRANSPORTATION CONCURRENCY (TOP DOWN) CITYWIDE, THE CITY (BOTTOM UP) IS REQUIRING THAT TRANSPORTATION IMPACTS ON STATE, COUNTY AND CITY ROADWAYS BE MITIGATED EXCEPT FOR THE DOWNTOWN, AIA (SR 40 SOUTH TO THE CITY LINE), US 1 (FROM WILMETTE AVENUE SOUTH TO THE CITY LINE); AND SR 40 (FROM AIA TO I95). FOR THESE**~~	163.3177 (6)(b)		X					Proposed to be deleted. Other Elements do not have general statements and this appears to be inconsistent with the other Elements.

Goals, Objectives, Policies	FL Statute Citation	Recommended Action						Explanation/Modification
		Keep	Delete	New	Replace	Move	Modify	
Transportation Element – February 18, 2025								
~~AREAS, VOTRAN PROVIDES CORE BUS SERVICE WHICH WILL BE ENHANCED THROUGH DEVELOPMENT AND (RE) DEVELOPMENT AT HIGHER DENSITIES AND INTENSITIES. DEVELOPMENT AT OR ABOVE THRESHOLDS RECOMMENDED BY VOTRAN TRANSIT DESIGN GUIDELINES SHALL BE REQUIRED TO MAKE TRANSIT FACILITY OR OPERATIONAL IMPROVEMENTS.~~ ~~THROUGHOUT THE CITY LEVEL OF SERVICE (LOS) FOR PERCENTAGE OF SIDEWALK COVERAGE LINKING RESIDENTIAL AREAS TO DESTINATION POINTS AND TRANSIT STOPS WILL BE ESTABLISHED AND ADOPTED INTO THE COMPREHENSIVE PLAN BY JULY 2012. WHERE SIDEWALK LOS IS BELOW THE ADOPTED LOS, APPLICANTS FOR DEVELOPMENT AND (RE) DEVELOPMENT SHALL BE REQUIRED TO CONSTRUCT OR PAY A FEE IN LIEU OF TO IMPROVE THE CURRENT SIDEWALK LOS TO THE ADOPTED LOS WITHIN THE ¼ MILE PEDESTRIAN SHED THAT SERVES THAT PARTICULAR DEVELOPMENT.~~ ~~ORMOND BEACH DUE TO ITS SIZE AND LOCATION HAS A LIMITED ROLE IN DEVELOPING TRANSPORTATION DEMAND MANAGEMENT STRATEGIES, HOWEVER, THE CITY IS HOME TO MANY INDUSTRIAL USERS MOSTLY LOCATED ON US 1 BETWEEN WILMETTE AVENUE AND THE I95 INTERCHANGE THAT COULD BENEFIT FROM A PRIVATELY~~								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Transportation Element – February 18, 2025									
	~~ORGANIZED TRANSPORTATION MANAGEMENT INITIATIVE (TMI) OPERATED THROUGH AN EXISTING ENTITY SUCH AS THE CHAMBER OF COMMERCE OR ECONOMIC DEVELOPMENT ORGANIZATION THAT COULD MARKET, ADVOCATE AND HOST TDM INITIATIVES.~~								
GOAL 1. LAND USE	**PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.**	163.3177 (6)(b)(1)&(2)	X						
OBJECTIVE 1.1. STRATEGIC INTERMODAL SYSTEM	**Protect Florida's Strategic Intermodal System (SIS) by preserving future Right-of-Way ~~ROW~~ corridors.**							X	Spell out acronyms.
POLICY 1.1.1.	The City shall utilize ~~Map~~ Figure 1 entitled, "The Future Traffic Circulation Map" as well as Tables ~~6~~ 1 and ~~7~~ 2 of the ~~Future Land Use~~ Transportation Element for addressing its long-range transportation needs.							X	Policy should reference the Transportation Element and not the Future Land Use Element. Change Tables to 1 and 2 instead of 6 and 7
POLICY 1.1.2.	The Future Traffic Circulation Map shall be derived primarily through use of ~~MPO~~ Transportation Planning Organization travel demand forecast models, where applicable, and shall reflect the ~~of~~ ~~MPO~~ Transportation							X	All references to Metropolitan Planning Organization (MPO) changed to Transportation Planning Organization.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Transportation Element – February 18, 2025									
	Planning Organization Adopted Cost Feasible Plan, locally designated corridors, corridors identified for Project Development Studies, and any future identified corridors. The Future Traffic Circulation Map shall not be subject to the financially feasible criteria applied to the five- and ten-year planning horizon.								
POLICY 1.1.3.	The City shall utilize the ~~long-range~~ Future ~~t~~ Traffic ~~c~~ Circulation ~~m~~ Map for: a. Review of all proposed development orders for consistency with the map; b. Establishing the long range (20~~3~~45) level-of-service standards on major existing or future roadways by determining the resultant level-of-service on each roadway impacted by a project travel demand as determined using the ~~MPO~~ Transportation Planning Organization, or other travel demand forecasting models; c. Reviewing all proposed capital projects proposed to widen existing or develop new major roadways. All capital projects shall be consistent with the Future Traffic Circulation Map; and d. Achieving consistency of this Comprehensive Plan where appropriate with: the long-range transportation plans of all local governments adjacent to Ormond Beach; the Florida Department of Transportation's ~~FDOT's~~ Transportation Plan and approved work program; and the ~~of MPO's~~ Transportation Planning Organization's transportation improvement plan.							X	Hyphenate level-of-service All references to Metropolitan Planning Organization (MPO changed to Transportation Planning Organization. Update 2035 date to 2045 long range traffic circulation map should be Future Traffic Circulation Map.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Transportation Element – February 18, 2025									
OBJECTIVE 1.2. STUCTURE FREE RIGHT(S)-OF-WAY	**The City shall insure the availability of structure free right(s)-of-way for major and important minor roadways and for Votran transit corridors necessary or desirable to accommodate projected travel demand in 20~~3~~45.**							X	Update 2035 date to 2045.
POLICY 1.2.1.	The City shall adopt a major thoroughfare provision in the ~~LDC~~ Land Development Code which: a. References the Future Traffic Circulation Map that will provide for adequate traffic circulation within the city; b. Identifies the right-of-way widths for each roadway in a manner consistent with the Future Traffic Circulation Map and in a manner consistent with the inventory of right-of-way already provided by Ormond Beach, other local governments, or the State of Florida; c. Establishes the Future Traffic Circulation Map as the official listing of right(s)-of-way to be reserved pursuant to Policy ~~2~~1.2.2 below; and d. Establishes procedures and guidelines for the appropriate amendment of the map.							X	Spell out acronyms. Corrected reference to Policy 1.2.2.
POLICY 1.2.2.	A right-of-way protection provision shall be adopted for the purpose of protecting right(s)-of-way necessary to develop the roadway network shown on the Future Traffic Circulation Map. This right-of-way protection is required so as to ~~insure~~ ensure compliance with long range level-of-service standards established by those policies within the Comprehensive Plan. Such ordinance shall prohibit the development of any structures, parking areas, or drainage facilities (except as allowable on an interim basis) within the corridors							X	Spell out acronyms. Hyphenate level-of-service

indicated on the Future Traffic Circulation Map or within any other surface transportation corridors (i.e. rail corridors) identified by ~~FDOT~~ the Florida Department of Transportation. Other uses, consistent with this Comprehensive Plan, may be considered within the protective right-of-way. Nothing in the right-of-way protection ordinance shall preclude location of temporary uses within protected right(s)-of-way. Any right-of-way protected under the right(s)-of-way protection ordinance may be dedicated to Ormond Beach during the development of a project. Dedication shall be accompanied with a Level 1 Environmental Audit of the right-of-way ~~ROW~~ dedicated or the parcel from which the right-of-way ~~ROW~~ was dedicated, whichever is appropriate. Any such dedication shall not be subject to time limits on right(s)-of-way reservation as required by Chapter 336 F.S. As used in this policy, "corridors" means that area of protected right-of-way for any roadway, as generally configured and as located on the Future Traffic Circulation Map. Protected right(s)-of-way shall be defined as:

1. Required right-of-way on either side of the centerline of an existing roadway shown as having more lanes on the Future Traffic Circulation Map than the number of lanes currently existing.

2. Required right-of-way for roadway or other transportation corridors for which no centerline has been established. The location of the roadway right(s)-of-way shall be established during the review of proposed projects in proximity to future roadway corridors located

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Transportation Element – February 18, 2025									
	on the Future Traffic Circulation Map. These newly established alignments selected during project review shall be continuous so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross section as required by city policy for facility types specified on the Future Traffic Circulation Map.								
POLICY 1.2.3.	The City shall ensure that protected right(s)-of-way are reserved at the time of project review for issuance of a level of service compliance decision. Failure to reserve protected right(s)-of-way as a condition of level of service determination shall be considered a violation of the 2034~~3~~5 (long range) level of service standard for that roadway and shall, therefore, be prohibited. Such ordinance shall also contain mitigation measures designed in part to preclude the taking of private property unless fair compensation for any such taking is provided. These measures shall address properties which are located in a manner or exhibit characteristics that precludes the reasonable use of such property if the protected right-of-way is maintained free of drainage facilities, structures, or parking during the development of the property. Measures may include, but are not be limited to: 1. The transfer of development right(s), which may be considered pursuant to the future land use policy from the area within a protected right-of-way to an area outside of the protected right-of-way on the same project site. 2. The reduction of required building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land							X	Update 2035 date to 2045

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	development regulations, if such reduced requirements are considered on a case-by-case basis and are granted pursuant to a finding of overriding public interest by the local government.								
~~POLICY 1.2.4.~~	~~Adopt a right-of-way reservation ordinance that requires the dedication to Ormond Beach as a condition of issuance of a level of service compliance finding. Upon adoption of an ordinance, or upon recording of any update to the Future Traffic Circulation Map, the reserved right(s)-of-way shall be prohibited from all development of drainage facilities, parking or structures, and dedication of the reserved right-of-way shall be required upon issuance of the development order for any property encompassing said right-of-way. Appropriate access through reserved right-of-way as determined by Ormond Beach, will be permitted. Any such reservation of right-of-way for a particular transportation corridor shall be effective for a period not to exceed five years from time of initial right-of-way reservation, unless the extends this five-year period in one-year increments not to exceed an additional five-year period.~~			X					Right-of-way preservation is accomplished through the Site Plan Review Committee review of site plans.
~~POLICY 1.2.5.~~	~~The City shall provide, on an annual basis, and to the Florida Department of Transportation (FDOT) a listing of those State right(s)-of-way for which right-of-way protection or right-of-way reservation is in effect pursuant to the above policies, and for which level of service is worse than, or is projected within the next five years to decline to a level of service that is worse than the adopted level of service. Also, to coordinate with the Metropolitan Planning Organization and FDOT, so as to establish increased priorities for construction of improvements to such roadways based on enhanced availability facilitated by the City's plan and right-of-way protection or reservation ordinances.~~			X					The city consistently works with the Florida Department of Transportation regarding development projects. The obtaining of right-of-way along state roadways is primarily a state review responsibility. The Site Plan Review Committee does consider existing and proposed rights-of-way as part of the site plan review process.

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~~POLICY 1.2.6.~~ POLICY 1.2.4.	Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.							X	Renumbered.
~~POLICY 1.2.7.~~ POLICY 1.2.5.	Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.							X	Renumbered.
~~POLICY 1.2.8.~~ POLICY 1.2.6.	All building setbacks shall be measured from the future right(s)-of-way line.							X	Renumbered.
~~POLICY 1.2.9.~~ POLICY 1.2.7.	The impact of new and/or widened right(s)-of-way on an existing residential use or residentially zoned property shall be minimized by the use of walls or combination of berm/landscape buffers, as appropriate to the particular site. Impacts to be considered shall include noise levels, safety, aesthetics, usefulness and property values. Walls and other buffers will be constructed by developers.							X	Renumbered.
~~POLICY 1.2.10.~~ POLICY 1.2.8.	No existing right(s)-of-way for major roads shall be abandoned, vacated or otherwise conveyed from public ownership unless a positive recommendation has been made by the Site Plan Review Committee to the City Commission that the right-of-way will not be needed for the future expansion of the roadway as required in Table ~~6~~1, "Future Roadway Functional Classification."							X	Renumbered. Table 6 is renumbered to Table 1
OBJECTIVE 1.3. FUTURE ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM	**New streets and intersections shall be planned, designed, constructed and operated to be consistent with Tables ~~6 – Future Roadway Functional Classification System~~ 1 and 2 of the Transportation Element as well as maximize safety and convenience.**							X	Reference both tables 1 and 2 of the element. Tables renumbered from 6 and 7.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 1.3.1.	All new streets shall be paved with a minimum paved driving surface to meet the requirements of the Land Development Code.		X						
POLICY 1.3.2.	Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts from road projects.		X						
POLICY 1.3.3.	Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.		X						
POLICY 1.3.4.	Implement traffic calming and other measures where needed to encourage motorists to drive with caution and consideration in residential communities.		X						
POLICY 1.3.5.	Work with ~~FDOT~~ the Florida Department of Transportation to incorporate medians and separate turning lanes in the design or redesign of roadways having four or more travel lanes.							X	Spell out acronym.
OBJECTIVE 1.4. ACCESS MANAGEMENT	**Protect existing roadway capacity through access management by ensuring on-site circulation for new development shall not interrupt traffic flow on public road facilities.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.4.1.	All land use plan amendments, zonings, plats and site plans requiring City approval and access to Federal, State, County and City roads shall comply with the following access management strategies, if determined applicable to the location: a. Traffic circulation and maneuvering shall be accomplished on-site; b. Driveway entrances and exits shall be located as far as possible from street intersections; c. Nonresidential lots having frontage on two or more public streets shall have access to the street(s) with the lowest functional classification, unless specifically approved by the City Commission; d. Interior throughways within parking areas shall be separated from parking aisle areas; e. Peripheral outparcels designed for freestanding uses shall be integral parts of the total interior circulation system for a larger site; f. Driveways should align with opposite driveways; g. Joint curb cuts, cross-access easements, internal access for outparcels and other transportation system management strategies shall be employed to effectively reduce the number of curb cuts and median openings on all public road facilities; h. Curb cuts for driveways shall be minimized, and the location and number of cuts should relate to lot size, turnover rate, relationship to adjoining streets and the type of clientele served. Access points shall be designed to prevent hazards to vehicular or non-vehicular traffic.							X	Amend item “c”. There may be developments that there is a policy decision not to allow access through a residential oriented street. Delete date from item “j”. Spell out acronym in item “o”.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	Turnout lanes and traffic dividers shall be provided on abutting roadways and on-site where existing or anticipated heavy flows of traffic indicate the need; i. Internal streets, roads, driveways and parking, loading and service areas shall be designed so as to provide safe and convenient vehicular access to all uses and facilities; j. Development proposals exceeding the thresholds established in the ~~2008~~ Votran Transit Design Guidelines shall include transportation demand management strategies, such as: ride sharing, van pooling, carpooling, flextime and bicycle usage, as methods to alleviate the need for automobile trips; k. Joint curb cuts with adjacent development parcels shall be provided where feasible; l. Residential and non-residential developments shall provide internal as well as external connectivity in order to support public transportation facilities for bicyclists and pedestrians; m. Reduce and consolidate private entrances, median crossovers, and similar disruptions to traffic flow; n. Minimum throat distances shall be established for driveway entrances based upon the floor area size of developments to ensure development related traffic does not disrupt through traffic on public roadways; o. New residential developments that exceed 200 average daily trips should provide emergency access independent of the primary access to the development as determined acceptable by the Site Plan Review Committee ~~SPRC~~; and								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	p. Residential subdivisions shall have internal road, pedestrian, and bicycle connectivity between each other.								
OBJECTIVE 1.5. TRANSPORTATION CONCURRENCY EXCEPTION AREAS	**~~Establish~~ Maintain Transportation Concurrency Exception Areas along Votran core transit corridors to support intensified mixed-use development and redevelopment as measured by floor area, impervious surface, and density along commercial corridors and in the downtown redevelopment area.**							X	Amend establish to maintain. The Transportation Concurrency Exception Areas exist.
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.		X						
POLICY 1.5.2.	Development and redevelopment within designated Transportation Concurrency Exception Areas ~~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.							X	Spell out acronym. Add "." After Objective 1.6 for numbering consistency.

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POLICY 1.5.3.	Development and redevelopment within Transportation Concurrency Exception Areas ~~TCEAs~~ shall enhance community design by incorporating the following mobility strategies: a) Transportation demand management; b) Transportation system management; c) Alternative modes of transportation; d) Land use densities and intensities to support alternative modes of transportation; e) Mix of land uses; f) Plans to maintain or improve connectivity between all modes of transportation; and g) Transit and pedestrian-oriented design.							X	Spell out acronym.
~~POLICY 1.5.4.~~	~~By July 2011, the City shall enter into an Interlocal Agreement with Volusia County for development of a transit option as an alternative to the current road mitigation policy contained in the Volusia County's Traffic Impact Assessment Guidelines which is applicable to the City's TCEAs.~~			X					Proposed to be deleted. This policy sought to replace the Volusia County thoroughfare road impact fee with a mobility fee. There was no agreement for this policy implementation.
~~POLICY 1.5.5.~~ POLICY 1.5.4.	The mobility fee(s) (transit, and non-motorized) which replace the local impact fee within the Transportation Concurrency Exception Areas ~~TCEAs~~ shall be maintained. ~~become effective on the effective date of the Comprehensive Plan. All three fees shall be assessed outside of the TCEAs.~~							X	The mobility fee was enacted and should be maintained. Renumbered.
~~POLICY 1.5.6.~~ POLICY 1.5.5.	A mix of residential and non-residential uses shall be encouraged in the Downtown Community Redevelopment Area ~~shall be required such that a minimum of 10 percent of the floor area of commercial/office uses shall be in the form of residential dwelling units~~. Residential units may be							X	This policy appeared to be written for citywide mixed use. The policy is geared for the Transportation Concurrency Exception Areas and specifically the Downtown

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	vertically or horizontally mixed with the non-residential portion of the development.								Community Redevelopment Area. Renumbered.
OBJECTIVE 1.6. MULTI-MODAL STRATEGIES	**Coordinate a multi-modal strategy with transportation planning and the land use element to provide alternative travel modes which are sufficient to accommodate the uses depicted on the Future Land Use Map and adopted Downtown Community Redevelopment Area Plan.**		X						
POLICY 1.6.1.	Multi-Modal Corridors shall be established for roadway corridors which have at least three of the following characteristics: a) Presence of transit; b) Opportunities for redevelopment or infill development; c) Downtown; and d) Constrained roadways.		X						
POLICY 1.6.2.	Transportation Concurrency Exception Areas ~~The TCEAs~~ identified on Figures 6 through 10 of the Future Land Use Element shall also be classified as Multi-Modal Corridors and all Multi-Modal strategies shall apply to the corridors.							X	Spell out acronym. Clarified the Figures are in the Future Land Use Element.
POLICY 1.6.3.	The land use and transportation strategies that support and fund mobility are contained in the Ormond Beach Multi-Modal Strategy~~, October 2010,~~ which is adopted and incorporated herein as part of the Comprehensive Plan, and shall be adhered to as it relates to the non-motorized and transit vision plans articulated therein.							X	Deleted date reference.
POLICY 1.6.4.	~~Where d~~Development proposals ~~that are consistent with the City's Future Land Use Map (FLUM) in terms of both land use type and density or intensity and~~ located along the Multi-Modal Corridors ~~where current and projected 2017 level of~~							X	Projects in the Multi-Modal Corridors are exempt from concurrency. Projects in these areas are required to provide the items in "a" through "d".

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	~~service standards are currently met,~~ shall implement the following strategies ~~will be implemented~~: a) Access management; b) Bike facilities; ~~and~~ c) Sidewalk connectivity~~.~~; and ~~d) On or off-site transit facility improvements as recommended by Votran.~~								**Update 10/27/25 - Based upon the Florida Commerce "null and void" letter dated October 17, 2025 proposed change to Policy 1.6.4. of the Transportation Element is to delete letter "d" in its entirety. Note ~~double strikethrough~~ is newly deleted text.**
~~POLICY 1.6.5.~~	~~Where development proposals are consistent with the City's FLUM in terms of land use type and density and intensity, but are located along Multi-Modal Corridors where current and projected 2017 level-of-service standards will not be met, the following strategies will be implemented:~~ ~~a) All of the strategies identified in policy 1.6.4.; and~~ ~~b) On or off-site transit facility improvements as recommended by Votran.~~			X					Projects in the Multi-Modal Corridors are exempt from concurrency. This policy is to be combined with Policy 1.6.4.
~~POLICY 1.6.6.~~	~~Where development proposals require a Comprehensive Plan amendment in order to be consistent with the City's FLUM in terms of land use and density or intensity for property that is located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are currently met, the following strategies will be implemented:~~ ~~a) All of the strategies identified in policy 1.6.4.;~~ ~~b) All of the strategies identified in policy 1.6.5.; and~~ ~~c) A negotiated contribution for operations to support existing or enhanced transit service.~~			X					Projects in the Multi-Modal Corridors are exempt from concurrency. This policy is to be combined with Policy 1.6.4.

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~~POLICY 1.6.7.~~	~~The City shall not encourage development proposals that require Comprehensive Plan amendments in order to be consistent with the City's FLUM in terms of land use and density or intensity for property that is located on Multi-Modal Corridors where current and projected 2017 level-of-service standards are not being met.~~			X					Multi-Modal Corridors are exempt from concurrency. Each Comprehensive Plan amendment should be reviewed on its own data and analysis. This policy would appear to not allow Comprehensive Plan amendments that may reduce infrastructure demands.
~~POLICY 1.6.8.~~	~~Until the completion of redevelopment plans for A1A and US-1, the City shall review and require development to comply with the standards contained in Votran's Transit Guidelines and to provide on-site and off-site transit improvements, as necessary.~~			X					Redevelopment plans were explored as part of the establishments of Community Redevelopment Areas. If there is a desire to complete redevelopment plans, these plans would be zoning documents and would include redevelopment funds.

<table>
<tr><th rowspan="2">Goals, Objectives, Policies</th><th></th><th colspan="6">Recommended Action</th><th></th></tr>
<tr><th>FL Statute Citation</th><th>Keep</th><th>Delete</th><th>New</th><th>Replace</th><th>Move</th><th>Modify</th><th>Explanation/Modification</th></tr>
<tr><td colspan="9">Transportation Element – February 18, 2025</td></tr>
<tr><td>~~POLICY 1.6.9.~~</td><td>~~Redevelopment plans on A1A and shall identify:~~
~~a) Areas where private investment supports efficient transit operations and related facilities shall be located;~~
~~b) Infrastructure needs;~~
~~c) Opportunities for density bonuses which shall not exceed the densities illustrated below, intensity transfers, affordable housing, and alternative forms of transportation to ensure level of service standards are maintained and improved;~~
~~**Maximum Densities for A1A and US 1 TCEAs**~~
<table><tr><td></td><td colspan="2">~~**Proposed**~~</td></tr><tr><td>~~**Land Use Classification**~~</td><td>~~**Density**~~</td><td>~~**FAR**~~</td></tr><tr><td>~~Low Density Residential~~</td><td>~~4.3 upa~~</td><td>~~0.2~~</td></tr><tr><td>~~Medium Density Residential~~</td><td>~~5-15 upa~~</td><td>~~0.3~~</td></tr><tr><td>~~Tourist Commercial~~</td><td>~~32~~</td><td>~~1.5~~</td></tr><tr><td>~~General Commercial~~</td><td>~~32~~</td><td>~~0.7~~</td></tr><tr><td>~~Heavy Commercial~~</td><td>~~18~~</td><td>~~0.8~~</td></tr></table></td><td></td><td></td><td>X</td><td></td><td></td><td></td><td>There has been no direction for redevelopment plans for A1A. If there is a desire for a redevelopment plan, then this policy should be included in the Future Land Use Element. Note there are land uses within this policy that do not exist along A1A.</td></tr>
</table>

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	~~Public Institutional~~ ~~N/A~~ ~~0.8~~ ~~Recreation/Open Space~~ ~~N/A~~ ~~0.5~~ ~~d. Land assembly opportunities; and~~ ~~e. Public parking areas in lieu of private on-site parking.~~								
~~POLICY 1.6.10.~~ POLICY 1.6.5.	The City shall evaluate land use plan amendments ~~for reductions in vehicle miles traveled along Multi-Modal Corridors~~ in accordance with the City's adopted Multi-Modal Strategy.							X	Land use plan should consider Multi-Modal strategies. Renumbered.
~~POLICY 1.6.11.~~ POLICY 1.6.6.	The City shall utilize enhanced access management strategies along the Multi-Modal Corridors to improve the efficiency of the corridors.							X	Renumbered.
~~POLICY 1.6.12.~~ POLICY 1.6.7.	For all land use plan amendments, re-zonings, plats, and site plans where the development proposal exceeds the thresholds contained in Votran's Transit Guidelines, Votran shall be requested to review and provide the City and the applicant transit improvement options.							X	Renumbered.
POLICY 1.6.8.	The City shall seek a redevelopment plan and implementing strategies to create a Community Redevelopment Area within the US Highway 1 (South Yonge Street) corridor.				X				New Policy based on City Commission direction at February 4, 2025 workshop.
~~POLICY 1.6.13.~~	~~The City shall adopt a redevelopment plan and implementing strategies for the US 1 CRA Corridor by December 2012 and for the A1A CRA Corridor by December 2014. After the redevelopment plan is adopted, it shall be incorporated into~~			X					Redevelopment plans for US 1 and SR A1A were not possible. No additional Community Redevelopment Areas are being sought.

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	~~the Comprehensive Plan through an amendment to the Comprehensive Plan.~~								
OBJECTIVE 1.7. ALTERNATIVE MODES OF TRANSPORTATION	**The City shall promote alternative modes of transportation through the construction of bike paths, pedestrian facilities and the use of transit.**		X						

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~~POLICY 1.7.2.~~ POLICY 1.7.1.	Bike lanes and multi-use paths shall be established where feasible on one side of every arterial (except I-95) and collector street with sidewalks established on the opposite side of the street.							X	Renumber for accuracy. Added multi-use paths based on City Commission direction at February 4, 2025 workshop.
~~POLICY 1.7.3.~~ POLICY 1.7.2.	The City shall incorporate Votran as a reviewing entity for those developments which meet or exceed the recommended review thresholds contained in Votran's Transit Design Guidelines, as amended.							X	Renumber for accuracy.
~~POLICY 1.7.4.~~ POLICY 1.7.3.	In order to promote pedestrian safety, pedestrian activated walk signals shall be incorporated at all signalized intersections in Downtown Ormond Beach, at beach access points and other appropriate areas as warranted.							X	Renumber for accuracy.
~~POLICY 1.7.5.~~ POLICY 1.7.4.	The City shall continue to implement the ~~its adopted 2002~~ Sidewalk Master Plan and Bicycle Master Plan as amended to add sidewalks based upon evaluation criteria that includes safety, school access, recreational access, and transit access and road classification. Amendments shall be included in the annual update of the Capital Improvements Element and in the non-motorized fee calculation.							X	Removed 2002 date. Add Bicycle Master Plan. Renumber for accuracy.
~~POLICY 1.7.6.~~ POLICY 1.7.5.	The City shall permit a payment in lieu of sidewalk construction for development if it is determined by the Site Plan Review Committee that the construction of the sidewalk is not feasible and that the need for a sidewalk is ~~much~~ greater in other areas of the city.							X	Amended to allow the Site Plan Review Committee to determine if a sidewalk construction is not feasible. Renumber for accuracy.

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~~POLICY 1.7.7.~~ POLICY 1.7.6.	The City shall implement the Bicycle and Pedestrian Safety Master Plan recommendations prepared by the ~~VTPO~~ Transportation Planning Organization for all elementary schools within the City through its annual sidewalk program.							X	Removed VTPO and added Transportation Planning Organization. Renumber for accuracy.
~~POLICY 1.7.8.~~ POLICY 1.7.7.	The City shall educate the public as to the benefits of bicycling, walking and other non-motorized transportation options including those benefits related to improving air quality, reducing energy consumption, reducing congestion, stimulating the economy and promoting health and physical fitness.							X	Renumber for accuracy.
~~POLICY 1.7.9.~~ POLICY 1.7.8.	Increase the use of transportation alternatives to the automobile by providing increased opportunities for the use of transit, and encouraging carpools, vanpools, walking and bicycling, and by reducing the need for new or expanded ~~automobile and~~ automobile parking facilities.							X	Renumber for accuracy. Deleted automobile and.
~~POLICY 1.7.10.~~ POLICY 1.7.9.	Encourage the use of alternative fuels for city vehicles, transit vehicles and as feasible, any other motor vehicles as a means for reducing greenhouse gas emissions and conserving energy.							X	Renumber for accuracy.
POLICY 1.7.10.	The city shall prioritize the use of Complete Streets efforts as a method for planning, designing, redesigning, building, operating and maintain streets that enables safe access for all people who utilize roadways, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.				X				Proposed to add a “Complete Street” policy.

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OBJECTIVE 1.8. TRANSIT DESIGN PRINCIPLES	**Integrate transit supportive design policies into the Land Development Code.**		X						
POLICY 1.8.1.	Reduce the amount of parking in new development and redevelopment by promoting and permitting the following strategies: a) Shared parking between uses which have different peak parking characteristics; b) Encouraging grass parking for low trip generating land uses; and c) Accepting alternative parking demand ratios based upon parking studies.~~; and~~ ~~d) Establishing parking maximum ratios of no more than 2.0 spaces per residential unit and 3 parking spaces/1000 square feet of office or retail floor area.~~							X	There are concerns with the maximum parking ratios in item "d" and these are proposed to be deleted.
POLICY 1.8.2.	Financial and regulatory incentives within the Downtown Community Redevelopment Area shall be tailored to ~~favor~~ encourage single parcel and mixed-use developments. The City shall provide the following incentives to encourage a horizontal or vertical mixed-use component containing residential and non-residential uses: a) Flexible parking requirements in accordance with Policy ~~7~~8.1.4 of the Future Land Use Element; and b) Funding assistance through loans and grants through Tax Increment Financing. c) Public, regional stormwater facilities in lieu of private individual site-specific storm water retention.							X	Added "." to policy number for consistency. This policy is solely within the Downtown Community Redevelopment Area.

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	d) Administrative regulatory relief as it pertains to dimensional and yard standards.								
POLICY 1.8.3.	To recognize the availability of transit, on-site parking requirements outside of the Downtown Redevelopment Area shall be reduced by 20 percent~~%~~ for all development and redevelopment along a recognized Multi-Modal Corridor.							X	Spell out percent
POLICY 1.8.4.	Provide bicycle parking and separate, high quality, pathway connections for pedestrians and bicycles between internal parts of a development as well as to adjacent parcels.		X						
POLICY 1.8.5.	Applicants for individual development projects shall be encouraged ~~required~~ to fund and maintain continuity of off-site transit, roadways, circulation between adjacent parcels, and provide easements for trails, pathways, or sidewalks.							X	Development projects cannot be required to provide easements for lands that they do not own.
POLICY 1.8.6.	Sidewalks shall have direct connections between main building entry points and designated transit stops.								
~~POLICY 1.8.7.~~	~~By July 2012, the City shall incorporate level of service standards for sidewalk coverage within Multi-Modal Corridors into the Comprehensive Plan to ensure connectivity exists between residential areas, shopping areas, public services, recreation, and transit stops.~~			X					The Land Development Code requires sidewalks for all new development. There is no Level of Service standard for sidewalks.
GOAL 2. MITIGATION	**ALL DEVELOPMENT AND REDEVELOPMENT OUTSIDE OF LOCALLY DESIGNATED TRANSPORTATION CONCURRENCY EXCEPTION AREAS ~~TCEA'S~~ SHALL BE REQUIRED TO MITIGATE IMPACTS OF DEVELOPMENT ON STATE, COUNTY AND CITY ROADS.**	163.3177 (6)(b)						X	Spell out acronym.

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OBJECTIVE 2.1. MITIGATION	**All new developments that may be considered significant traffic generators shall provide a traffic impact assessment consistent with the requirements in the City's Land Development Code and if required, transportation improvements to mitigate their impacts on the City's transportation system.**		X						

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POLICY 2.1.1.	The City shall utilize ~~Volusia County Metropolitan~~ the Transportation Planning Organization's ~~(VCMPO)~~ Transportation Impact Analysis (TIA) Guidelines Methodology as the principal means for assessing site development impacts on state, county and city roads.							X	All references to Metropolitan Planning Organization (MPO) changed to Transportation Planning Organization.
POLICY 2.1.2.	New development shall construct that portion of any proposed road identified in the ~~Long Range~~ Future Traffic Circulation Map that abut or bisect their property and shall align new roads with existing and proposed facilities.							X	Reference correct title of Future Traffic Circulation map
POLICY 2.1.3.	Mitigation funded through monetary or Proportionate Fair Share contributions may include either singularly or in combination any of the following improvements: road improvements, transit facility improvements, transit operation contributions, bicycle trail construction, ~~TDM~~ Transportation Demand Management strategies, or other appropriate measures which reduce vehicle miles traveled.							X	Modified TDM to state Transportation Demand Management
POLICY 2.1.4.	The City shall adopt level of service standards adopted for roadways Citywide outside of the Transportation Concurrency Exception Areas ~~TCEAs~~ as amended and listed in the Capital Improvements Element of the Comprehensive Plan.							X	Spell out acronym.

POLICY 2.1.5.	The following major collector or higher classification roadways within the City are considered constrained for road-widening purposes only by their respective jurisdiction. **Constrained roads by jurisdiction:** **SR 40 from Nova to A1A** **A1A from North City Line to SR 40** **A1A from SR 40 to South City line** **US 1 from Wilmette to the southern ~~e~~City line** **North and South Beach Street from ~~Big~~ Pine Tree Drive to the ~~e~~City line respectively** For the purposes of ~~p~~Policy 2.1.5., the following terms shall apply: a. Road-widening is defined as improvements made specifically to add traffic capacity to a road segment(s) which may or may not require additional right-of-way. Segments do not include intersections. b. Road reconstruction is any improvement made to an existing substandard road in order to bring it up to adopted roadway standards.							X	Big Tree Drive needs amending to Pine Tree Drive. Added "." to policy number for consistency.

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			Keep	Delete	New	Replace	Move	Modify	
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	c. Road efficiency improvements are those made to increase safety or efficiency of an existing intersection which may or may not require right-of-way. Constrained roadways may be improved through road reconstruction or efficiency improvements.								
GOAL 3. DECISION-MAKING AND DESIGN	**TRANSPORTATION DECISION-MAKING AND DESIGN SHALL TAKE INTO CONSIDERATION THE PHYSICAL ENVIRONMENT THROUGH WHICH ROADWAYS PASS THROUGH.**	163.3177 (6)(b)	X						
OBJECTIVE 3.1. DESIGN	**The transportation system shall be designed to: 1) be context sensitive, thereby improving integration of roads into the physical environment and community; and 2) promote aesthetics through the creation of overlay districts and the provision of appropriate landscaping of medians which will not adversely impact public safety.**		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 3.1.1.	Medians in subdivision roadways shall utilize drought resistant landscaping whenever possible. Irrigation systems shall be installed in the landscaped medians and maintained in perpetuity by property owner associations.		X						
POLICY 3.1.2.	The City shall utilize Greenbelt and Gateway Preservation District Standards on selected major arterial and collector roadways leading into the City. Enhanced setback distances, building design, and ground mounted signs, shall be signature elements to creating attractive entranceways into the City.		X						
POLICY 3.1.3.	The City shall not as a general policy, support improving roadway Level-of-Service ~~LOS~~, regardless of roadway jurisdiction, at the expense of reducing or eliminating landscaped medians, except for as approved by the City Commission.							X	Spell out acronym.
POLICY 3.1.4.	The City shall formally recognize and provide appropriate protection for scenic highways and roadways.		X						
POLICY 3.1.5.	The City shall assist the Corridor Management Entity to implement the vision statement within the adopted Corridor Management Plan of the Florida State designated Ormond Scenic Loop and Trail.		X						
GOAL 4. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES	**IMPLEMENT TRANSPORTATION DEMAND MANAGEMENT STRATEGIES DESIGNED TO INCREASE TRANSPORTATION SYSTEM EFFICIENCY BY MANAGING THE DEMAND SIDE OF THE DEMAND/CAPACITY RELATIONSHIP THUS REDUCING TOTAL VEHICLE TRIPS.**	163.3177 (6)(b)	X						

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OBJECTIVE 4.1. TRANSPORTATION DEMAND MANAGEMENT	**Promote Transportation Demand Management (TDM) to support efficient use of the transportation and transit system.**		X						
POLICY 4.1.1.	Develop ~~TDM~~ Transportation Demand Management strategies and programs in cooperation with the ~~VCMPO~~ Transportation Planning Organization, ~~VOTRAN~~ Votran, ~~FDOT~~ the Florida Department of Transportation and other local jurisdictions.							X	Spell out acronyms.
POLICY 4.1.2.	Work with the School District, city residents, developers, Homeowners' Associations (HOAs), and property management companies through residential based programs, to promote the use of Votran, non-motorized travel, and other alternatives.		X						
POLICY 4.1.3.	Work with the Chamber of Commerce or similar entity dedicated to economic development and business prosperity to establish a Transportation Management Initiative (TMI) designed as an Employer Outreach Service to market ~~TDM~~ Transportation Demand Management programs, advocate transit improvements, and act as host of ridesharing databases for industrial concerns located at the City's Airport Business Park and Ormond Crossings.							X	Amended to spell out acronyms.

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POLICY 4.1.4.	Develop a multi-modal access guide providing concise information about how to use various travel modes to get to a particular destination. The multi-modal guide should include but shall not be limited to the following information: a) Maps and graphics on how to use transit as well as walk and bicycle to a particular destination; b) Transit information such as frequency, fares, routes, and schedules; c) Contact information for transit providers, to include telephone numbers; ~~d) Contact information;~~ ~~e~~ d) Times and distances for those walking from a transit stop to a particular destination such as the beach; ~~f~~ e) Information about other modes, such as schedules and contact information for airport service; ~~g~~ f) Information for people with disabilities, such as how to make transit access arrangements; and ~~h~~ g) Information on bicycle facilities, such as parking, at destinations.							X	Deleted repeated contact information and re-numbered.
POLICY 4.1.5.	Require all development and redevelopment to incorporate bicycle facilities such as bike racks into the overall design of the site and encourage ~~require all~~ developments which exceed the Votran Transit Guideline thresholds for review to also incorporate lockers and showers to support employees to walk or bicycle to and from work.							X	Amended to encourage developments to provide lockers/showers instead of require.

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POLICY 4.1.6.	Require all applicants requesting a city approval and whose development exceed the Votran Transit Guideline thresholds, to show evidence that they have analyzed and evaluated potential ~~TDM~~ Transportation Demand Management strategies.							X	Spell out acronyms.
Policy 4.1.7.	Require all development to provide sufficient provisions for connection to existing and proposed pedestrian facilities.				X				New policy proposed.
GOAL 5: ORMOND CROSSINGS ACTIVITY CENTER	THE ORMOND CROSSINGS ACTIVITY CENTER SHALL INCORPORATE A MOBILITY STRATEGY THAT ENSURES THAT A TRANSPORTATION NETWORK (ROAD, TRANSIT, TRAVEL DEMAND MANAGEMENT) IS IN PLACE TO FACILITATE AN ECONOMICALLY VIABLE COMPONENT OF THE CITY'S ECONOMIC DEVELOPMENT GOALS. THIS SHALL BE IMPLEMENTED THROUGH THE APPLICATION OF A TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA) SO THAT MULTIPLE TRANSPORTATION MITIGATION SOLUTIONS THAT INCLUDE ROADWAY IMPROVEMENTS, MULTI-MODAL OPPORTUNITIES AND TRANSPORTATION DEMAND MANAGEMENT SYSTEMS CAN BE USED TO PROVIDE FOR A SUSTAINABLE TRANSPORTATION NETWORK.	DCA Stipulation Settlement Agreement			X				
OBJECTIVE 5.1. ORMOND CROSSINGS ACTIVITY CENTER TRANSPORTATION CONCURRENCY EXCEPTION AREA	**Consistent with Section 163.3180, *Florida Statutes,* the City hereby establishes a Transportation Concurrency Exception Area (TCEA) for the Ormond Crossings Activity Center to support a mixed-use development and address redevelopment concerns by implementing a mobility strategy that addresses the impacts to the City and County road network, as well as emphasizing opportunities for transit-oriented design, integrated**				X				

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	pedestrian and bicycle facilities, and transportation demand management strategies that mitigates for its impacts to the regional network.								
POLICY 5.1.1.	The City has determined that it is good public policy to use multiple methods of transportation mitigation that can be developed through the Ormond Crossings Transportation Concurrency Exception Area ~~TCEA~~ since the associated mobility strategy addresses the impacts of a mixed-use Activity Center that is located within a Dense Urban Land Area as defined in Section 163.3164, *Florida Statutes,* and facilitates the implementation of the Ormond Crossings/North Mainland Community Redevelopment Master Plan.							X	Spell out acronym.
POLICY 5.1.2.	The ~~City, working in coordination with the~~ ~~D~~developer of the Ormond Crossings Activity Center, shall complete the mitigation measures set forth in Policy 5~~6~~.1.3. to ensure implementation of a mobility strategy that addresses the transportation impacts of the Ormond Crossings Activity Center project.							X	Clarification that the developer is responsible for all mitigation measures. Corrected policy number.

POLICY 5.1.3.	The City shall require that the Developer of the Ormond Crossings Activity Center mitigate for cross-jurisdictional transportation impacts in accordance with the standards established by this Policy and the Development Agreement: ~~a. No later than July 31, 2013, the Developer shall pay the Florida Department of Transportation ("FDOT") $500,000 as funding for a PD&E study for general consideration of State Road 40 improvements from Tymber Creek Road to I-95 (the "PD&E study"). The limits of the PD&E study will be subject to the FDOT's discretion. If the PD&E study is completed and/or paid for prior to July 31, 2013, instead of paying the $500,000 to the FDOT, the Developer shall apply the $500,000 to traffic related improvements that benefit Ormond Crossings as the City directs, or at the direction of the City, some or all of the $500,000 shall be applied to improvements or operations that have the effect of reducing vehicle miles traveled from and to Ormond Crossings. In the event the $500,000 is paid to FDOT for the PD&E study, and Developers, builders or property owners at Ormond Crossings have paid or thereafter pay mobility fees that are collected for the purpose of funding state transportation improvements, including studies like the PD&E study, then the Developer may be entitled to mobility fee credits from the FDOT or the State of Florida.~~ ~~b. Subject to approval of Volusia County (the "County"), the Developer shall upgrade the approximately 4.15-mile segment of Tymber Creek Road from Airport Road to the I-95 underpass near the project's northern boundary (the "Tymber Creek Road Upgrade"). The Tymber Creek Road Upgrade shall consist of upgrading and repaving Tymber Creek Road within the existing right-of-way to a standard 2-lane typical cross section acceptable to the County. "Upgrade" shall mean utilizing existing pavement and road base to the maximum extent possible and providing lane widths and shoulders meeting the County's currently adopted standards for a								Item A has been accomplished. Item B has been accomplished. Item D – delete date. Item I has been accomplished. Item K to be amended. Broadway Signal has been accomplished. Also clarify that signals require traffic signal warrant approvals. Renumber text as needed. (see Proposed for correct strikethrough and underline). Corrected TIF acronym to Tax Increment Financing Hyphenated transit-oriented

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~~2-lane undivided roadway. The Developer is not responsible for new drainage improvements, modifying existing turn lanes previously installed at the entrance to the Southern Pines subdivision, or building sidewalks or bicycle trails along the roadway. The Tymber Creek Road Upgrade shall commence within 1-year of the first subdivision or site plan approval for the portion of Ormond Crossings that is located west of I-95 and shall be completed within 1-year from the date of commencement. If the County does not approve all or a portion of the roadway improvements as proposed in this paragraph, instead of completing those roadway improvements, the Developer shall make alternative related improvements or contributions to operations as provided for in paragraph 22 below.~~ c. As a contribution to the future 4-laning of Tymber Creek Road from Peruvian Trail to Airport Road (the "Tymber Creek 4-laning"), the Developer shall defer its right to use or sell transportation impact fee credits to which it may be entitled in connection with the Tymber Creek Road Upgrade until the County has collected $3,500,000 of transportation impact fees in connection with building permits issued for construction at Ormond Crossings, provided the County agrees to escrow or otherwise earmark the $3,500,000 to construct the Tymber Creek Road 4-laning when the County has acquired any necessary right-of-way, designed and permitted the Tymber Creek Road 4-laning and has sufficient additional funds available, if additional funds are needed, to construct that roadway improvement. Developer's agreement to defer the use or sale of transportation impact fee credits shall not reduce the								

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amount of transportation impact fee credits to which the Developer may be entitled pursuant to the applicable County ordinance or a separate agreement between the Developer and Volusia County. d. The Developer, the City and the North Mainland/Ormond Crossings Community Redevelopment Area ~~CRA~~ Authority ("CRA Authority") shall pursue the design and construction of Crossings Boulevard, including the overpass of I-95, to address the conditions of blight identified in the Master Redevelopment Plan North Mainland CRA~~, dated March 2005~~. A portion of the funding for the improvement shall be generated through the use of tax increment financing funds ("TIF") and a portion shall be provided by the Developer or generated by the proposed Ormond Crossings Community Development District (CDD) through the use of special assessment bonds. e. The segment of Crossings Boulevard from US-1, including a railroad fly-over, to a round-about will be part of Ormond Crossings Phase A ("Segment 1"). The Developer shall design and permit Segment 1 and the Developer or the Community Development District ~~CDD~~ shall loan sufficient funds to the Community Redevelopment Area ~~CRA~~ Authority (the "Segment 1 Loan") so the Community Redevelopment Area ~~CRA~~ Authority can commence construction of Segment 1 within 5 years after the Phase A plat is recorded. The terms and conditions of the Segment 1 Loan shall be provided for in a separate agreement between the Developer or the Community Development District ~~CDD~~ and the Community Redevelopment Area ~~CRA~~ Authority, provided that regardless of the amount of the								

loan to the Community Redevelopment Area ~~CRA~~ Authority, repayment, including reimbursement of the lender's cost of money, shall be limited to the extent that the County's contribution of tax increment financing ~~TIF~~ shall be limited to $4,000,000 and the City's contribution shall be limited to $8,000,000, totaling a maximum contribution of $12,000,000. Segment 1 shall be designed and constructed as a 4-lane divided roadway with landscaped medians. The roadway shall be completed prior to the project exceeding 2,017 net peak-hour external trips.

f. Crossings Boulevard shall be extended from Segment 1, including an I-95 fly-over, to connect to an internal roadway within Ormond Crossings, west of I-95 ("Segment 2"). The Developer or the Community Development District ~~CDD~~ shall commence design and permitting of Segment 2 at such time as the Community Redevelopment Area ~~CRA~~ Authority provides written notice that it can reasonably foresee having the ability, within 2 years, to repay the Segment 1 Loan. The Developer or the Community Development District ~~CDD~~ shall proceed with the construction of Segment 2 upon repayment of the Segment 2 Loan or as soon as the design and permitting of Segment 2 are completed, whichever is later. Segment 2 shall be designed and constructed as a 2-lane undivided roadway, but the Developer shall provide sufficient right-of-way to accommodate widening to a 4-lane divided cross section in the future. The roadway shall be completed prior to the project exceeding 4,000 net peak-hour external trips.

g. The Developer shall construct or cause a successor developer or developers to construct an internal roadway

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system that provides a connection from the terminus of Segment 2 to US-1, northwest of its interchange with I-95. That roadway connection to US-1 shall be completed prior to buildout of 1,000 residential units at Ormond Crossings. h. Within 6 months following commencement of construction of Segment 1 by the Community Redevelopment Area ~~CRA~~ Authority, the Developer or the Community Development District ~~CDD~~ shall commence construction of a road segment from the point of terminus of Segment 1 northward to connect to Tymber Creek Road via an I-95 underpass (the "East-West Connector Road"). The East-West Connector Road shall be completed within 1 year following commencement or when Segment 1 is completed, whichever is later. ~~i. The Developer shall install a traffic signal at US-1 and Broadway Avenue and turn lane improvements (the "Broadway Signal and Turn Lanes"). The Broadway Turn Lane improvements shall consist of an eastbound left-turn lane, through lane, and right-turn lane on Broadway Avenue at US-1 and a southbound right-turn lane on US-1 at Broadway Avenue. The Turn Lane improvements shall be constructed prior to the eastbound (Broadway Avenue) approach traffic exceeding 53 vehicles during the eight highest hours of an average weekday, as documented in the Annual Report. The Broadway Signal shall be installed within one year of when the eastbound (Broadway Avenue) approach traffic meets traffic signal warrants based on FDOT study procedures.~~								

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j. The Developer shall install a traffic signal and additional turn lanes at US-1 and Hull Road (the "Hull Road Signal and Turn Lanes"). The Hull Road Signal and Turn Lanes shall consist of a southbound right-turn lane at Hull Road, extension of the northbound (US-1) left-turn lane to 600 feet, and signalization. Construction shall be completed by December 31, 2012, provided that if the traffic signal is not warranted or if there have been no certificates of occupancy issued within Ormond Crossings by then, the Hull Road Signal and Turn Lanes shall be installed and constructed within 1-year following the date the traffic signal is warranted or the first certificate of occupancy has been issued, whichever is later. k. The Developer shall install the Broadway Signal as specified in number 9 above. The Developer shall also install traffic signals at the entrances to Ormond Crossings from north and south of the I-95 interchange when traffic meets the traffic signal warrants based on the ~~FDOT~~ Florida Department of Transportation study procedures. Concurrently with the installation of each of those three signals, the Developer shall also install communication cable connecting the new traffic signals to adjacent traffic signals within 0.5 mile along US-1. Within 6 months following a request from the City or County, but not later than December 31, 2020, the Developer shall provide the City with a timing study for the traffic signals on US-1 from the traffic signals on from the northern entrance to Ormond Crossings on US-1 to the southern entrance on at Crossing Boulevard/Pine Tree Road.								

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l. Prior to the project exceeding 2,275 net external peak-hour trips, the Developer shall complete the following improvements at the I-95/US-1 interchange: 1. At the I-95 southbound ramps, add a second southbound I-95 to southbound US-1 left-turn lane, convert the existing inside left-turn lane to a shared through/left-turn lane and extend the southbound I-95 to northbound US-1 right-turn lane to 550 feet. 2. At the I-95 northbound ramps, add a second, I-95 northbound to US-1 southbound left-turn lane and extend the northbound I-95 to northbound US-1 right-turn lane to 550 feet. 3. In the event adjustments to existing traffic signals are necessary with the ramp improvements, the Developer shall make those adjustments but shall not be required to upgrade the signals with mast arms. m. All roadways within Ormond Crossings shall be designed and constructed in accordance with applicable standards of the ~~FDOT~~ Florida Department of Transportation, the County or the City, depending on the agency responsible for the particular roadway. All site plan and site-specific development issues shall be addressed in the Planned Mixed-Use Development ~~PMUD~~ and as part of the subdivision and site plan review processes to ensure compliance with the City's Comprehensive Plan. The Developer shall be responsible for construction of new roadways and improvements, based on the City's local road design standards, to portions of Pineland Trail and Harmony Avenue that are within or bordering Ormond Crossings,								

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which will be reviewed and approved through the Planned Mixed-Use Development ~~PMUD~~ and site plan processes to insure compliance with the City's requirements. The layout, design and roadway construction standards shall be determined by City staff in accordance with the typical City roadway details during the rezoning and development approval processes. The Developer has a right under the Planned Mixed-Use Development (PMUD) zoning process to request waivers and alternative design standards as prescribed by the City's Land Development Code or as may be provided for in the Planned Mixed-Use Development ~~PMUD~~. If increased roadway capacity resulting from improvements by the Developer to City streets or roadways is not all required for project related traffic, the Developer or assignee may be entitled to credits for transportation impact fees due to the City in connection with construction within the project. Any transportation impact fee credits shall be determined in accordance with the provisions of the City's impact fee ordinance or separate agreement between the Developer and the City. n. Except as provided for herein with respect to Crossings Boulevard or hereafter specifically agreed in writing, the City and the entity with jurisdiction over the facilities have no financial responsibility to contribute to or participate in the funding of the design, engineering, permitting and/or construction of roadway improvements for Ormond Crossings. o. In order to provide safe access and preserve operational capacity, left and right turn deceleration lanes shall be installed by the Developer at all entrances to Ormond								

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	Crossings on collector and arterial roadways, as determined by the appropriate maintaining agency. Pedestrian and transit considerations shall be considered in the design. The Developer and the appropriate maintaining agency shall confirm the need for and the cost of signalization at the entrances to Ormond Crossings consistent with policies of the appropriate governmental entity and when nationally recognized warrants (Federal Highway Administration's ~~FHWA's~~ Manual of Uniform Traffic Control Devices) are met. Signal costs at entrances to Ormond Crossings are the financial responsibility of the Developer through buildout of the project.								
	p. As part of the Ormond Crossings Activity Center mobility strategy, the City will emphasize the use of a multi-modal transportation district for the project and surrounding area that includes, but is not limited to transit services, facilities and amenities as well as transit-oriented development practices and principles to accommodate growth in the area. Ormond Crossings shall adhere to transit-oriented development design principles and concepts within an area appropriate for future transit (see "Accessing Transit, design handbook for Florida Bus Passenger Facilities," ~~FDOT~~ Florida Department of Transportation~~, Version II 2008~~). The Developer shall provide annual reports based on methodology acceptable to the City. The City shall use the annual reports to determine if changes to the transportation demand management or multimodal system are warranted. The City shall provide the annual reports to Volusia County and Votran to ensure a coordinated effort for the multimodal improvements and								

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operations. Prior to the issuance of the first certificate of occupancy, the Developer shall enter into an agreement which addresses roadway and transit capital, operations and maintenance funding. This agreement shall be reviewed and updated five years after the original approval by the City and Votran, and thereafter shall be reviewed and updated as part of the annual reports required as part of the Activity Center designation. q. In the interest of safety, and to promote alternative forms of transportation, the Developer shall provide the following bicycle and pedestrian systems: 1. The on-site bicycle systems shall be connected into any adjacent external bicycle systems existing at the time of construction; 2. Covered walkways shall be designed into the front of non-residential structures to the maximum extent practicable; 3. In all areas of Ormond Crossings where cycling will be accomplished on both sidewalk/bikeways and streets, appropriate signage identifying bike routes will be installed; 4. Connections for bicyclists and pedestrians shall be provided between residential neighborhoods, employment centers and commercial areas to the maximum extent practical; 5. Bicycle support facilities ~~(e.g., parking and lockers)~~ shall be provided at commercial areas and all work areas. r. The following transit related actions are required:								

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	1. Bicycle lockers or bicycle racks, transit passenger shelters, and transit parking bays, shall be constructed where necessary to augment and facilitate the operations of transit service to the site as determined by the City in consultation with Votran; 2. Transit pull-out bays and transit shelters as required by the City in consultation with Votran, shall be constructed on-site by the Developer; 3. A site shall be provided for multiple future transit stops to accommodate buses at a location determined by the City in consultation with Votran and the Developer at the time of site plan approval; 4. At the City's request, the Developer shall enter into an agreement with the City in consultation with Votran in order to determine the appropriate number and location of pull-out bays, transit shelters, covered walkways and their location on the site, the size of a future transit super-stop if determined by the City to be appropriate for the estimated ridership, and the viability of a Community Development District ~~CDD~~ operated internal tram system to provide transportation to destinations and transit stops within the project; and 5. When studies are conducted to implement bus service, the Developer shall fully cooperate with the City in donating necessary right-of-way that may be necessary for the route, transit stations, park & ride facilities and other accoutrements deemed warranted by Votran, in consultation with the City.								

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s. The Developer shall promote and encourage variable work hours and flextime participation by on-site employers. The Developer, employers and owners shall make known to tenants and residents that Ormond Crossings has access to an existing ride-sharing program operated by Votran. Transit and current ride-sharing information shall be prominently displayed in all public gathering areas, in employment centers and other areas as suggested by Votran and the City. Transit access on public rights-of-way, if necessary, shall be provided to meet Votran specifications to facilitate transit to the site. To reduce peak hour trips, the Developer (Community Development District ~~CDD~~ or property owners' associations) may designate a part-time ride sharing coordinator who is responsible for working with the area transit provider, conducting employee ridesharing campaigns within the project, publicity, processing applications, and distribution information (including transit information). t. The Developer shall coordinate with the City, Votran, the Community Development District ~~CDD~~, and any property owners' associations to ensure the provision of park and ride spaces onsite and construct an area for use as a rideshare lot to lessen the overall impacts on regional roadways. Spaces for at least 200 vehicles shall be provided and may be shared with parking for commercial land uses. The park and ride spaces shall be proximate to the bus transit stops when established. Park and ride spaces shall be aggregated into groupings of not less than 25 spaces per designated park and ride area, which shall be indicated with appropriate signage. The Developer								

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shall coordinate with the City and Votran to accomplish these requirements at the time of site development. u. In order to minimize impacts to the roadway network, roads within Ormond Crossings shall, subject to environmental constraints, be interconnected to the maximum extent feasible as determined by the City. The project will generally be connected to existing neighborhoods and will tie into local streets, where feasible and as deemed appropriate by the appropriate local government. v. The transportation mitigation projects and other mitigation activities to reduce vehicle miles traveled from and to Ormond Crossings are sufficient for the impacts of the project, including impacts on Volusia County roadways. The City hereby acknowledges and agrees that by complying with the provisions of this mitigation strategy, the Developer shall be entitled to fully and completely develop Ormond Crossings without further transportation improvements. If any of the transportation mitigation projects are unnecessary because they were or are being undertaken by a third party or are not possible because they are not approved by the entity with jurisdiction or for any other reason, the Developer shall make alternative traffic related improvements or contributions to operations that have the effect of reducing vehicle miles traveled from and to Ormond Crossings as directed by the City, provided that any alternative mitigation of offsite transportation impacts shall not exceed the cost of the individual transportation mitigation projects being replaced.								

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POLICY 5.1.4.	The City and Volusia County shall use the Traffic Impact Assessment Guidelines and Methodology approved by the ~~Volusia County Metropolitan~~ Transportation Planning Organization ~~(VCMPO)~~ as the principal method of assessing the impacts of the Ormond Crossings project on the local and county road networks. The Developer, the City, and Volusia County agree that the mitigation projects identified in Policy 5~~6~~.1.3. constitute a reasonable mitigation solution pursuant to the Transportation Planning Organization ~~VCMPO~~ cross jurisdictional impact guidelines and the mobility strategy implemented as part of the Ormond Crossings Activity Center Transportation Concurrency Exception Area ~~TCEA~~. The successful completion of the improvements identified in Policy 5~~6~~.1.3. addresses the impacts from the project and thereby exempts the project from any and all additional extra-jurisdictional analysis and mitigation not otherwise identified herein.							X	Spell out acronyms and correct Policy reference. Added "." to policy in text for consistency
OBJECTIVE 5.2. PUBLIC INFRASTRUCTURE AND FACILITIES	**The Ormond Crossings Activity Center project provides the City with the opportunity to master plan a mixed-use development, including the needed public facilities required to meet the minimum levels of service or the requirements of the City's Mobility Plan as established in this Comprehensive Plan.**		X						

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		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 5.2.1.	The City shall utilize an annual monitoring process to analyze, and where necessary, amend the Capital Improvement Element ~~CIE~~ and other related elements, to ensure that public infrastructure and facilities are in place or have a financially feasible commitment to construct the infrastructure or facilities in order to assure adherence to the City's mobility strategies for the Ormond Crossings Activity Center.							X	Spell out acronyms.
POLICY 5.2.2.	As part of the implementation of the Ormond Crossings/North Mainland Community Redevelopment Area ~~CRA~~ Master Plan and the Ormond Crossings Transportation Concurrency Exception Area ~~TCEA~~ mobility strategies, the City shall establish in the Ormond Crossings Activity Center a principal arterial roadway, to be known as Crossings Boulevard, which will provide for accessibility between residential, commerce center, retail and service land uses.							X	Spell out acronyms.

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			Keep	Delete	New	Replace	Move	Modify	
Utilities Element, February 18, 2025									
~~**POTABLE WATER AND SANITARY SEWER SUBELEMENT**~~				X					Proposed to delete sub-element headers for each goal.
GOAL 1.A SANITARY SEWER	THE CITY SHALL PROVIDE FOR MUNICIPAL SANITARY SEWER FACILITIES WITH SUFFICIENT CAPACITY TO COLLECT, TRANSMIT AND TREAT SANITARY SEWER FLOWS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL-OF-SERVICE STANDARDS ESTABLISHED FOR THE SANITARY SEWER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR MUNICIPAL SANITARY SEWER TREATMENT INCLUDING THE ESTABLISHED WATER QUALITY-BASED EFFLUENT LIMITATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS AND PACKAGE TREATMENTS SYSTEMS.	163.3177 (6)(c)	X						
GOAL 1.B POTABLE WATER	THE CITY SHALL PROVIDE FOR MUNICIPAL POTABLE WATER SUPPLY FACILITIES WITH SUFFICIENT CAPACITY	163.3177 (6)(c)	X						

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			Keep	Delete	New	Replace	Move	Modify	
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	FOR RAW WATER SUPPLY, TREATMENT, AND TRANSMISSION OF POTABLE WATER TO MEET CONSUMPTION DEMANDS THROUGHOUT THE DEFINED SERVICE AREAS DURING THE PLANNING PERIOD AND THAT MEET OR EXCEED THE CALCULATED LEVEL-OF-SERVICE STANDARDS ESTABLISHED FOR THE POTABLE WATER SYSTEM. SUCH FACILITIES SHALL MEET OR EXCEED STATE AND FEDERAL REQUIREMENTS FOR MUNICIPAL POTABLE WATER QUALITY, THE CITY SHALL ALSO APPROPRIATELY REGULATE THE USE OF INDIVIDUAL WELL AND POTABLE WATER PACKAGE TREATMENT SYSTEMS.								
OBJECTIVE 1.1. CAPITAL IMPROVEMENTS FUNDING	**The potable water, wastewater treatment and reuse irrigation systems shall continue to be operated efficiently and effectively and on an enterprise basis with established user fees to meet the operational costs and <u>connection</u> ~~impact~~ fees to construct new or expand existing facilities.**	163.3177 (6)(c)						X	Change impact fee to connection fee based on impact fee update.

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			Keep	Delete	New	Replace	Move	Modify	
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~~POLICY 1.1.1.~~	~~Areas that are not presently served with potable water and sanitary sewer trunk lines shall be assessed a differential impact fee.~~			X					The City adopted an impact fee update (Ordinance 2023-30) based on changes in state law on June 6, 2023. There are no differential impact fees with the Ordinance. This Policy is proposed to be deleted
~~POLICY 1.1.2.~~ POLICY 1.1.1.	The City ~~Owners, operators and managers~~ should undertake efforts to obtain optimum operating levels and facility longevity so as to maximize the use, effectiveness and efficiency of existing facilities.							X	Re-written to clarify this policy applies to the City. Renumbered.
OBJECTIVE 1.2. EFFLUENT REUSE	**The City shall continue to operate a wastewater treatment plant effluent reuse distribution system that provides an orderly and cost-effective method of distributing reuse irrigation water to the several major reuse target areas and for residential irrigation.**	403.064	X						
POLICY 1.2.1.	The effluent at point of discharge shall meet or exceed the standards established by the Department of Environment Protection (FDEP).		X						
POLICY 1.2.2.	Monitoring equipment and appropriately trained personnel shall be provided at the wastewater plant to ensure the continuous quality of the effluent. The City's Utility Division shall ~~each year, as the effluent reuse system expands, publicly~~ continually educate its customers on the benefits of participating in the re-use system.							X	Modified policy to state the education regarding the benefits of participating in the re-use system is ongoing.

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.2.3.	New residential developments, in the vicinity of reclaimed water transmission mains, shall install 'dry-lines' for reclaimed water service. ~~Subdivisions with greater than 100 homes shall provide on-site storage and pumping for peak flow attenuation. Developers have the option of contributing to a reclaimed water construction fund if the development is not in an area scheduled to receive reclaimed water service.~~							X	This Policy is proposed to be shortened – deleting the text after the first sentence. There is no reclaimed water construction fund. Added "." after Policy number for consistency.
POLICY 1.2.4.	The City shall implement water conservation and reuse practices as well as demand reduction strategies that are conditions of the City's current Consumptive Use Permit.							X	Added "." after Policy number for consistency.
POLICY 1.2.5.	The City will implement the traditional and alternative water supply projects ~~scheduled for completion by 2013~~ as identified in the Water Supply ~~w~~ Work Plan.							X	This is part of the Water Supply Work Plan adopted with Ordinance 2024-06. Added "." after Policy number for consistency.
POLICY 1.2.6.	The City will expand its reclaimed water system in accordance with the 2015 Utility Master Plan and subsequent updates in an effort to improve water quality throughout the region. The City shall establish a target of 100 percent reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system draw down restrictions, system surplus volume, interruptible customer service restrictions, system operational				X				This is part of the Water Supply Work Plan adopted with Ordinance 2024-06.

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			Keep	Delete	New	Replace	Move	Modify	
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	efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.								
OBJECTIVE 1.3. INTERIM "PACKAGE-TYPE" WASTEWATER TREATMENT FACILITIES	**The use of interim or package-type wastewater treatment facilities shall be regulated by the Land Development Code and restricted as necessary to protect the public health and welfare and to protect the natural resources of the City.**	163.3177 (6)(c)	X						
POLICY 1.3.1.	Interim or small "package-type" wastewater treatment plants with a capacity of less than 500,000 gallons per day shall not be allowed in areas where improper levels of treatment and/or inadequate effluent disposal may result in adverse impacts on water resources (e.g., groundwater aquifers and surface water systems), unless each plant's owner provides sufficient financial resources to the City to assume responsibility for operating and maintaining the collection, treatment and effluent disposal components in compliance with regulatory requirements and standards.							X	Inserted gallons per day.
POLICY 1.3.2.	Interim or "package-type" wastewater treatment facilities shall be phased out upon notice that access to the system is available. The cost of such connection to the public system shall be the sole responsibility of the owner of the private system.		X						

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.3.3.	An interim package treatment plant may be permitted when all conditions for establishment of such a plant, as provided for in the Land Development Code (LDC) and City Code of Ordinances, exist.		X						
OBJECTIVE 1.4. INDIVIDUAL WASTE TREATMENT/DISPOSAL SYSTEMS	**Individual waste treatment/disposal systems, including septic tanks, will be located, constructed and operated so that, either on an individual or cumulative basis, such facilities will not adversely impact public health or water quality.**	163.3177 (6)(c)	X						
POLICY 1.4.1.	On-site wastewater treatment in areas served by centralized wastewater treatment shall be prohibited. However, a private on-site wastewater system may be permitted subject to state laws governing siting and installation provided soil conditions are conducive and the lack of a publicly owned treatment system for service exists.		X						
POLICY 1.4.2.	Property owners shall be principally responsible for paying the capital costs related to connecting to the City's central sewer system when individual lot septic tank failures are sufficient in numbers to cause health and water quality concerns.		X						
POLICY 1.4.3.	The City shall <u>maintain</u> ~~establish~~ criteria in the <u>Land Development Code</u> ~~LDC~~ that governs the appropriateness of phasing out septic tank							X	Update establish to maintain and spell out Land Development Code.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	systems in favor of connecting to publicly owned treatment systems.								
POLICY 1.4.4.	Minimum lot sizes and associated conditions shall be utilized when prohibiting the use of on-site wastewater systems or permitting such systems when publicly owned centralized treatment systems are not available.		X						
POLICY 1.4.5.	Minimum setbacks shall be established and utilized for the location of on-site wastewater systems from the 100-year floodplains, upland/wetlands systems, and the mean high water mark of natural occurring waterbodies ~~of courses~~.							X	Delete of courses
POLICY 1.4.6.	The City shall maintain Land Development Code regulations ~~continually enforce policies~~ that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the city central sewer system when the gravity sewer system is within 100 feet of the lot line and the home can connect by gravity to the system. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.							X	Amend to modify that the City will maintain Land Development Code regulations versus enforce policies.
OBJECTIVE 1.5. GROWTH MANAGEMENT	**All new development shall occur in an orderly and economical manner, to the maximum extent possible, and to the maximum existing public infrastructure possible. ~~with those areas having the greatest combined complement of urban public facilities and services being targeted first. New land areas should be staged~~**							X	Modified to simplify Objective to maximize exiting public infrastructure.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	~~**for urbanization in a contiguous manner that minimizes additional public investments.**~~								
POLICY 1.5.1.	Access to municipal wastewater interceptor or major transmission lines outside of designated urban service areas shall not be permitted except in cases of overriding public benefit and when the area is included or added to a designated urban service area. Consideration shall be given to the following minimum criteria/procedures in the implementation of this Policy. a. Encouragement of future growth and development to occur within areas of existing or planned wastewater service. b. Wastewater transmission or interceptor lines shall not be extended to accommodate premature forms of development.		X						
POLICY 1.5.2.	The provision of public facilities and services is intended to serve as a growth management measure, as such provision shall be undertaken and expanded within existing or identified future designated facility service areas and discouraged elsewhere, except in cases of overriding public benefit or where needed to meet the needs of existing development.		X						
POLICY 1.5.3.	The location and timing of providing public facilities and services shall be used as methods of implementing the Comprehensive Plan and associated sound and reasonable growth management policies and plans, and for the		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	establishment of a direct, objective relationship between the entire array of public facilities and services and land use intensities.								
POLICY 1.5.4.	The Departments of Public Works, and Planning and Zoning, and the Divisions of Public Utilities, and Engineering, shall maintain facility demand and capacity information as development orders or permits are issued and shall prepare annual summaries of capacity and demand information for each facility and service area. This shall be accomplished through the concurrency management system, as provided in the Land Development Code.		X						
OBJECTIVE 1.6. LEVEL-OF-SERVICE STANDARDS (LOSS) AND CONCURRENCY	**Potable Water and Sanitary Sewer facilities shall be maintained and expanded as needed to meet or exceed adopted Level-of-Service Standards ~~LOSS~~. Minimum Level-of-Service Standards ~~LOSS standards~~ shall be met when planning capital improvements and reviewing applications for development approval.**							X	Spell out acronyms.
POLICY 1.6.1.	The City shall apply level-of-service standards that shall be used as the basis for determining the availability of facility capacity and the demand generated by development in accordance with the Capital Improvements Element.		X						
POLICY 1.6.2.	New development shall be approved by the City only in areas where public or private facilities are available, under construction, or where funds have been committed or scheduled for		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	construction concurrent with the impacts of the new development.								
POLICY 1.6.3.	Existing development with private water supplies not having adequate flow, pressure or poor water quality for firefighting shall be required to connect to the City water system upon notice of availability. Connection ~~Impact~~ fees and meter installation charges will be borne by the property owner.							X	Modify impact fee to connection fee.
POLICY 1.6.4.	Property owners shall be responsible for full capital costs incurred by the City providing water mains and fire hydrants to areas where developments, due to poor water quality or well failure, have inadequate flow or pressure.		X						
POLICY 1.6.5.	The City shall issue Concurrency Certificates concurrent with issuance of a Development Order signifying that facilities and services are available under the City's District issued Consumptive Use Permit ~~C.U.P.~~ for which if no building permit is applied for and received within a specified time period as provided for in the Land Development Code ~~LDC~~ that such reservation of capacity shall expire.							X	Spell out Consumptive Use Permit and Land Development Code

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Utilities Element, February 18, 2025									
POLICY 1.6.6.	The withdrawals of water for potable purposes from surface or groundwater supply sources in quantities which would result in the depletion, degradation, contamination or destruction of water resources or natural systems shall be prohibited.		X						
POLICY 1.6.7.	The quality and quantity of potable water used to protect public health and safety require maintenance of adequate water pressures to meet fire flow requirements, monitoring of water quality conditions in the supply system distribution lines to ensure compliance with primary drinking water standards and effluent reuse systems designed to meet the fire flow requirements.		X						
POLICY 1.6.8.	A peak day, domestic demand factor shall be established to determine the required capacity for public potable water systems and sanitary sewer systems. The Utilities Master Plan shall be utilized to review and update these factors as necessary.		X						
POLICY 1.6.9.	The City shall update ~~its water and sewer~~ the Utilities Master Plan as needed ~~'Master Plan' every five years~~ to determine capital needs to maintain the established level of service.							X	Modify the update as needed versus every five years.
OBJECTIVE 1.7. CAPITAL FACILITIES CONSTRUCTION	**The City shall ensure that potable water and sanitary sewer facilities are available to meet Level-of-Service Standards.**	163.3177 (6)(c)	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.7.1.	The Capital Improvements Planning process and Capital Improvements Element shall be utilized to plan, design, and construct cost feasible capital projects in order to maintain Level-of-Service Standards ~~LOSS~~.							X	Spell out acronym.
POLICY 1.7.2.	Projected demands ~~through the year 2015~~ shall be met by undertaking those projects as identified in the Capital Improvements Element.							X	This Policy was amended by the Water Supply Work Plan.
POLICY 1.7.3.	Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City department responsible for the project.		X						
POLICY 1.7.4.	No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.		X						
POLICY 1.7.5.	The City will maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan. All Capital Improvement projects in the annual budget shall be consistent with the Comprehensive Plan.		X						
POLICY 1.7.6.	All wellfields shall be developed and protected in accordance with the provisions for Public Water Supply Wellfield Protection in the Land Development Code.		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Utilities Element, February 18, 2025									
POLICY 1.7.7.	The City shall continue to implement and develop wellfield expansion programs in accordance with guidelines established in the Utility Master Plan.		X						
~~**DRAINAGE AND STORMWATER MANAGEMENT SUBELEMENT**~~				X					Proposed to delete sub element headers for each goal.
GOAL 2. DRAINAGE AND STORMWATER MANAGEMENT	THE CITY SHALL CONTINUE TO IMPLEMENT A DRAINAGE AND STORMWATER MANAGEMENT POLICY THAT INCORPORATES THE NEED FOR AN EFFECTIVE DRAINAGE AND STORMWATER MANAGEMENT SYSTEM; INVENTORIES EXISTING DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS WITHIN THE CITY; DESCRIBES EXISTING DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS AND THEIR FUNCTIONS; REQUIRES AS MUCH NATURAL STORMWATER MANAGEMENT AS IS FEASIBLE; AND SETS PERFORMANCE STANDARDS TO MAINTAIN A DESIRED LEVEL OF WATER RECHARGE AND SURFACE WATER QUALITY AND WORKS WITH OTHER ENTITIES, BOTH PUBLIC AND PRIVATE, TO ENSURE THE EXECUTION OF THIS GOAL AND ITS ASSOCIATED OBJECTIVES AND POLICIES.	163.3177 (6)(c)	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Utilities Element, February 18, 2025									
OBJECTIVE 2.1. STORMWATER MANAGEMENT UTILITY	**The City shall implement the adopted Stormwater Master ~~Management~~ Plan in order to prioritize improvements and expansions to the Stormwater Management System.**							X	Update word "Management" to "Master" consistent with Resolution 2023-65.
POLICY 2.1.1.	Develop a public information program that promotes public awareness of the stormwater problems and fosters public participation in the continued implementation of the Stormwater Master ~~Management~~ Plan through the capital improvements planning process.							X	Update word "Management" to "Master" consistent with Resolution 2023-65.
POLICY 2.1.2.	The Stormwater Master Plan shall address the impact that stormwater runoff from existing roads has upon receiving waters and address corrective actions. Corrective actions should include both structural and non-structural measures. Structural measures include retrofitting existing roadways with effective stormwater management facilities. Non-structural measures include increased street sweeping and increased storm sewer cleaning. The Capital Improvements Plan shall be utilized as the principal mechanism in scheduling improvements identified in the Stormwater Master Plan while the Stormwater Utility Fee shall be the chief funding source for stormwater implementation.		X						
POLICY 2.1.3.	The City's stormwater management system shall be designed and developed to connect and integrate wetlands as a primary means to clean and recharge the aquifer.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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OBJECTIVE 2.2. DEVELOPMENT REVIEW	**Development activities shall be conducted to ensure the public safety and, at the same time, protects and enhances surface water quality of the surface waters, the functioning values of wetlands, ~~and~~ other natural design features, and aquifers recharge.**							X	Minor grammatical changes.
POLICY 2.2.1.	New stormwater management systems shall be built consistent with the best available technologies in the field of stormwater design and treatment. The City shall continue to perform under construction field inspections of non-residential and residential development to ensure the stormwater system designs are built and function according to approved stormwater management plans.							X	Add clarification of under construction.
POLICY 2.2.2.									Policy numbering incorrect – does not exist in current version.
~~POLICY 2.2.3.~~ POLICY 2.2.2.	The utilization of either Best Management Practices (BMPs) or Integrated Management Practices shall be required during road construction, urban development, agricultural, and silviculture activities, to protect natural water bodies and wetlands from pollutants and siltation.							X	Added or Integrated Management Practices as existed in 2010 Evaluation and Appraisal Report. Renumbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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~~POLICY 2.2.4.~~ POLICY 2.2.3.	Stormwater management systems that utilize isolated wetlands, shall provide diversion of the initial runoff from a storm event or "first flush" of stormwater to separate facilities.							X	Amended to define what the term first flush is. Renumbered.
~~POLICY 2.2.5.~~ POLICY 2.2.4.	Sufficient water shall be retained on-site to support natural groundwater and surface water levels throughout the year, to allow aquifer recharge and avoid over draining natural watersheds.							X	Renumbered.
~~POLICY 2.2.6.~~ POLICY 2.2.5.	Drainage and stormwater management systems shall use natural systems to the greatest extent possible, and land development modifications shall resemble natural features to the greatest extent practicable.							X	Renumbered.
~~POLICY 2.2.7.~~ POLICY 2.2.6.	The following criteria shall apply when considering applications for development activities that utilize wetlands as part of the stormwater management system: a. Stormwater outfalls from a development may be directed to the wetland only when free of debris and free of chemical pollutants and silt that will adversely impact wetlands, and only at rates that do not disturb vegetation or increase turbidity. Sheet flow and other overland drainage of runoff shall be controlled. b. The proposed action shall not cause stormwater runoff on the wetland to take							X	Renumbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	place at a rate that would exceed the natural rate. c. The allowed total increased runoff, in combination with the total fill allowed, shall not cause total natural flood-storage capacity of the wetland to fall below, or fall below further, the projected volume of runoff on the whole developed wetland watershed generated by a 100-year frequency, 24-hour duration rainfall event.								
~~POLICY 2.2.8.~~ POLICY 2.2.7.	Owner/operators of stormwater management systems shall be effectively required to maintain their systems according to the requirements of their Development Orders and state agency permits ~~Building Permits~~.							X	This Policy applies to private property owners and associations tasked with stormwater maintenance. This Policy is proposed to be amended to include state agency permits. Renumbered.
~~POLICY 2.2.9.~~ POLICY 2.2.8.	Open spaces shall be designed for multiple purposes and arranged to connect isolated wetlands so as to provide wildlife corridors and stormwater management conveyance.							X	Renumbered.
~~POLICY 2.2.10.~~ POLICY 2.2.9.	Developers shall produce for examination, by the City, justified computer models and other data that objectively provide information relevant to their proposed projects.							X	Renumbered.
~~POLICY 2.2.11.~~ POLICY 2.2.10.	Existing natural drainage systems shall be incorporated into the development's stormwater management system consistent with the performance standards for protection of wetlands.							X	Renumbered.
~~POLICY 2.2.12.~~ POLICY 2.2.11.	Stormwater management systems shall be designed to ensure that post-development runoff							X	Renumbered.

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	does not exceed pre-development levels, in terms of the volume, rate, timing and pollutant load of runoff.								
~~POLICY 2.2.13.~~ POLICY 2.2.12.	Development shall preserve or restore the natural shorelines and stabilizing shoreline vegetation of waterbodies. Buffers shall also be required along with the establishment of berm and swale systems near the shoreline to slow and filter runoff from development.							X	Renumbered.
~~POLICY 2.2.14.~~ POLICY 2.2.13.	Alteration of natural stream channels shall be prohibited.							X	Renumbered.
~~POLICY 2.2.15.~~ POLICY 2.2.14.	Stormwater runoff shall be detained for a sufficient amount of time, as needed, to provide for the settling and filtration of pollutants to the maximum extent possible before discharging into a surface waterbody or recharging into the groundwater as required by State regulations.							X	Renumbered.
~~POLICY 2.2.16.~~ POLICY 2.2.15.	All drainage ditch or mosquito control ditch depths shall be tied to groundwater levels so as not to adversely impact wetland functions. Ditches in excess of three (3) feet in depth will be permitted on a case-by-case basis if sufficient information is provided to demonstrate a reasonable assurance that no adverse impact will result.							X	Renumbered.
~~POLICY 2.2.17.~~ POLICY 2.2.16.	Discharge from drainage or mosquito control ditches directly to surface waterbodies or open water streams shall be discouraged and minimized. Discharge into existing compatible							X	Renumbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	wetlands or constructed retention basins that have been seeded and/or vegetated with wetland plant species shall be encouraged.								
~~POLICY 2.2.18.~~ POLICY 2.2.17.	Drainage or mosquito control ditches shall be constructed as ditches to meet requirements, with gently sloping sides not to exceed a 4:1 slope. The City will encourage the minimization of ditch construction, use of alternate methods of insect control, or restoration of areas currently drained by historical ditches.							X	Renumbered.
~~POLICY 2.2.19.~~ POLICY 2.2.18.	There shall be no direct surface water connection from dredged or excavated areas to natural surface waterbodies or open water streams (except for marinas on a case-by case basis).							X	Renumbered.
~~POLICY 2.2.20.~~ POLICY 2.2.19.	If an outfall from a dredged or excavated area is necessary to remove excess stormwater, then the outfall shall either be routed through a compatible wetland or a shallow retention basin constructed and seeded or vegetated with wetland plant species to act as a filter for runoff.							X	Renumbered.
~~POLICY 2.2.21.~~ POLICY 2.2.20.	Roads shall be placed to minimize the need for cut and fill, and all cut and fill banks shall be stabilized with minimum maintenance materials to prevent continuing erosion problems.							X	Renumbered.
~~POLICY 2.2.22.~~ POLICY 2.2.21.	The City shall require where appropriate the planting of wetland vegetation to stabilize eroding shorelines in low-wave-energy areas which helps reduce turbidity and improve water quality.							X	Renumbered.

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			Keep	Delete	New	Replace	Move	Modify	
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~~POLICY 2.2.23.~~ POLICY 2.2.22.	Retention and detention facilities shall be constructed consistent with design and performance criteria which include: a) Restricting public access; b) Sloping; c) Stabilization of banks; d) Direct discharge to class II or III waters, as defined in F.A.C. ch. 62-302, water quality standards, part III, water quality criteria-surface water or Outstanding Florida Waters (OFW) is prohibited; ~~Oil or grease contamination; discharges to an Outstanding Florida Water (OFW);~~ e) Use of wetlands for stormwater management and treatment compatible with the ecological characteristics of such wetlands that shall not degrade the wetland by disrupting the normal range of water level fluctuations necessary for sustaining the natural hydroperiod of the wetland; and f) Provisions, where appropriate, to utilize stormwater management systems for reclaimed water storage and/or augmentation.							X	Amend item d to delete and state: Direct discharge to class II or III waters, as defined in F.A.C. ch. 62-302, water quality standards, part III, water quality criteria-surface water or Outstanding Florida Waters (OFW) is prohibited. Renumbered.
~~POLICY 2.2.24.~~ POLICY 2.2.23.	Environmental assessments of stormwater facilities shall be required of development on the basis of its location, magnitude, and character in order to assess the impacts of stormwater runoff and related facilities upon water quality, fish and							X	Renumbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	wildlife values, floodplains, wetlands, and other environmentally sensitive areas.								
~~POLICY 2.2.25.~~ POLICY 2.2.24.	No development will be allowed that poses a threat of releasing harmful quantities of pollutants to surface waters during flooding.							X	Renumbered.
~~POLICY 2.2.26.~~ POLICY 2.2.25.	Roadway designs in wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/detention ponds for treatment prior to discharge to receiving water bodies and wetlands.							X	Renumbered.
~~POLICY 2.2.27.~~ POLICY 2.2.26.	The Level-of-Service Standard ~~LOSS~~, in accordance with the Capital Improvements Element, shall apply in the review of development activity~~:~~.							X	Spell out acronym. Correct punctuation. Renumbered.
~~POLICY 2.2.28.~~ POLICY 2.2.27.	The discharge of waters from a retention basin into surface waterbodies and open water streams shall be discouraged and minimized. Discharge into existing, compatible wetlands shall be encouraged whenever possible.							X	Renumbered.

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			Keep	Delete	New	Replace	Move	Modify	
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~~POLICY 2.2.29.~~ POLICY 2.2.28.	Prior to construction, the City must receive and approve the applicant's proposal of the entity to be responsible for operation and maintenance of the permitted stormwater management system with the designation of the proposed entity. The City shall receive and approve a document enumerating enforceable affirmative obligations of the entity such as a homeowner's association, to properly operate and maintain the stormwater management system for its expected life. The documents may consist of a showing of compliance with the City's acceptance of portions of the system for maintenance; articles of incorporation for condominium or homeowner's association; or plat or deed restrictions apportioning maintenance responsibility.							X	Renumbered.
~~POLICY 2.2.30.~~ POLICY 2.2.29.	All detention system surface areas shall consist of a littoral zone that is available for biological assimilation of pollutants. The extent of littoral zone requirements will be based on the ratio of vegetated littoral zone to the surface area of the pond at the controlled elevation. The width shall ensure adequate filtration of surface water runoff, provide for control of erosion and sedimentation, and offer wildlife habitat areas.							X	Renumbered.
~~POLICY 2.2.31.~~ POLICY 2.2.30.	Dry retention areas shall have at least one foot of freeboard above the 25-year designated high water table.							X	Renumbered.

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			Keep	Delete	New	Replace	Move	Modify	
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OBJECTIVE 2.3. ADMINISTRATION	**The City shall continue to administer, in a cost-effective and environmentally safe manner, drainage and stormwater management facilities and services consistent with the Land Development Code (LDC) as supported by the stormwater utility fee, user fees and connection ~~impact~~ fees. Existing deficiencies shall be corrected and the extension or increase in the capacity of the City drainage and stormwater management system shall be coordinated to meet existing and future needs as determined by the Stormwater Master Plan, to maximize the use of existing facilities, and to discourage urban sprawl.**							X	Amend impact fee to connect fee.
POLICY 2.3.1.	Priority for capital improvements shall be given to the correction of existing deficiencies as determined by the adopted Stormwater Master Plan.		X						
POLICY 2.3.2.	The City shall coordinate the extension of, or increase in, the capacity of drainage and stormwater management facilities with the needs of the public by ensuring that no development is approved unless the facilities are in place or scheduled to be in place concurrent with development and consistent with the adopted level-of-service standards.		X						
~~**SOLID WASTE SUBELEMENT**~~				X					Proposed to delete sub-element headers for each goal.

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			Keep	Delete	New	Replace	Move	Modify	
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GOAL 3. SOLID WASTE	THE CITY SHALL CONTINUE TO PROVIDE EITHER DIRECTLY OR BY CONTRACT WITH A PRIVATE ENTITY AN ADEQUATE SOLID WASTE COLLECTION, TRANSFER, AND RESOURCE RECOVERY SYSTEM TO MEET THE NEEDS AND DEMANDS OF THE CURRENT AND FUTURE POPULATION WHILE PROTECTING AND ENHANCING THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL QUALITY OF THE CITY AND CO-OPERATING WITH ~~THE~~ VOLUSIA COUNTY TO REDUCE RELIANCE ON ~~AS NECESSARY TO EVENTUALLY ELIMINATE THE USE OF~~ LANDFILLS.	163.3177 (6)(c)						X	The Goal states to eliminate the use of landfills. Goal 8.1 of the Volusia County Solid Waste Sub Element states, "Volusia County shall reduce its reliance on landfills." This Goal is proposed to be amended consistent with Volusia County Goal to reduce reliance on landfills.
OBJECTIVE 3.1. CITY LANDFILL	**The City shall continue to monitor the groundwater and surface water in the vicinity of the landfill after closure to determine if the landfill has any adverse impacts on the environment.**		X						
POLICY 3.1.1.	The City will monitor its closed Class III landfill in accordance with Florida Department of Environmental Protection (FDEP) rules.		X						
POLICY 3.1.2.	The City shall continue to implement a program of data collection, monitoring, and periodic review of groundwater and surface water quality parameters to be able to effectively assess if any environmental impacts or health hazards may be associated with leachate.		X						

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 3.1.3.	The City shall continue to manage a long-term monitoring program at the landfill that includes at a minimum the following: a. All landfill groundwater monitoring wells monitored on an annual basis~~.~~; b. Landfill monitoring wells will be tested for water quality parameters in accordance with FDEP requirements~~.~~; c. Periodic review of data collected and overall monitoring program results~~.~~; and d. Correction of any problem discovered by the monitoring.							X	Grammatical corrections.
POLICY 3.1.4.	The City shall utilize reclaimed landfill sites for municipal recreation purposes consistent with the Parks and Recreation Master Plan. ~~Recreational and Open Space Master Plan.~~							X	This policy is proposed to be updated to state "Parks and Recreation Master Plan" versus "Recreational and Open Space Master Plan".
OBJECTIVE 3.2. SOLID WASTE COLLECTION	**The City shall effectively and efficiently operate a solid waste collection system to maximize the use of existing facilities and services and shall provide service to all residential and non-residential establishments within the City limits.**		X						
POLICY 3.2.1.	The City shall continue to incrementally expand its solid waste collection system to meet the needs of new growth and to maintain existing levels-of-service.		X						

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 3.2.2.	The City shall maintain the Solid Waste Disposal and Collection as an Enterprise Fund to pay for solid waste collection and transfer expenses.		X						
POLICY 3.2.3.	The level-of-service standard for determining the availability of County Landfill facility capacity and the demand generated by development shall be in accordance with the Capital Improvements Element.		X						
POLICY 3.2.4.	The City shall maintain a separate trash handling system for the collection of refrigerators, freezers, appliances~~,~~ (white goods), and large piles of yard trash.							X	Corrected punctuation.
OBJECTIVE 3.3. RESOURCE RECOVERY AND VOLUME REDUCTION	**The City shall continue to administer resource recovery and volume reduction practices to conserve natural resources and reduce landfill space requirements, and maximize the use of existing facilities and services.**		X						
POLICY 3.3.1.	The City shall participate in the design, implementation, and evaluation of local recycling and waste management programs.		X						
POLICY 3.3.2.	Alternative disposal methods for yard trash shall be continued in cooperation with the County.		X						
POLICY 3.3.3.	The City shall ~~reduce the volume of non-hazardous~~ maintain the rate of reduction of the municipal solid waste disposed of in the County landfill by thirty 30 percent and meet additional State reduction goals as they are enacted. ~~of the October FY 1995-96 volume.~~ No more than one-							X	Modify consistent with Volusia County Solid Waste Sub Element: Objective 8.1.1. - Maintain the rate of reduction in the amount of Volusia County's solid waste stream by 30% and meet additional State waste reduction goals as they are enacted.

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	half of this thirty percent shall be met with a reduction in yard trash, white goods, scrap metal, construction debris, and tires while the other half may be met with a reduction in paper goods, perishable foods, plastic goods, and metal and glass containers.								Policy 8.1.1.1. - No more than one-half (15%) of the objective shall be met with the recycling of yard trash, white goods, construction/demolition and tires. Policy 8.1.1.2 - The remaining 15% of the objective shall continue to be met with other programs including voluntary curbside recycling from households.
POLICY 3.3.4.	Through the development review process, the City shall ensure that commercial and industrial establishments participate in recycling efforts.		X						
POLICY 3.3.5.	The City shall implement recycling programs and participate in any County resource recovery programs as necessary to achieve reductions in solid waste as mandated by State law.		X						
~~POLICY 3.3.6.~~	~~The City shall maintain a non-residential development recycling program which targets industrial and commercial establishments.~~			X					These recycling programs are not regulated by the City of Ormond Beach.
~~POLICY 3.3.7.~~ POLICY 3.3.6.	An adequate public participation rate in recycling shall be maintained to meet State requirements for volume reduction.							X	Renumbered.
~~POLICY 3.3.8.~~ POLICY 3.3.7.	The City shall inform and educate the public about recycling and products which are not recyclable, cannot be converted or cannot be used.							X	Renumbered.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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OBJECTIVE 3.4. ADMINISTRATION AND DEVELOPMENT REVIEW	**The City shall continue to administer, in a cost-efficient and environmentally safe manner, a collection and transfer solid waste system that is fully supported by user fees and that is designed to effectively meet the needs of existing and future residents.**		X						
POLICY 3.4.1.	The City's Department of Finance and Public Works shall work together to maintain a full cost accounting and reporting system for the collection and transfer of solid waste in compliance with the Solid Waste Management Act.		X						
POLICY 3.4.2.	The City will participate in the "Keep Volusia Beautiful" program to control the problem of littering and illegal dumping.		X						
POLICY 3.4.3.	The City shall support the County to maintain landfill location determination criteria designed to address minimum size criteria, minimum distance from residential areas, schools and hospitals, minimum distance from streams, aquifer recharge areas, and wetlands, stay out of 100-year floodplain, and determines maximum distance from main roads.		X						
POLICY 3.4.4.	Solid waste generated within the city limits shall continue to be collected on a regularly scheduled basis.		X						
POLICY 3.4.5.	Residential, commercial, and industrial development shall have adequate landfill space to meet the solid waste needs anticipated to be generated by the proposed development activity							X	Spell out acronym

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	in accordance with interim review of development activities and with the Land Development Code. All proposals for development shall include an analysis of the amount and types of solid waste to be generated and ability of the City and County to accommodate the new demand. No development shall be approved unless there is sufficient collection, transfer and disposal resources available to meet the new demand consistent with Level-of-Service Standards ~~LOSS~~.								
~~**HAZARDOUS MATERIALS AND WASTE SUBELEMENT**~~				X					Proposed to delete sub-element headers for each goal.
GOAL 4. HAZARDOUS MATERIALS AND WASTE	THE PUBLIC HEALTH, SAFETY AND WELFARE SHALL BE PROTECTED FROM THE IMPROPER MANAGEMENT OF HAZARDOUS WASTES AND MATERIALS USED AND GENERATED IN AND TRANSPORTED THROUGH THE CITY.	163.3177 (6)(c)	X						
OBJECTIVE 4.1. HAZARDOUS WASTE PROGRAM DEVELOPMENT	**The City shall continue its cooperation with the County to reduce improper hazardous storage and disposal. The City may consider disposal options which include privatization of service or interlocal agreements with the County.**		X						
POLICY 4.1.1.	Hazardous waste generators shall develop and submit to the City a hazardous waste management program at site plan submittal to protect the citizens and the environment from misuse, spills, and improper disposal. The purpose of the hazardous waste management plan is to ensure the		X						

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	safest and most efficient use and disposal of hazardous materials.								
POLICY 4.1.2.	Business/industrial park storage/transfer facilities shall, at a minimum, conform to the Florida Department of Environmental Protection ~~FDEP~~ transporter permitting requirements.							X	Spell out acronym
POLICY 4.1.3.	Each business/industrial park shall secure, prior to leasing or selling any lots or parcels, arrangements with a~~n~~ the Florida Department of Environmental Protection ~~FDEP~~ permitted hazardous waste management company to pick up and transfer waste from the park on a regularly scheduled basis.							X	Spell out acronym
POLICY 4.1.4.	All users and generators shall properly store and dispose of hazardous materials and waste upon adoption of this plan. The following criteria shall apply in the implementation of this Policy: a. Large quantity generators (companies that generate in excess of 2,200 lbs./month) and industrial/commercial parks containing generators that produce waste not suitable for recycling, exchange or reuse shall be encouraged to reduce hazardous waste volumes and to obtain necessary permits to develop on-site treatment facilities to render the waste non-hazardous. b. Existing Federal and State regulations relating to storage, transfer, and disposal shall be stringently enforced through							X	Delete “a” in paragraph c.

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	coordinated efforts at both State and local levels. c. On-site verification of ~~a~~ generator compliance with applicable rules and regulations shall be made, at a minimum, once a year.								
OBJECTIVE 4.2 DEVELOPMENT REGULATIONS	**All development activities shall provide protection to the environment and the public welfare from any hazardous wastes consistent with the provisions of the Land Development Code.**		X						
POLICY 4.2.1.	The City shall not admit those types and quantities of industrial wastes that are harmful or damaging to the structures, processes, or operation of the sewage works.		X						
POLICY 4.2.2.	The industrial user of the sewer system shall provide such preliminary treatment or handling of its waste as may be necessary to modify any objectionable characteristics or constraints.		X						
POLICY 4.2.3.	The City shall require safe management, manufacture, transportation, usage, and disposal of hazardous materials.		X						
POLICY 4.2.4.	The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.		X						

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POLICY 4.2.5.	The City shall enforce the asbestos removal provisions adopted in the Florida Building Code in regard to asbestos removal during demolition or construction activities.		X						
~~**NATURAL GROUNDWATER RECHARGE SUBELEMENT**~~				X					Proposed to delete subelement headers for each goal.
GOAL 5. POTABLE WATER SUPPLY	**THE PUBLIC SHALL BE ENSURED AN ADEQUATE SUPPLY OF SAFE, POTABLE WATER WHICH IS OBTAINED FROM THE HIGHEST QUALITY SOURCE AVAILABLE AND IS PROTECTED FROM CONTAMINATION.**	163.3177 (6)(c)	X						
OBJECTIVE 5.1. DEVELOPMENT REVIEW	**Natural groundwater protection standards shall be utilized in review of development activities as provided by the Land Development Code.**		X						
POLICY 5.1.1.	Saltwater intrusion shall be prevented by limiting potentially harmful water extraction and ensuring adequate recharge.		X						
POLICY 5.1.2.	The use of native and drought-resistant vegetation in landscaping shall be encouraged by providing developers with a list of appropriate native vegetation at site plan application.		X						
POLICY 5.1.3.	The City shall continue to deliver effluent for reuse as a component of its effluent disposal program for environmentally and economically suitable areas. ~~The City shall consider providing~~							X	Proposed deletion of the economic incentives as there are no funds dedicated for re-use incentives.

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	~~economic incentives to developments, agricultural operations and businesses which limit potable water consumption by using effluent reuse systems~~.								
POLICY 5.1.4.	The City shall continue to administer an emergency water shortage plan.		X						
POLICY 5.1.5.	Land use decisions and development approvals shall be consistent with adopted comprehensive water basin management plans. Water supply, production facilities, conveyance lines and Consumptive Use Permit ~~C.U.P.~~ capacity shall be available for new site plan and/or subdivision developments, prior to issuance of development orders.							X	Spelled out Consumptive Use Permit.
POLICY 5.1.6.	The use ~~of procreation~~ of native vegetation and/or drought-resistant vegetation shall be required on development projects ~~when irrigation water is drawn from sources which are critical to limiting saltwater intrusion~~.							X	Native vegetation and drought-resistant vegetation required on all development projects.
POLICY 5.1.7.	Industries which utilize or generate hazardous materials shall be sited and designed so as to minimize the threat of surface water or groundwater contamination.		X						
POLICY 5.1.8.	The City shall continue to apply regulations and procedures to control permanent water table drawdown in accordance with the County minimum environmental standards and the provisions of the Land Development Code.		X						

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~~POLICY 5.1.9.~~	~~Encourage Volusia County to maintain a functioning positive (pumped) drawdown system, in its "high-rise" landfills, to continually extract the mass of accumulating leachate and properly treat it.~~			X					Proposed to be deleted as a Volusia County landfill responsibility.
~~POLICY 5.1.10.~~ POLICY 5.1.9.	Removal of the confining layer of material separating the bottom of borrow pits from the top of the Floridan Aquifer shall be prohibited as provided by the Land Development Code.							X	Renumbered.
~~POLICY 5.1.11.~~ POLICY 5.1.10.	Water management plans shall be designed to approximate pre-development recharge conditions.							X	Renumbered.
~~POLICY 5.1.12.~~ POLICY 5.1.11.	Land use planning and land development approvals shall reflect the limitations of available water supplies. The City shall continue to use its concurrency management system to limit development potential in accordance with available raw water production, treatment, distribution and permitted withdrawal capacity.							X	Renumbered.
~~POLICY 5.1.13.~~ POLICY 5.1.12.	The watershed upstream of surface water potable water supplies shall be protected. Activities within the watershed should not reduce the volume of water available under low-flow conditions, or reduce the quality of the surface water below State standards.							X	Renumbered.
~~POLICY 5.1.14.~~ POLICY 5.1.13.	The disposal of non-hazardous waste shall be managed and controlled to prevent surface water and groundwater contamination. The City shall continue to implement a groundwater and surface							X	Renumbered.

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	water monitoring program to detect potential contamination by leachate.								
~~POLICY 5.1.15.~~ POLICY 5.1.14.	Marinas which service boats with on-board sewage facilities shall be required to provide sewage pump out and treatment facilities and provide for the appropriate effluent disposal method. Such pump out and treatment facilities shall be maintained in good working order to assure the contamination of groundwater or surface water, in accordance with the provisions of the Florida Administrative Code, F.A.C. does not occur.							X	Renumbered.
~~POLICY 5.1.16.~~ POLICY 5.1.15.	Industries which use hazardous materials or generate hazardous waste shall be regulated to prohibit the release of hazardous materials in violation of State water quality standards for groundwater and surface waters.							X	Renumbered.
~~POLICY 5.1.17.~~ POLICY 5.1.16.	The withdrawal or discharge of water which alters hydroperiods, discharge volumes, in-stream velocities, surface water stages or groundwater levels so as to cause a significant, adverse effect on natural water-dependent ecosystems is prohibited. Such projects shall be permitted only in cases of overriding public benefit, such as alterations in the stage or flow of surface waters as a part of any government sanctioned program of flood control, water quality restoration, habitat restoration or exotic plant control and shall be designed and operated so as to minimize harm to non-target organisms or natural ecosystems.							X	Renumbered.

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~~POLICY 5.1.18.~~ POLICY 5.1.17.	The City shall determine water supply levels-of-service in conjunction with the St. Johns River Water Management District. Land development permits will be subject to those limitations.							X	Renumbered.
POLICY 5.1.19~~8~~.	The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy or its functional equivalent.		X						St. Johns River Water Management District – request to keep policy
OBJECTIVE 5.2. INTERGOVERNMENTAL COORDINATION	**The City shall coordinate with the St. Johns River Water Management District to develop intergovernmental responses to groundwater problems.**							X	Inserted word Water.
POLICY 5.2.1.	The City shall maintain a ~~w~~Water ~~s~~Supply ~~w~~Work ~~p~~Plan that is coordinated with St. Johns River Water Management District's ~~District~~ Regional Water Supply Work Plan by updating the work plan within 18 months of an update to the District's ~~District~~ Regional Water Supply Plan that affects the City.							X	Water Supply Work Plan related amendment.
POLICY 5.2.2.	The City will participate in the development of updates to St. Johns River Water Management District's water supply							X	Water Supply Work Plan related amendment.

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	assessment and ~~District~~ Regional Water Supply Plan and other water supply development-related initiatives facilitated by the District's that affect the City.								
POLICY 5.2.3.	The City's Water Supply Work Plan is incorporated into the Comprehensive Plan as Appendix A of the Utilities Element. The City will implement the Water Supply Work Plan through the annual Capital Improvement Plan process.				X				New policy proposed based on Water Supply Work Plan related amendment.
OBJECTIVE 5.3. WATER CONSERVATION	**The City shall continue to review water conservation measures that encourage water conservation. The City shall follow all water conservation plans approved by St. John's River Water Management District as part of the City's Consumptive Use Permit (C.U.P.).**		X						
POLICY 5.3.1.	The Public Works and Utilities Department shall monitor per capita finished water consumption rates and shall develop an action plan to reduce per capita consumption if the per capita consumption exceeds by 25 percent~~%~~ the average gross per capita consumption of 110 gallons per day (gpd).							X	Spell out percent
POLICY 5.3.2.	Potable water supplies shall be conserved to the maximum extent practicable through the continued implementation of water conservation techniques and programs. Such techniques and programs may include, but are not limited to:							X	Water Supply Work Plan related amendment.

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	a. The City shall ~~work through the Water Authority of Volusia (WAV)~~ continue to incentivize water conservation using low-flow showers and toilets, rain sensors for lawn irrigation~~, and xeriscape~~. b. The City will continue to implement and expand its program to provide for water reuse and/or reclamation and where appropriate require effluent reuse for irrigation, industrial use and other appropriate non-potable water use applications. c. The City shall require new development to install 'dry-lines' for reclaimed water distribution. Developments with greater than 100 units shall provide on-site storage and pumping, integrated with the stormwater management system. ~~Under certain conditions, the developer may be allowed to contribute an equivalent value of the infrastructure into a reclaimed water construction fund.~~ d. The City shall ~~purchase a~~ continue its leak detection systems ~~by 2010~~ which will enable water distribution crews to								

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	monitor the entire City's water distribution system ~~through the use of leak noise loggers~~.								
POLICY 5.3.3.	Non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. Water reuse or water reclamation programs should be used, wherever economically and environmentally feasible, to reduce groundwater or surface water withdrawals for water use applications which do not require potable water.		X						
POLICY 5.3.4.	The City shall utilize a low pressure ~~reveres~~ reverse osmosis (LPRO) treatment process which permits the use of brackish groundwater which is lower quality water source from the Upper Floridan Aquifer. Future needs may require ~~to~~ the City to use the Lower Floridan Aquifer as an alternative water source.							X	Correct spelling error for reverse.
POLICY 5.3.5.	The City shall maintain a comprehensive program responsible for educating businesses and residents of: the City's current water conservation policies, the fragility of the aquifer, methods to reuse and conserve water, well abandonment problems and rules, and encouragement of the use of drought resistant plants ~~(xeriscape)~~.							X	Delete term xeriscape.
POLICY 5.3.6.	The City of Ormond Beach will plan for municipal service areas or extend water and sewer services into unincorporated Volusia County in a		X						

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	manner consistent with the Volusia County Comprehensive Plan.								
POLICY 5.3.7.	The City of Ormond Beach will implement all water conservation practices that are conditions of the Consumptive Use Permit ~~C.U.P~~.							X	Spell out Consumptive Use Permit.
OBJECTIVE 5.4. NATURAL GROUNDWATER AQUIFER PROTECTION	**The City shall protect the functions of designated natural groundwater aquifer recharge areas as provided by the Land Development Code.**		X						
POLICY 5.4.1.	The City shall regulate land use and development to protect functions of the designated recharge areas.		X						
POLICY 5.4.2.	Prime groundwater recharge areas and other recharge areas which have been identified by the St. Johns River Water Management District ~~the ECFRPC or subsequently by the City~~ to maintain the quality and quantity of water in aquifers from which potable water supplies are drawn, shall be protected. Activities within recharge areas shall not reduce the volume of recharge (i.e., increase the total volume of post-development runoff), or reduce the quality of groundwater below State standards.							X	This policy is proposed to be update to identify St. Johns River Water Management District to replace the East Central Florida Regional Planning Council reference
POLICY 5.4.3.	No commercial or industrial mining shall be allowed in prime groundwater recharge areas or in the watersheds of surface waters used as potable water supplies in order to prevent potentially adverse effects on water quality.		X						

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OBJECTIVE 5.5. PUBLIC WATER SUPPLY WELLFIELD PROTECTION	**The City of Ormond Beach will safeguard the public health, safety and welfare of its citizens by appropriately regulating the storage, handling, use or production of hazardous substances within the wellfield protection areas surrounding public water supply wells and well fields.**		X						
POLICY 5.5.1.	The City shall continue to apply regulations and procedures contained in the Land Development Code concerning Public Water Supply Wellfield Protection.		X						
POLICY 5.5.2.	Land uses or activities which, by their nature, represent a substantial risk to the quality or quantity of water from established public well fields or the watershed of surface water supplies shall be excluded from the immediate vicinity of such well fields or surface water supplies so as to minimize the threat to the public water supply. Conversely, the siting of new public water supplies shall avoid proximity to established land uses which may harm the water supply from that source.		X						

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Utilities Element, February 18, 2025									
POLICY 5.5.3.	The storage, use, disposal or production of hazardous or toxic substances ~~and that certain land uses~~ involving regulated or generic substances located within the 'Primary and Secondary Wellfield Protection Zones' surrounding public water supply wells and well fields that are potentially harmful to the drinking water of the City will be prohibited or severely restricted.							X	Delete phrase.
POLICY 5.5.4.	The City shall maintain a 'Primary Wellfield Protection Zone,' which is defined as the land area immediately surrounding any public water supply well and extending a radial distance of two hundred (200') feet, or that area that is within the first twenty (20%) percent of the total radial distance of the cone of influence, whichever is greater.		X						
POLICY 5.5.5.	The City shall maintain a 'Secondary Wellfield Protection Zone' which is defined as the land area surrounding the 'Primary Well Field Protection Zone,' and extending a radial distance of eight hundred (800') feet from the 'Primary Well Field Protection Zone,' or that area within the cone of influence exclusive of the 'Primary Zone,' whichever is greater.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
GOAL 1. WATERSHEDS, LAKES AND RIVERS	**THE CITY SHALL MAINTAIN AND, TO THE MAXIMUM EXTENT FEASIBLE, PROMOTE PROGRAMS TO ENHANCE THE FUNCTIONAL, AESTHETIC AND QUALITATIVE VALUE OF THE HALIFAX RIVER, THE TOMOKA RIVER, THEIR MAJOR TRIBUTARIES, AND ARTIFICIALLY CONSTRUCTED LAKES.**	F.S. 163 and F.S. 373	X						
OBJECTIVE 1.1. SPECIES DIVERSITY	**The City shall <u>coordinate with the appropriate state and federal agencies to</u> maintain the native aquatic and wetland floral and faunal species diversity of the upper Halifax River and Tomoka River.**	F.S. 163 and F.S. 379						X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.
POLICY 1.1.1.	The City shall ~~continue to~~ cooperate with State and regional agencies and adjacent local governments in a comprehensive study and inventory of invertebrates and seagrasses in the portions of the Halifax River and the Tomoka Marsh Aquatic Preserve which are located within the City.							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.
POLICY 1.1.2.	The City shall ~~continually~~ <u>coordinate with the appropriate state and federal agencies to</u> identify and prohibit activities that would have a significantly adverse effect on existing eelgrass or seagrass beds. When specific activities are identified, provisions to prohibit and mitigate adverse impacts from said							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
	activities shall be incorporated into the Land Development Code.								
POLICY 1.1.3.	The City shall ~~continue to request~~ encourage that the State ~~adopt~~ maintain an effective management plan with appropriate funding and personnel to provide meaningful management for the Tomoka Marsh Aquatic Preserve.							X	Language modified to encourage the maintenance of the Florida Department of Environmental Protection's Tomoka Marsh Aquatic Preserve program.
POLICY 1.1.4.	~~The City, i~~ In cooperation with State, regional, and local agencies, the City shall participate in a program to enhance the aesthetic, recreational, botanical, fish, and wildlife values~~,~~ of spoil islands.							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories. Community Engagement Meeting comment: add "by use of native vegetation" after spoil islands. Corrected punctuation; removed comma after "values"
POLICY 1.1.5.	The City shall continue to work with the Florida Department of Environmental Protection to expand the Tomoka Marsh Aquatic Preserve boundaries to include Dodson Creek, Strickland Creek, and the portion of Thompson Creek east of US 1.		X						
POLICY 1.1.6.	The City shall cooperate with State, regional and local governmental agencies, in an endangered species information program.		X						
POLICY 1.1.7.	Historic stream courses, saltwater marshes, freshwater marshes, and other wetlands shall not be channelized or impeded and shall be		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
	retained in their current condition consistent with the wetland regulations of Objective 5.4.								
OBJECTIVE 1.2. SURFACE WATER QUALITY	**The City shall <u>coordinate with the appropriate state and federal agencies to</u> protect, enhance, and improve the ambient surface water quality of the Halifax River, the Tomoka River and their tributaries.**	F.S. 373.403-469						X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.
POLICY 1.2.1.	The City shall coordinate with the Florida Department of Environmental Protection, the St. Johns River Water Management District, the Ponce De Leon Port Authority, and other local governments in the maintenance of an on-going water quality sampling and monitoring program that identifies baseline conditions and standards as parameters to measure changes in water quality.		X						
POLICY 1.2.2.	The City shall, in cooperation with local, regional and State agencies, adopt standards to identify, monitor, and manage point and non-point pollution source discharges. ~~This shall include, at a minimum, a review and update of all non-point source discharge permits, checking for accuracy and completeness.~~							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.
POLICY 1.2.3.	If a central wastewater system is not available, on-site sewage treatment and disposal systems shall not be allowed on lots less than one acre in size.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 1.2.4.	On-site waste treatment system facilities and drainfields shall not be located within 75 feet of the 100-year floodplain; within 75 feet of an upland/wetland interface; or within 120 feet of the mean high-water mark of any surface water body, whichever is greater. On-site waste treatment systems should be located as far inland from a water body or wetlands as possible.		X						
POLICY 1.2.5.	The City shall continually enforce policies that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the City central sewer system when it is within 100 feet of the lot line. The City may create assessment districts, where appropriate, to retrofit a neighborhood with sewer lines and lift stations.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 1.2.6.	The City shall continue to expand its effluent reuse program consistent with the St. Johns River Water Management District permit conditions and recommendations.		X						
POLICY 1.2.7.	~~By the year 2010, the City shall develop a plan to further reduce the amount of treated effluent discharged to the Halifax River to 10% of the total volume of wastewater treated at the plant.~~ The City shall establish a target of 100% reuse of average daily wastewater flow by the year 2030, except for operational conditions, including current weather conditions, anticipated weather patterns, reclaimed water demands, reclaimed water use patterns, system drawdown restrictions, system surplus volume, interruptible customer service restrictions, system operational efficiency, production capability, reclaimed storage capacity, availability of storm and groundwater augmentation sources, and other agency regulatory restrictions that require river discharge.							X	These changes are a result from Ord. 2024-08 – Water Supply Plan
POLICY 1.2.8.	The operation of the stormwater control utility and the retrofitting of stormwater outfalls shall comply with the recommendations of the adopted Stormwater Master Plan.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 1.2.9.	The City shall coordinate with State, regional, and local agencies in permitting the construction of new marina facilities; marinas shall not be located in the Tomoka River or its tributaries.		X						
POLICY 1.2.10.	In order to protect surface waters from the activities of adjacent property owners, the City shall educate residents regarding deliberate deposition of lawn debris, washing paint brushes, the use of fertilizers and chemicals or the storage of hazardous chemicals and fuel supplies in close proximity to water bodies. "Close proximity" shall be defined with regard to the proposed activity and the degree to which the adjacent water body is to be protected.		X						
OBJECTIVE 1.3. INTERGOVERNMENTAL COORDINATION	**The City shall continue to promote intergovernmental coordination to maintain or improve the water quality, water quantity, recreational, fish, and wildlife resource values of the Halifax River, the Tomoka River~~,~~ and their tributaries.**	F.S. 163	X						
POLICY 1.3.1.	~~On a continuous basis, t~~The City shall support and promote state and federal agencies programs to improve natural tidal flushing action for the Halifax River to restore ambient water quality.							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 1.3.2.	The City shall ~~coordinate its~~ encourage a water quality testing program with appropriate State, regional and local government testing programs to ensure efficient use of resources and to eliminate duplication of effort.							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories. Community Engagement Meeting comment: Add "of point source and water to the Halifax intrusion"
POLICY 1.3.3.	In cooperation with State, regional, and local agencies, including the Volusia County Sheriff's Department, the City shall participate, where possible, in a river safety program that utilizes to the maximum extent possible, miscellaneous media sources, newspaper advertising, signs, and literature to prevent surface water pollution, to protect manatees and other wildlife, and to promote proper boating safety standards.							X	No change to text. added commas around "where possible" and after "extent possible"
OBJECTIVE 1.4. ECOLOGICAL BALANCE	**The City shall continue to review development proposals and establish programs to balance the functioning values of the Halifax River and the Tomoka River in order to maintain an optimum combination of aesthetic, ecological, recreational, and historical resources.**	F.S. 163.3177 and F.S. 403	X						Community Engagement Meeting comment: Add "park" after recreational.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.4.1.	~~On a continuing basis, t~~ The City shall coordinate with the appropriate State, regional, and local agencies in the identification and protection of significant archaeological, ecological, historical, and paleontological sites under and along the Tomoka River ~~with other agencies and private organizations~~. This shall include promoting studies by colleges, universities, and researchers and requiring archaeological studies by developers for projects in areas that may contain significant resources.							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories.
POLICY 1.4.2.	On a continuous basis, the City shall encourage college and university studies of the Halifax and Tomoka Rivers.		X						
POLICY 1.4.3.	On a continuous basis, the City shall seek to acquire suitable property to meet public access requirements adjacent to the Tomoka River and its tributaries and the Halifax River for passive park and canoe access facilities.		X						
POLICY 1.4.4.	In order to effectively monitor the effects of development activities on surface water conditions, the applicant or its successors shall provide, as determined by the City, the establishment and operation of a surface water and wetland biological monitoring program.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLIVY 1.4.5.	In calculating maximum potential density or maximum permitted density for any given parcel of property, such calculations shall be exclusive of that portion of the property which is considered to be submerged lands.		X						
OBJECTIVE 1.5. ARTIFICIAL LAKES	**Artificially constructed lakes shall be designed and located so as to not negatively affect the aesthetics, ambient water quality, biotic composition/diversity, environmental integrity, flood capacity, public health and safety, or recreational values of the upper Halifax River, the Tomoka River, or their tributaries.**	F.S. 163.3177	X						
POLICY 1.5.1.	Artificially constructed lakes shall not be included in stormwater management systems which have outfalls into the upper Halifax River, the Tomoka River, or their tributaries without review and recommendations by the Site Plan Review Committee that all pertinent ordinances and standards have been met and that the discharge to the receiving waters will not degrade ambient surface water quality.		X						
POLICY 1.5.2.	Artificially constructed lakes shall not be excavated in wetland systems in the upper Halifax River, the Tomoka River, or their tributaries and shall not lower water levels in these systems.		X						
OBJECTIVE 1.6. REZONING	**Rezoning shall be consistent with the Comprehensive Plan and with the objective**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	of preserving ecological systems and the aesthetic qualities of the community.								
POLICY 1.6.1.	All rezoning shall be compatible with the objective of protecting wildlife and the environment consistent with the Comprehensive Plan.		X						
POLICY 1.6.2.	The City shall maintain the zoning district entitled "Special Environmental District" (SE). The following criteria shall apply to the implementation of this policy: A. The SE district applies to all Departments of Environmental Protection or Army Corps of Engineers jurisdictional wetland lines: 1. not protected or preserved by a conservation easement; and 2. or part of an approved Master Land Use Plan for a Planned Residential Development. This area includes mosquito impoundment districts. B. The SE district applies to environmentally sensitive areas designated for public acquisition and protection or areas currently in public ownership which should be subject to open space and conservation type land uses.		X						Community Engagement Meeting comment: add Ormond Scenic Loop and Trail as new Item C.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.6.3.	In cases where land development regulations and land use classifications will eliminate any reasonable use of real upland property, consideration will be given to public acquisition.		X						
GOAL 2. FLOODPLAINS	**THE CITY SHALL CONTINUE TO IMPLEMENT CURRENT PROGRAMS AND STUDY AND ADOPT NEW PROGRAMS TO MINIMIZE PUBLIC AND PRIVATE LOSSES AND THREATS TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO FLOOD CONDITIONS AND HAZARDS.**	F.S. 163.3177	X						
OBJECTIVE 2.1. FLOOD DAMAGE	**Flood damage prevention shall be accomplished through restricting new development from obstructing the flow of water and increasing flood heights within a floodplain. To offset any loss of flood storage capacity, compensatory storage is required for new fill, or other obstruction put in the floodplain by providing an at least equal volume to replace the lost flood storage volume.**	F.S. 163.3177	X						
POLICY 2.1.1.	The City shall protect the natural functioning values of the floodplains to the maximum extent feasible through wetland buffer requirements, compensatory storage, conservation easements and tree protection ordinances.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 2.1.2.	The City shall require all new development occurring within the 100-year floodplain to provide for the protection of adjacent properties.		X						
POLICY 2.1.3.	The City shall regulate the deposition of fill material within a floodway in order to prevent damage to the public, as an uncontrolled river may at flood state, pose a threat to life and property in excess of that is anticipated by the 100-year storm in the floodway fringe areas.		X						
POLICY 2.1.4.	Sites for the creation of compensatory storage volume, commensurate with any flood storage volume lost as a result of development activities (including roadways) in the 100-year floodplain, shall be on the same or adjacent site, or within the same hydraulically connected basin in order to provide for effective storage volume within the floodplain, but shall not be located within land areas identified for preservation purposes, such as wildlife corridors, or as being within the jurisdictional wetland limits of regulatory agencies, except for the purpose of providing pretreated stormwater storage capacity.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 2.1.5.	Special Flood Hazard Areas shall be interpreted as that portion of the site lying within the boundaries of the 100-year floodplain based on the Official Federal Emergency Management Agency Flood Insurance Study and corresponding Flood Insurance Rate Maps.		X						
POLICY 2.1.6.	The City shall ensure that fill material or other structures do not adversely obstruct the movement of floodwaters natural overland sheetflow or pose a threat to the public health, safety, and welfare.		X						
POLICY 2.1.7.	Areas not filled within the floodplain are to be generally left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design of development is consistent with City codes and standards.		X						
OBJECTIVE 2.2. FLOODPLAIN MANAGEMENT	**All development shall continue to be reviewed in accordance with the floodplain management criteria of the City's Flood Hazard Area section of the Land Development Code, as amended, and other applicable policies as contained within the Code of Ordinances and the Comprehensive Plan.**	F.S. 163.3177	X						
POLICY 2.2.1.	The City shall constantly enforce the flood hazard provisions of Chapter 3, Article II of							X	No change to text. Corrected punctuation; removed comma after "and" in paragraph "d"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	the Land Development Code which shall contain, at a minimum, provisions for: a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters; d. Controlling filling, grading, dredging, and other development which may increase flood damage; and~~,~~ e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 2.2.2.	The City shall continue to develop and enforce a floodplain management program that balances the public interest in regulating the use of private property against the interests of private landowners.		X						
POLICY 2.2.3.	The City shall continue to participate in the National Flood Insurance Program.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 2.2.4.	All development, rezoning, and changes in land classifications shall be reviewed and measured against the environment's capacity to accommodate such action and the extent of harm which the proposed development, rezoning and change in land use may impose upon the established and proper use of neighboring lands.		X						
POLICY 2.2.5.	The City shall periodically review its zoning regulations to ensure that the density which is permitted under each zoning category is consistent with the City's desire to protect the natural functioning values of the floodplain and to protect the quality and quantity of surface water resources.		X						
POLICY 2.2.6.	Floodplains whose functional values have been degraded or destroyed through human intervention should be restored, if possible, by acquisition of historic floodplain lands. Various state, regional and local land acquisition programs shall be used for this purpose.		X						
POLICY 2.2.7.	The City shall perpetually enforce the flood hazard provisions of the Land Development Code and amend it as necessary to incorporate recently updated flood insurance studies and flood insurance rate maps and to further bring it into full compliance with revisions of the national flood insurance program floodplain management criteria.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 2.2.8.	All new public buildings and infrastructure shall be located outside the 100-year floodplain to the maximum extent feasible. Appropriate flood proofing measures shall be undertaken for any public buildings located within the floodplain. Any pump stations or other electrical and mechanical equipment shall be designed to be protected from physical damage by the 100-year flood.		X						
POLICY 2.2.9.	The City shall coordinate its floodplain management programs with appropriate Federal, State, regional, and local governments.		X						
GOAL 3. GROUNDWATER	**THE CITY SHALL SECURE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE, AND PROTECT THE QUALITY AND QUANTITY OF GROUNDWATER RESOURCES IN ORDER TO ENSURE A SAFE AND ADEQUATE WATER SUPPLY FOR PRESENT AND FUTURE GENERATIONS AND, TO PRESERVE GROUNDWATER RESOURCES PRESENTLY IN USE.**	F.S. 163.3177	X						
OBJECTIVE 3.1. SALTWATER INTRUSION AND RECHARGE	**The City shall prevent saltwater intrusion by limiting potentially harmful water extractions and ensuring recharge occurs to the maximum extent practical and technically feasible.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 3.1.1.	Water conservation measures shall be maintained in the plumbing codes (e.g., require new construction to install water conserving plumbing fixtures) and shall be updated as the technology becomes available.		X						
POLICY 3.1.2.	The City shall continue to deliver effluent for reuse as a component of its effluent disposal program to the maximum extent possible. This shall include "dry-line" requirements for new developments.		X						
~~POLICY 3.1.3.~~	~~The City shall obtain water through interconnections with adjacent utility systems.~~			X					The City does not obtain water from other utility systems. Have interconnections for emergency situations.
POLICY 3.1.3~~4~~.	Potable water withdrawal from areas east of the County buffer zone shall be pumped at an appropriate volume and rate to avoid both saltwater intrusion and decreased aquifer levels. These actions shall be consistent with the City's approved wellfield operating plan.							X	No change in text. Re-number policy
OBJECTIVE 3.2. INTERGOVERNMENTAL COORDINATION	**Coordinate with Federal, State, regional, and other local agencies to develop intergovernmental responses to groundwater problems.**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 3.2.1.	The City shall maintain and periodically review potable water supply wellfield protection standards~~,~~ by designing land use controls that provide long-term protection from contamination, and by establishing criteria for regulations to ensure proper handling, utilization, storage, and disposal of chemicals, fuels, and other hazardous materials within the City, to avoid groundwater contamination.							X	Corrected punctuation; removed comma after "standards"
POLICY 3.2.2.	The City shall maintain formal lines of communication with Federal, State, and local agencies so that the City Police and Fire Departments can be prepared when hazardous materials are transported through the City.		X						
POLICY 3.2.3.	On a continuous basis, the City's Engineering Division shall revise its estimates of safe yield for the Volusia-Floridan Sole Source Aquifer.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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OBJECTIVE 3.3. AQUIFER PROTECTION	**Excavation projects shall not harm the Volusia-Floridan Sole Source Aquifer.**	F.S. 163.3177	X						
POLICY 3.3.1.	The City shall prohibit removal of the confining layer of material separating the bottom of borrow pits from the top of the Volusia-Floridan Sole Source Aquifer.		X						
OBJECTIVE 3.4. GROUNDWATER CONTAMINATION	**The City shall act to prevent groundwater contamination to ensure that any contamination will be quickly detected and subjected to a swift and effective response.**	F.S. 163.3177	X						
POLICY 3.4.1.	On a continuous basis, the City shall maintain its extensive water quality testing program at and near the City landfill in order to monitor groundwater quality parameters.		X						
POLICY 3.4.2.	The City shall maintain and periodically review the provisions of the Land Development Code concerning abandoned gasoline tanks, to comply with applicable State and County regulations.		X						
POLICY 3.4.3.	Groundwater resources shall be protected from leaking underground storage tanks by the utilization of state-of-the-art leak prevention technology (such as double-walled storage tanks).		X						
OBJECTIVE 3.5. DEVELOPMENT	**All requests for development shall be reviewed to ensure that potential impacts of**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	the proposed development activity do not degrade the quantity and quality of groundwater resources.								
POLICY 3.5.1.	Depending upon site locations and intensity of development, applicants for development may be required to provide the City with sufficient information for review of the potential impact on the groundwater resources of the City and region.		X						
POLICY 3.5.2.	The City shall continue to require such information which shall include, but not be limited to, site hydrology, geology, geologic maps, surficial aquifer characteristics, confining unit definitions, water table contour map, direction and rate of groundwater flow, maximum/minimum recorded water table elevations, aquifer relationship to local geology, location of local discharge features, background water quality, suitability for irrigation and wastewater reuse, Volusia-Floridan Sole Source Aquifer characteristics, and potentiometric surface map.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 3.5.3.	Development within the zone of influence of wellfields shall be regulated and permitted to ensure no degradation of the quality and quantity of groundwater.		X						
POLICY 3.5.4.	Fuel dispensing and storage facilities shall be prohibited within the zone of influence of any wellhead and wellfield.		X						
POLICY 3.5.5.	To the maximum extent possible, the City shall encourage irrigation water to be furnished from community suppliers such as a City or neighborhood reuse system; and the City should discourage the use of individual non-potable wells.		X						
POLICY 3.5.6.	The Volusia-Floridan Sole Source Aquifer should not be used to meet non-potable irrigation needs.		X						
POLICY 3.5.7.	Individual well pumpage rates shall be matched to site specific hydrological characteristics in order to avoid excessive groundwater drawdowns in the Floridan Aquifer.		X						
POLICY 3.5.8.	The use of air/water heat pumps shall be consistent with the requirements of the Land Development Code.		X						Community Engagement Meeting comment: add new Policy 3.5.9. "The use of atmospheric water generation shall be considered whenever and wherever possible".
GOAL 4. POTABLE WATER	**THE CITY SHALL PROVIDE AN ADEQUATE QUANTITY AND QUALITY OF POTABLE WATER TO ACCOMMODATE EXISTING AND**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
	FUTURE DEMANDS WITHOUT HARMING GOUNDWATER RESOURCES.								
OBJECTIVE 4.1. POTABLE WATER SERVICES	**Provision of potable water services shall be extended where needed, economically feasible, and environmentally acceptable.**		X						
POLICY 4.1.1.	The City shall provide potable water service to existing or platted subdivisions throughout its service area.		X						
POLICY 4.1.2.	The availability of groundwater supplies which may effectively be extracted, treated, and delivered in a cost-effective manner shall be a contingency for development approval.		X						Community Engagement Meeting comment: add new Policy 4.1.3.“Atmospheric water generation when possible”
OBJECTIVE 4.2. INTERGOVERNMENTAL COORDINATION	**The City shall cooperate and coordinate the provision of water supplies with State, regional, and local governments.**	F.S. 163.3177	X						
POLICY 4.2.1.	The City shall cooperate with Volusia County through County grants or County established assessment districts to retrofit subdivisions approved by the County that were developed with individual wells and are in need of central water service.							X	Grammer – delete comma.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 4.2.2.	The City shall maintain a combined and connected series of finished water interconnects with adjoining utilities' water systems.		X						
POLICY 4.2.3.	The City shall continue to cooperate with the St. Johns River Water Management District in dealing with water shortages and enforcing water use restrictions. Implementation of this policy shall include the following: a. Interpret District procedures associated with declaring and rescinding a water shortage; b. Designate one or more persons to be a liaison with the District concerning water shortage related matters and the enforcement of District water use restrictions; c. Amend its ordinance, as needed, to facilitate local enforcement of District water use restrictions;		X						
OBJECTIVE 4.3. WATER CONSERVATION	**In order to maintain adequate potable water supplies to meet public health, safety, and welfare needs and minimize adverse economic, social, and environmental impacts, the City shall encourage and require water conservation.**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
POLICY 4.3.1.	The City shall continue to participate in Local, District, State, and Federal public awareness programs to inform the public of the benefits of reducing water usage.		X						
POLICY 4.3.2.	The City shall discourage the over-watering of lawns and other landscaping plants, particularly when automatically timed sprinkler systems are used. The City shall require the use of "rain sensors" as required by Florida Statutes.		X						
POLICY 4.3.3.	The City shall continue to prohibit the sprinkling of lawns during hours of high evaporation potential.		X						
POLICY 4.3.4.	Water reuse or water reclamation programs shall be used to reduce groundwater and surface water withdrawals for water use applications which do not require potable water. This requirement includes dry-lines for reclaimed water in new developments and the use of stormwater as a reclaimed water augmentation source, where feasible.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 4.3.5.	The City shall encourage the implementation of a combined effluent reuse system, with adjacent utility providers, including Holly Hill, Daytona Beach and Volusia County.		X						
GOAL 5. VEGETATION	**THE CITY SHALL PROVIDE FOR THE PROTECTION, ENHANCEMENT, AND MANAGEMENT OF SIGNIFICANT NATURAL VEGETATIVE COMMUNITIES IN ORDER TO MAINTAIN THEIR ECOLOGICAL, AESTHETIC, ECONOMIC AND RECREATIONAL VALUES.**	F.S. 163.3177	X						
OBJECTIVE 5.1. ECOLOGICAL COMMUNITIES	**The City shall maintain and periodically review standards and programs that maintain upland ecological communities to the maximum extent feasible within the City.**		X						
POLICY 5.1.1.	An inventory of natural vegetative communities shall be provided by the applicant for all development proposals requiring site plan or plat approval. The applicant shall provide a plan for protection of species which are designated by either State or Federal agencies as endangered, threatened, or of special concern.		X						Community Engagement Meeting comment: strike natural and add native

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.1.2.	~~The City shall maintain, refine, and expand its FLUCCS inventory and make such information available to land developers.~~ Land developers and other interested parties shall consult with state agencies who maintain the Florida Land Use, Cover, and Forms Classification System (FLUCCS) as desired.							X	The city will cooperate with the appropriate agencies on these initiatives, but the state and federal agencies are the lead for these inventories. Community Engagement Meeting comment: strike developers and add all residents.
POLICY 5.1.3.	Ecologically viable portions of natural upland plant communities including, but not limited to, rare or endangered ecosystems within proposed urban development sites, should be preserved and maintained in their original state, to the greatest extent practicable.		X						Community Engagement Meeting comment: add forests.
POLICY 5.1.4.	The City shall maintain and periodically review provisions in the Land Development Code to preserve the upland buffers of native vegetation; significant habitat area (including wildlife corridors); scenic vistas; areas where native vegetation is important to impede erosion, and other areas where the public interest is best served by preserving native vegetation.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.1.5.	The City shall maintain and periodically review standards that preserve the present forested tree cover to the maximum extent practical.		X						Community Engagement Meeting comment: delete periodically and add annually and include "especially the Ormond Scenic Loop and Trail" at the end.
POLICY 5.1.6.	The City shall preserve designated canopy roads and Greenbelts as implemented by the Land Development Code.		X						Community Engagement Meeting comment: After preserve add, "plan, plant, par, and program".
POLICY 5.1.7.	The City shall minimize the clearing of trees for rights-of-way, to protect existing habitats as implemented by the Land Development Code.		X						Community Engagement Meeting comment: add - expand regrowth of trees.
POLICY 5.1.8.	Significant mesic or ~~xeric~~ native communities shall not be disturbed or affected by water detention, retention, or reuse activities or structures as implemented by the Land Development Code.							X	Community Engagement Meeting comment: delete mesic or xeric and add native.
OBJECTIVE 5.2. HABITAT AND DEVELOPMENT	**Balance the combination of aesthetic, ecological, recreational, and utilitarian qualities of the land for the long-term public interest.**							X	Community Engagement Meeting comment: add regrow to objective title.Corrected punctuation; added comma after "recreational"
POLICY 5.2.1.	Require habitat corridors and buffers of sufficient length and width to protect the long-term viability of significant habitat areas~~,~~ for designated plant and animal species.							X	No change to text. Corrected punctuation; removed comma after "areas"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.2.2.	The development plan review process shall consider the overall impact of a project on adjoining ecosystems.		X						
POLICY 5.2.3.	Require property owners to protect wetland systems in accordance with the criteria and standards for each wetland classification as noted under Objective 5.4 of this Element and in the City Wetlands Protection section of the Land Development Code, Chapter 3, Article II.		X						
POLICY 5.2.4.	In cooperation with adjacent governmental entities, ensure the survival of significant habitat areas, habitat corridors, and specimen and historic trees.							X	Add "and historic" and "," for punctuation. Community Engagement Meeting comment: add community forest.
POLICY 5.2.5.	Work with adjacent governmental entities to ensure that planned wildlife corridors are contiguous and provide for unimpeded movement of wildlife.		X						
POLICY 5.2.6.	Manage undeveloped City-owned lands for the long-term public interest, doing so in a manner by which the City sets an example for private development to follow. For example, the City should follow Ecosystems Management Practices as defined by the Department of Environmental Protection when applicable.		X						Community Engagement Meeting comment: Add "to plant native"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.2.7.	Development may incorporate isolated wetlands into effective stormwater management systems, provided that the stormwater runoff is treated prior to entering any wetland system, so that the wetland is used for nutrient and volume attenuation.		X						
POLICY 5.2.8.	Make land use decisions in conjunction with the carrying capacity of the land and its ecosystems.		X						
POLICY 5.2.9.	On a continuous basis, the City shall study and upgrade as necessary its buffer width requirements for projects abutting waterways and wetlands.		X						
POLICY 5.2.10.	On a continuous basis, the City shall coordinate and cooperate with contiguous governmental entities to protect environmentally sensitive vegetative habitats which extend into contiguous jurisdictions.		X						Community Engagement Meeting comment: Add “native trees and plants”
POLICY 5.2.11.	The area of land disturbed by development shall be as small as practicable. Those areas which are not to be disturbed shall be protected by an adequate barrier from construction activity. Whenever possible, natural vegetation shall be retained and protected.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.2.12.	Land that has been cleared for development and upon which construction has not commenced shall be protected from erosion by appropriate techniques designed to revegetate the area.		X						
POLICY 5.2.13.	Wherever feasible, site design shall accommodate any designated plant species with protected status which are in the path of development; where this is not feasible, these plants will be relocated to protected sites having appropriate growing conditions, whenever possible.		X						Community Engagement Meeting comment: delete designated and add native.
POLICY 5.2.14.	To preserve wetlands, the lateral distance of groundwater drawdown influence shall not adversely affect protected wetlands or their functions. The applicant shall demonstrate to the City Engineer through a series of borings or field permeability tests that the subsurface, groundwater, and permeability conditions shall not receive a significant negative impact. The applicant shall provide a calculation of the maximum horizontal or vertical drawdown that can be anticipated beyond the maximum perimeters of any borrow pit, detention, or retention area.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.2.15.	The City of Ormond Beach shall cooperate with Volusia County in the development of an interpretive/educational signage program along the Ormond Scenic Loop & Trail. The program shall include a requirement for signage and information that highlights the flora, fauna, land forms, water bodies, and historical/ archeological resources allocated along the corridor.							X	No change to text. Corrected punctuation; added comma after "water bodies"
POLICY 5.2.16.	The City and Volusia County, in conjunction with the Ormond Scenic Loop & Trail Corridor Management Entity shall ~~develop~~ maintain and implement a plan for safe, public parking to allow the safe enjoyment of the natural and scenic resources.							X	There is no plan for Ormond Beach to develop any additional parking in the loop corridor. The city has parking available at several local parks that will be maintained.
POLICY 5.2.17.	The City of Ormond Beach shall cooperate with Volusia County In efforts to Regrow the Loop and Regrow Volusia.				X				Community Engagement Meeting comment from 01.16.2025 to add Policy on Regrow Volusia.
OBJECTIVE 5.3. NATIVE LANDSCAPING	**The City shall promote the use of native drought-resistant vegetation in landscaping. The maximum amount of protection possible shall be provided for existing trees and other vegetation in order to assist in the control of flooding, soil erosion, dust, heat, air, and noise pollution and to improve the appearance, environmental character, and value of the total urban area and to protect nearby properties.**	F.S. 163.3177	X						Community Engagement Meeting comment: delete drought-resistant and add trees. Add suburban and agricultural after nearby.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.3.1.	The City shall continue to promote and encourage ~~xeriscape~~ native design concepts for landscaping single-family homes by providing builders, landscape designers, homeowners, and the general public with informational brochures describing ~~xeriscape~~ native plantings.		X						Community Engagement Meeting comment: delete xeriscape and add native plant.
POLICY 5.3.2.	The City shall require that at least 50% of the landscape vegetation used on a project reviewed by the Site Plan Review Committee be comprised of drought resistant native vegetation in harmony with site specific conditions.		X						Community Engagement Meeting comment: delete 50% and add 75%. Delete drought resistant.
POLICY 5.3.3.	Vegetation on new City landscaping projects shall be comprised of at least 50% native drought resistant vegetation.		X						Community Engagement Meeting comment: delete 50% and add 75%. Delete drought resistant.
POLICY 5.3.4.	All new development and expansions of existing development, except for single-family homes in an existing subdivision, shall provide for the protection of native vegetation on the site. Existing developments should utilize native plants in common areas (entranceways, pavilions) in instances where replanting or re-landscaping becomes necessary.		X						
POLICY 5.3.5.	Native vegetation shall be used to the maximum extent possible to meet landscaping and open space requirements.		X						Community Engagement Meeting comment: delete open space.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 5.3.6.	Exotic plant species, as identified by the Florida Invasive Species Council ~~listed as exempt species in Chapter 3, Article II of the Land Development Code~~, shall be removed from development sites during the time of construction.							X	Changes based on proposed Land Development Code Landscaping Article amendments.
POLICY 5.3.7.	Development shall preserve fifty (50%) percent of ecologically viable portions of natural upland plant communities, including rare or endangered ecosystems, present on-site.		X						Community Engagement Meeting comment: delete 50% and add 75%. Add new Policy 5.3.8. – Reduce and or remove invasive plants.
POLICY 5.3.8.	The City shall reduce groundwater withdrawal through the utilization of a reclaimed water scheduling program as mentioned in section 2C of the 2023 Water Supply Plan. The reclaimed water schedule may be updated by the Utility Manager or Public Works Director as deemed necessary. Additionally, the City will continue to communicate the importance of watering conservation with its customers.				X				New policy as part of water supply plan Ord 2024-08

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POLICY 5.3.9.	The removal of invasive species on City owned and maintained lands shall be funded through the annual budget process.				X				City Commission directive from February 4, 2025 workshop.
OBJECTIVE 5.4. WETLAND PRESERVATION	**Wetland areas within the City shall be preserved in accordance with a City that incorporates the need for wetlands preservation; directs incompatible uses away from wetland areas; promotes economic development that creates long-term jobs by establishing a means to allow wetland impacts for industrial land uses in platted industrial parks; inventories existing wetlands within the City; sets performance criteria to maintain wetland functions; establishes transition zones; ~~and~~ establishes land use policies for transition zones; and establishes standards for mitigation based on a policy of no-net-loss of wetland functions as a last resort.**	F.S. 163.3177						X	Removed the word "and" after the first occurrence of "transition zones"

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 5.4.1.	It is the policy of the City to require proper planning to avoid or minimize damage to wetlands; to require that activities not dependent upon a wetland location be located at upland sites; to allow wetland losses only where all practicable measures have been applied; to reduce those losses that are unavoidable and in the public interest; to require silviculture to comply with all requirements; to provide for mitigation in the form of wetland restoration, wetland creation or upland preservation; to offset further losses; to promote economic development that creates long-term, value added jobs by allowing wetland impacts in excess of minimum requirements under certain conditions for commercial, industrial, ~~and~~ residential, office, and retail~~,~~ land uses, subject to applicable ~~e~~ County, ~~s—~~State, and ~~f—~~Federal wetland regulations; and to provide for the protection of wetlands under the City's land development regulations to be adopted and implemented consistent with Section 163.3202, F.S.							X	Minor grammatical changes.
POLICY 5.4.2.	Land use planning and site design shall support development patterns which minimize the impact of development on wetland communities. As a result of development, there shall be no net loss of wetlands functions or values, nor shall wetlands functions and values be degraded.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 5.4.3.	All development shall comply with wetland protection requirements of all Federal, State, and regional agencies.		X						
POLICY 5.4.4.	The City shall require a wetland permit for any development that proposes to alter a wetland system and the permit shall clearly show the proposed alteration and mitigation. A Wetland Management Plan shall be required for all development that may adversely affect wetland systems and the requirements shall be contained in the Land Development Code.		X						
POLICY 5.4.5.	No activities in or affecting wetlands shall destroy natural wetland functions <u>that are</u> important, unless otherwise mitigated, to the general welfare by: a. Decreasing breeding, spawning, nesting, wintering, feeding, or other critical habitat for fish and wildlife, including rare, threatened and endangered plant and animal species, commercially and recreationally important fish and wildlife and species of special concern; b. Interfering with the natural exchange of nutrients needed by fish and other forms of wildlife; c. Reducing groundwater recharge; d. Destroying sites needed for educational and scientific research.							X	Added the phrase “that are” for clarity.

POLICY 5.4.6.	The City shall continue to require and enforce the provision and maintenance of adequate and undisturbed upland buffers of native vegetation adjacent to the Halifax River, the Tomoka River, and all of their associated tributaries and wetlands. A minimum shoreline requirement shall be applied for all new development to protect wildlife and marine life habitat areas and the adjacent surface water quality. The minimum shoreline setbacks shall be as follows: a. Tomoka River and the Little Tomoka River: A minimum of 120 feet from the mean high-water mark or 50 feet from the upland/wetland interface line, whichever is greater. The minimum setback may be reduced where a planned overlay district is approved for sites where a bluff of ten feet (10') above the mean high-water mark exists along the river. b. Halifax River: A minimum of 30 feet from the mean high-water line or upland/wetland interface, or as stipulated by a specific zoning district rear yard setback contained in the Land Development Code, whichever is greater. The minimum setback may be reduced where a planned overlay district is approved for sites where a bluff of ten (10') feet above the mean high-water mark exists along the river. c. Mosquito Control Ditches; Strickland, Dodson, and Thompson Creeks; and Misner's and Groover Branches: A minimum of 60 feet from the mean							X	Hyphenated each occurrence of "high-water" for grammar Removed the second occurrence of "and" and replaced commas with semicolons for clarity after "wildlife quality" and "turbidity control" in paragraph "d"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	high-water mark or 50 feet from the upland/wetland interface line, whichever is greater. d. For those waterways listed under "c" above, the shoreline and wetland setback may be adjusted downward on a case-by-case basis, to be no less than 30 feet from the mean high-water mark or no less than 25 feet from the upland/wetland interface, whichever is greater. A request for a reduction may be considered, provided that the associated wetland and upland buffer areas are predominantly herbaceous in nature, and the functioning values of the wetland and upland buffer areas are poor for such factors as wetland wildlife quality~~,~~ and quantity~~,~~; ~~and~~ sediment and turbidity control; and surface water runoff control. A determination to allow a reduction in the buffer width shall be based on a finding of conformance to all of the following criteria as conducted through the development review process: 1. The developable portion of the property is less than 150 feet deep for existing lots of record, as of the date of adoption of the Comprehensive Plan.								

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	2. The proposed development shall be connected to a central water and sewer system. 3. The proposed development shall not adversely impact the hydroperiod and other functioning values of the adjacent wetland as determined by review of a Wetlands Management Plan, which is required to be submitted under the Wetlands Protection Ordinance. 4. The proposed development shall provide one-to-one mitigation for reduction in standard, by enhancing the functioning values of the on-site upland and wetland buffer areas.								
POLICY 5.4.7.	The City shall maintain Land Development Code regulations consistent with the minimum standards for wetland protection as approved by Volusia County. These standards address the identification of wetlands, mitigation requirements to ensure that there is no net loss of wetlands within the City limits, and a minimum 25-foot-wide buffer upland and adjacent to wetlands requirements.		X						
POLICY 5.4.8.	All new development shall submit to the City a description of all watercourses, water bodies							X	Added the word “the”.

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	and wetlands on or adjacent to the site or into which surface waters flow. Information regarding their water quality and the current water quality classification, if any, given them by the Florida Department of Environmental Regulation, the Army Corps of Engineers, the St. Johns River Water Management District, and the Florida Department of Environmental Protection shall be included.								
POLICY 5.4.9.	No development shall be approved unless it satisfies the provisions of the City's Land Development Code and the ~~SJRWMD~~ St. Johns River Water Management District rules for Management and Storage of Surface Waters (MSSW), Chapter 40C-4, F.A.C.							X	Spell out acronyms
POLICY 5.4.10.	The City will protect wetland systems through public acquisition or purchase of development rights, environmental conservation easements, cluster zoning, land banking and mitigation.		X						
POLICY 5.4.11.	The City shall encourage the incorporation of isolated wetlands into stormwater management systems as detention facilities to avoid the filling and excavating of wetlands. Whenever isolated wetlands are used for stormwater detention, hydroperiods and stage elevations shall be designed to maintain the existing natural wetlands community, except where permitting agencies agree that the imposition of conditions which favor a different plant community is more desirable for the purpose of providing habitat,		X						

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	improving water quality or enhancing other wetland values. In order to maintain the long-term viability of isolated wetlands used for retention, stormwater shall be treated to meet the general water quality criteria of c.62, F.A.C., prior to its discharge in isolated wetlands.								
POLICY 5.4.12.	The City shall continue to investigate methods to safely utilize wetlands to further treat treated wastewater as an alternative to discharging effluent into the surface waters of the City.		X						
POLICY 5.4.13.	Any drainage that occurs adjacent to a wetland will be separated by an adequate buffer, liner or other means to avoid changes in the wetland's hydroperiod.		X						
POLICY 5.4.14.	Biological monitoring activities, including shallow groundwater levels, shall be undertaken by the developer at various locations for the purpose of evaluating wetland biological productivity and condition.		X						
POLICY 5.4.15.	The applicant shall take positive steps to correct or mitigate any unnecessary degradation of water or wetland quality caused by site development as determined by the St. Johns River Water Management District, the Florida Department of Environmental Protection, the Army Corps of Engineers, or the City.							X	Add the word "the".

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 5.4.16.	Roadway designs in or near wetland areas will provide for the capture and diversion of stormwater runoff from roadway surfaces in wetland areas to upland stormwater retention/detention ponds for treatment prior to discharge into receiving water bodies.		X						
POLICY 5.4.17.	On-site wastewater treatment systems shall not be allowed within 75 feet landward of the upland/wetland interface or the 100-year floodplain boundary or within 120 feet of the shoreline edge, whichever is more restrictive.		X						
POLICY 5.4.18.	No wells shall be allowed to be constructed in wetlands.		X						
POLICY 5.4.19.	Where artificially constructed lakes adjoin or are within 100 feet of a wetland, design elevations of such lakes will be controlled to maintain or recreate historic water levels and hydroperiods of the adjacent or nearby wetland system. Under no circumstances shall the lakes be allowed to draw down the water table within 300 feet of a wetland.		X						
POLICY 5.4.20.	The City shall prohibit construction projects utilizing any dewatering process from discharging into a designated wetlands area.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 5.4.21.	Limit the extensive utilization of fill material in uplands, if its utilization results in extensive or significant wetland alteration.		X						
POLICY 5.4.22.	Wetlands shall not be used as primary sediment traps during development. No grading, cutting or filling shall be commenced until erosion and sedimentation control devices have been installed between the disturbed area and the wetlands.		X						
POLICY 5.4.23.	The City shall prohibit direct discharge of stormwater into wetland areas.		X						
POLICY 5.4.24.	The minimum distance between the edge of each stormwater retention/detention pond and adjacent wetlands shall be 300 feet, unless the St. Johns River Water Management District and/or the City accepts tests, calculations or other information furnished by the applicant through the permitting process which clearly demonstrates that deviation from the 300 feet distance would not degrade the wetlands in any way.		X						
POLICY 5.4.25.	Although the use of wetlands for storing and purifying water is encouraged, care must be taken not to overload their capacity, thereby harming the wetlands and transitional vegetation. Wetlands should not be damaged by the construction of detention ponds.		X						

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POLICY 5.4.26.	Retention and detention ponds shall be used to retain and detain the increased and accelerated runoff which the development generates. Water shall be released from detention ponds into wetlands at a rate and in a manner approximating the natural flow which would have occurred before development.		X						
POLICY 5.4.27.	Agricultural drainage ditches and mosquito control ditches that adversely affect the hydroperiod of natural wetland systems shall be prohibited.		X						
POLICY 5.4.28.	Proposed activities which would destroy or degrade the function of wetlands shall not be permitted except where such activities are not contrary to the public interest and where there is no practical alternative which reduces or avoids impacts to wetlands. Unavoidable losses of viable wetlands should be mitigated through the demonstrably successful restoration, creation or (where no other alternative is feasible) preservation of wetlands.		X						
POLICY 5.4.29.	The purpose of mitigation is to offset unavoidable environmental impacts. Mitigation plans should consider the function of existing natural resources and provide comparable functions after mitigation is completed. Mitigation plans should maximize the preservation of existing natural resources. The mitigation plans shall consider the		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	following methods, in order of priority in which they should be utilized: a. Avoiding the impact altogether by not taking a certain action or parts of an action; b. Minimizing impacts by limiting the degree or magnitude of the action or its implementation; c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment; d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and e. Compensating for the impact by replacing or providing substitute resources or environments through creation of new wetlands, enhancement of existing wetlands or re-establishment of wetlands or significant upland areas which are no longer functioning due to significant alteration in the past.								
POLICY 5.4.30.	Where all or part of a wetland is destroyed or substantially altered by development, an acceptable mitigation plan shall include at least:		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	a. Compensatory wetland mitigation ratios shall be consistent with the ratio established for each wetland classification. Wetland-to-wetland compensation should be like kind replacement, i.e., saltwater system for saltwater system, freshwater for freshwater where practicable; b. Specific design requirements based upon conditions of the site and the type of wetland to be treated or restored; c. Periodic monitoring to remove exotic or nuisance vegetation; d. Monitoring and replacement to assure a survival rate of 80% wetland vegetation for a minimum of three (3) years; and e. An upland habitat as an adjacent buffer on mitigated sites.								
POLICY 5.4.31.	An acceptable mitigation plan shall be reasonably and technically feasible. Mitigation through restoration of other degraded wetlands or preservation of significant upland areas is preferred over wetland creation.		X						
POLICY 5.4.32.	Mitigation shall take place as follows (ranked in preference): (1) on site or (2) in close proximity and within the same drainage basin or (3) an approved mitigation bank.		X						

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POLICY 5.4.33.	A mitigation plan approved by a Federal, State, or regional agency shall be presumed to be acceptable provided, however, if no such mitigation plan is required by the approved permit from the Federal, State, or regional agency, then the local government may at its option adopt a mitigation plan in compliance with this section.							X	No change to text. Corrected punctuation; added comma after "State."
POLICY 5.4.34.	An applicant who carries out a compensatory mitigation plan shall at least grant to the City a conservation easement on the newly created or restored wetland and buffer or preserved significant upland area to protect it from future development. A legal mechanism which protects the area in perpetuity other than a conservation easement may be deemed appropriate on a case by case basis to carry out the purpose of the subsection.		X						

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POLICY 5.4.35.	The City shall utilize the Uniform Mitigation Assessment Method (UMAM), pursuant to Section 62-345, F.A.C., to determine the amount of mitigation needed to offset a wetland impact.		X						
GOAL 6. FISH AND WILDLIFE	**MAINTAIN, PROTECT, PRESERVE, OR INCREASE EXISTING NATIVE FISH AND WILDLIFE SPECIES IN TERMS OF OVERALL POPULATION AND DIVERSITY.**		X						Community Engagement Meeting comment: delete in terms of and add for.
OBJECTIVE 6.1. CONSERVATION	**The City and any development activity shall ensure that viable sized tracts of unique and significant natural habitat areas and wildlife corridors are preserved and protected with adequate buffers of native vegetation and an effective management plan in order to minimize the adverse effect of development or recreation activity on fish and wildlife. Fisheries, fishes, wildlife, and wildlife or marine life habitats shall be conserved, appropriately used, and protected, particularly those which are threatened, endangered, or of special concern.**		X						

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POLICY 6.1.1.	The City shall maintain the provisions of the Land Development Code that incorporate 1) the creation of viable wildlife habitats and corridors and 2) the preservation of sustainable vegetative mosaics of significant native faunal and floral habitat and wildlife corridors into the development review process to ensure that natural habitat areas are protected to the maximum extent feasible on both site-specific and macro levels from the cumulative effects of growth and development.		X						
POLICY 6.1.2.	If it is presumed that a designated species may be present on the basis of general characteristics, including the number and types of plant communities, the linear amount of "edge" such as the boundaries between woods and grasslands, the presence of water, and the presence of movement corridors between habitat areas, the City shall require applicants for development to assess the impact of development on designated species. Designated species shall include those classified, by either the Florida Game and Freshwater Fish Commission or the U.S. Fish and Wildlife Service, as endangered, threatened, or species of special concern, or those species actively being considered for designation. When estimating the impact of proposed development, the applicant may be							X	No change to text. Corrected punctuation; added comma after "characteristics"

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	required to conduct an inventory of existing wildlife and vegetation on the site.								
POLICY 6.1.3.	No more than 20% of the habitat area for designated species may be disturbed, whether cleared, filled or otherwise altered. Any development which disturbs designated species habitat areas shall prepare a workable management plan for those affected species. Such management plan shall be reviewed and approved by the respective State agencies.		X						
POLICY 6.1.4.	The City shall monitor and review development and recreation activities, in conjunction with other agencies, along the Tomoka River and its tributaries to identify the impacts that development and recreation have on fish and wildlife within the rivers' and creeks' riparian wildlife corridor.		X						
POLICY 6.1.5.	In order to maintain the biological integrity of the riparian wildlife corridor associated with the Tomoka River and its tributaries, the City shall continue to ensure that the width of the corridor does not diminish below present levels by preserving all connected wetland areas and requiring upland and shoreline buffers.		X						
POLICY 6.1.6.	The City shall coordinate with the St. John's River Water Management District (SJRWMD) to inventory and analyze the extent of wildlife and make recommendations to maintain or prevent the significant decline							X	Spell out acronyms.

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	of wildlife diversity in ~~SJRWMD~~ the St. John's River Water Management District designated Riparian Habitat Protection Zones.								
POLICY 6.1.7.	The City shall maintain in the development review process the review and consideration of the cumulative and macro level impacts upon native faunal and floral species, their habitats, and wildlife corridors.		X						
POLICY 6.1.8.	The City shall cooperate with local, State, regional, and Federal agencies as needed to update inventory and analysis of the quantity and quality of existing aquatic and terrestrial habitat and movement corridors.							X	No change to text. Corrected punctuation; added comma after "regional"
POLICY 6.1.9.	The City will cooperate with state agencies to implement the ~~enforce riparian wildlife corridor standards to prevent the diminishing of wildlife diversity beyond the baseline diversity similar to but not less than the six-hundred (600') foot St. John's River Water Management District (SJRWMD)~~ Tomoka River Riparian Habitat Protection Zone.							X	Proposed language to be modified to coordinate with appropriate state agencies.
POLICY 6.1.10.	On a continuous basis, the City shall update its Land Development Code to incorporate the most recent information and to best ensure protection of sea turtles.		X						
POLICY 6.1.11.	The City shall prohibit the release of balloons into the atmosphere, except for balloons associated with educational, scientific, or transportation purposes.		X						

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POLICY 6.1.12.	The City shall maintain standards, within the land development regulations for identification and preservation of floral and faunal habitats and wildlife corridors.		X						
POLICY 6.1.13.	Site development related activities shall not result in the harming, pursuit, or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the State or Federal governments in contravention of applicable State or Federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon the project site, the developer shall cease all activities which might negatively affect that individual or population and immediately notify the Florida Game and the Freshwater Fish Commission or Florida Department of Environmental Protection, the United States Fish and Wildlife Service, and the City. Proper protection and habitat management, to the satisfaction of all agencies, shall be provided by the developer.							X	Add the word "the".
POLICY 6.1.14.	To minimize dependency on groundwater for irrigation and to prompt retention of wildlife habitat, native vegetation shall be utilized in landscaping to the maximum extent practicable.		X						
POLICY 6.1.15.	The City shall ensure that protected and designated environmental system corridors remain intact even after annexation.		X						

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POLICY 6.1.16.	If a habitat mitigation plan is required by an agency, the City shall ensure that the applicant provides for on-site direct supervision during the construction process and any post-construction modifications. Permit conditions of other agencies shall be submitted to the City and enforced.		X						

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~~POLICY 6.1.17~~.	~~The City shall encourage the Volusia Council of Governments to maintain a clearinghouse for environmental and natural resource studies and recommendations by both public and private organizations.~~			X					Policy proposed to be deleted as Volusia Council of Government was dismembered in 2012. Discussion item comment: The League of Cities has been actively involved in promoting the New Green Deal, *a comprehensive plan aimed at addressing climate change and economic inequality*. I find it disturbing that the city would work with any organization that has its own agenda.
POLICY 6.1.1~~7~~8.	Marinas shall not be permitted in areas which are determined to be critical to the survival of the manatee. This includes the Tomoka River, Thompson Creek, Strickland Creek, and Dodson Creek. In addition, construction of new or the expansion of existing boat facilities in these areas shall be consistent with the Manatee Protection Plan for Volusia County ~~dated August 23, 2005 (adopted by Volusia County on September 8, 2005)~~ and the requirements of the City of Ormond Beach Land Development Code, whichever is more restrictive.							X	Proposed to remove date references. Renumber
POLICY 6.1.1~~8~~9.	Where a site is found to be inhabited by a gopher tortoise population that meets or exceeds the Florida Game and Freshwater Fish Commission's threshold of "significant" gopher tortoise habitat or which comprises part of a gopher tortoise population that may, in the aggregate, meet or exceed this threshold, the property owner shall protect		X						Renumber

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	such habitat areas through the use of conservation easements, deed restrictions, or common open space areas. As an alternative, gopher tortoises may be relocated only in conformance with an approved gopher tortoise relocation plan.								
POLICY 6.1.19~~20~~.	Any bridge or road crossings over water bodies and/or wetlands shall be designed and constructed to minimize the right-of-way width, minimize overstory removal~~,~~ and provide adequate space under the span of the road to accommodate large wildlife movement and shall not impede anticipated water flows.		X						Renumber
POLICY 6.1.20.~~21.~~	Land development proposals shall be reviewed to protect the natural functions of ecologically viable wildlife, fisheries and marine habitats. Applicants for development shall prepare a suitable alternative management plan, as per Policy 6.1.2., when local, State~~,~~ or Federally listed vegetative, wildlife and marine species occur within project boundaries.							X	No change to text. Corrected punctuation; added "period" after "Policy 6.1.2" for consistency Renumber
POLICY 6.1.21.~~22.~~	The City shall maintain development review standards for projects which impact habitats of endangered and threatened species or species of special concern. The type and occurrence of such habitats shall be as determined by the City, the County or the appropriate Federal ~~(USFWS)~~ and State ~~(FGWFC, FDEP,~~							X	Remove acronyms and simply keep Federal and State. Corrected punctuation; removed comma after "endangered" in paragraph "d" Renumber

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	~~ECFRPC)~~ agencies. These review standards shall address at minimum: a. Proper siting of development structures and infrastructure, including clustering of dwelling units or buildings away from such habitats; b. Management plans which protect fish and wildlife designated as endangered, threatened or species of special concern; c. Mitigation plans for such habitat which is unavoidably altered; d. Restrictions on the use of such habitats to those which are found to be compatible with the requirements of wildlife species which are threatened, endangered, or of special concern.								
~~POLICY 6.1.23.~~	~~The City shall establish management plans for specific endangered and otherwise designated species. At minimum, these plans shall:~~ ~~a. Provide for the coordination of Federal, State, local, and private activities involving protection of the particular species;~~ ~~b. Establish public education programs;~~ ~~c. Provide for the minimization of activities which directly or indirectly adversely impact the particular species listed above; and~~			X					Recommended to delete as these are a function of State and Federal agencies that City defers to.

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	~~d. Establish standards for habitat protection, and/or relocation of species, where appropriate.~~								
POLICY 6.1.22~~4~~.	The City shall establish and maintain programs to reduce~~,~~ and eliminate, where possible, pollution activities which adversely impact endangered species, including illegal dumping of solid and hazardous waste, littering near open water bodies, and the outdoor release of balloons.							X	No change in text. Corrected punctuation; removed comma after "reduce" Re-number policy.
POLICY 6.1.23~~5~~.	Marine, brackish, and freshwater habitats necessary for the continued ecological stability of fisheries and water-depending wildlife shall be identified and protected through, at minimum, coordination with the Florida Game and Freshwater Fish Commission, the Florida Department of Environmental Protection, and other governmental agencies as appropriate.							X	Add the word "the". Re-number policy.
POLICY 6.1.24~~6~~.	The City shall continue to ensure the protection of manatees by, at minimum: supporting the Tomoka River Manatee Sanctuary; supporting the regulation and enforcement of boat speeds; regulating safety and water sport activities; utilizing the boat facility siting plan in Phase II of the Manatee Protection Plan for Volusia County~~ dated August 23, 2005~~; monitoring and ensuring the proper maintenance of extensive signage denoting manatee habitat and associated boat							X	Proposed to remove date references. Re-number policy.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	speed zone; requiring mitigation through contributions to the Manatee Conservation Fund; and ensuring the distribution of educational materials about manatees and their protection at boat launch and marina facilities. All manatee protection measures shall be consistent with the Manatee Protection Plan for Volusia County. ~~dated August 23, 2005 (adopted by Volusia County on September 8, 2005).~~								
POLICY 6.1.2~~5~~7.	Land use activities adjacent to the following areas: • Open space/conservation areas and recreation/open space areas designated in the Future Land Use and Recreation/Open Space Elements; • Tomoka Marsh Aquatic Preserve; • Tomoka River Manatee Sanctuary; • Tomoka River ~~OFW~~ Outstanding Florida Water; • Tomoka State Park; and • Wetlands, shall be limited to non-intensive uses such as Environmental Systems Corridors, Agriculture, rural, or low density residential and residential, office, retail or neighborhood commercial. All proposed land use activities must ensure that such activities will not							X	Delete acronym and replace with Outstanding Florida Water. Re-number policy. Community Engagement Meeting comment: delete Open Space and add Park; Add Ormond Scenic Loop and Trail to bulleted list.

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			Keep	Delete	New	Replace	Move	Modify	
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	degrade the natural physical, biological, aesthetic, or recreational functions of such lands and shall provide for the preservation and protection of such areas in accordance with the appropriate standards including, but not limited to, setback requirements, buffers, wetland and floodplain policies.								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 6.1.2~~6~~8.	Planning and approval of development projects shall avoid adverse impacts to species listed as endangered, threatened or species of special concern to the greatest extent practicable. Where suitable habitat on a project site is utilized by a listed species, a management plan designed to minimize harm to the species and its habitat should be prepared by the developer and adherence to the plan made a condition of development approval. Management plans shall be reviewed and approved by the appropriate State agency ~~(FGFWFC or FDEP)~~ and the U.S. Fish & Wildlife Service prior to their approval by the City.		X						Delete acronyms. Re-number policy.
POLICY 6.1.2~~7~~9.	The City shall support the protection of critical habitat for endangered and threatened species to the maximum extent feasible. "Critical habitat" shall include those habitat types, or specific geographical locations, which are designated as such by the appropriate State and Federal agencies. ~~USFWS, NMFS, FGFWFC, FDEP, FDACS, or the RPC.~~							X	Recommended to remove acronyms and replace with appropriate State and Federal agencies. Re-number policy.
GOAL 7. USES OF NATURAL RESOURCES	**THE CITY SHALL PROVIDE FOR THE PROTECTION AND SENSITIVE USE OF NATURAL RESOURCES THROUGH DEVELOPMENT REGULATONS AND PUBLIC PROGRAMS.**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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OBJECTIVE 7.1. LAND ACQUISITION	**The City shall support the acquisition of unique or environmentally significant properties for public conservation reservations and maintain its proposed level-of-service for passive parks.**		X						
POLICY 7.1.1.	Upon adoption of the Comprehensive Plan, the City shall require developments along the Tomoka River and its tributaries with individual properties of five acres or larger to include all wetlands in a conservation easement to the City. The easement shall not prohibit the construction of an elevated wooded catwalk to the waterway, provided the construction is done in the most environmentally sound manner. Developments, when property along a waterway or wetland is divided into tracts of less than 5 acres, shall put those wetlands in either public or semipublic (e.g., homeowner's association) control; properties with multiple riparian ownership of less than 5 acres which are under homeowner association control shall grant a conservation easement to the City. For lots of less than 5 acres, if part of a subdivision project, only one community dock shall be allowed.		X						
POLICY 7.1.2.	On a continuous basis, the City shall consider acquisition of vacant lands abutting the Tomoka River, its tributaries, Dodson Creek, and the Halifax River.							X	Community Engagement Meeting comment: add residential in front of vacant lands.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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									Corrected punctuation; added comma after "Dodson Creek"
POLICY 7.1.3.	The City shall, in coordination with local and State agencies, participate in a strategy to acquire environmentally sensitive lands.		X						
OBJECTIVE 7.2. IMPACT ASSESSMENT	**All development activities shall properly assess impacts on the environment and provide an effective mitigation plan as required.**							X	No change to text: added period after 7.2 for consistency.
POLICY 7.2.1.	The City shall require Environmental Assessment Reports for all planned unit developments, subdivisions, and other development that must comply with the special requirements of the ~~residential s~~ Suburban Residential zoning district and that must prepare a water management plan in accordance with the provisions of the Land Development Code.							X	Corrected to Suburban Residential
OBJECTIVE 7.3. SUSTAINABILITY	**Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.**		X						Community Engagement Meeting comment: Delete Sustainability and add Wise Use of Land in objective title
POLICY 7.3.1.	Encourage the production and use of energy generated from renewable resources.							X	No change to text: added period after 7.3.1 for consistency.
POLICY 7.3.~~3~~2.	The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.							X	Renumber Community Engagement Meeting comment: after incorporate – add native plants 75%, FF 20%, natural 5%,

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POLICY 7.3.43.	Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and open spaces, green roofs, natural drainage systems).							X	Renumber Community Engagement Meeting comment: Delete Create, protect and manage green infrastructure and replace with Plan, plant, park program – See Attachment.
POLICY 7.3.54.	Protect and enhance green spaces to provide natural carbon sinks in soils, vegetation, and streambeds to mitigate carbon emissions.							X	Renumber Community Engagement Meeting comment: re-write policy – See Attachment.
POLICY 7.3.65.	Encourage site design techniques that restore natural "green infrastructure" (i.e., urban forests, parks and open spaces, natural drainage systems) instead of relying solely on engineered systems that require higher energy and carbon inputs.							X	Renumber Community Engagement Meeting comment: re-write policy – See Attachment.
GOAL 8. AIR QUALITY	**MAINTAIN THE PRESENT HIGH LEVEL OF AIR QUALITY FOR HUMAN HEALTH, SAFETY, ~~AND~~ WELFARE, AND PROTECTION OF THE NATURAL ENVIRONMENT.**	F.S. 163.3177						X	Removed the word "AND" after "SAFETY"
OBJECTIVE 8.1. STANDARDS	**Prevent the degradation of the City's air quality below baseline standards.**		X						
POLICY 8.1.1.	No industrial or commercial business which emits air pollutants which would degrade the City's ambient air quality will be permitted unless it can be proven to the City that all available pollution control devices and practices will be installed as a part of the development upon occupancy.		X						

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 8.1.2.	The City shall encourage alternative modes of transportation by promoting the use of bicycles by building more bike lanes, bike paths, ~~and~~ bike racks, and requiring more improved pedestrian sidewalks.							X	Removed the word "and"
~~POLICY 8.1.3.~~	~~The City shall support, by Resolution, an inspection program by the Police Department to identify vehicles which fail to meet pollution control standards as mandated by Florida Statutes.~~			X					Proposed for deletion as the City does not do this.
POLICY 8.1.~~4~~3.	New facilities housing the young, the elderly or the handicapped shall be prohibited from locating near point air pollution sources and vice versa. Playgrounds and active recreation areas shall also be located a safe distance from these sources.							X	No change in text. Re-number policy.
POLICY 8.1.~~5~~4.	Construction, excavation, and land clearing activities shall minimize the exposed ground surface area. Any area that is to be exposed for an extended time period shall be mulched or sodded.							X	No change in text Re-number policy.

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POLICY 8.1.~~6~~5.	In the interest of safety and air quality control, residential development shall construct a system of bikeways or provide for bicycles in the construction of the internal roadway system which will provide bicycle travel between: a. Homes and schools b. Homes and employment centers c. Homes and neighborhood commercial centers.							X	No change in text. Re-number policy.
POLICY 8.1.~~7~~6.	External bicycle systems which provide for bicycle traffic to adjacent residential, employment, and educational centers shall be connected by development and the provision for facilitating the movement of bicycle traffic to nearby external residential, employment and educational centers shall be considered during the site plan review process.							X	No change in text. Re-number policy.
POLICY 8.1.~~8~~7.	Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities.							X	No change in text. Re-number policy.
POLICY 8.1.~~9~~8.	The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and							X	No change in text. Re-number policy.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.								
POLICY 8.1.~~10~~9.	The City shall enforce Section 104.1.10 of the currently adopted Florida Building Code in regard to asbestos removal during demolition or construction activities.							X	No change in text. Re-number policy. Community Engagement Meeting comment: Add new policy 8.1.10. – Tree help reduce CO2 and increase O2 and clean air.

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			Keep	Delete	New	Replace	Move	Modify	
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OBJECTIVE 8.2. SITE PLAN REVIEW	~~**The City shall review through the site plan review process the change in levels of air pollutants considered hazardous to health or damaging to property (including but not limited to carbon monoxide, sulfur oxides, hydrocarbons, particulates, nitrogen oxides, photochemical oxides); the effective or visual aesthetics, in terms of opacity and shade of emitted smoke plumes.**~~ **Should the City determine the need for the review of the impacts to the air quality, the developer shall pay for the services of a 3rd party consultant to review the project for change in levels of air pollutants, considered hazardous to health or damaging to property. The City shall coordinate with the Florida Department of Environmental Protection as the regulatory body for - air permits.**							X	Proposed modifications to involve a 3rd party consultant for site plan review as necessary.
POLICY 8.2.1.	The City shall require all industrial and certain commercial development and residential development to prepare an Environmental Assessment Report to analyze and estimate the net change in levels and distribution of pollution caused by the development activity.		X						Community Engagement Meeting comment: add public after all.

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 8.2.2.	The shade and opacity of smoke emitted from developments can be quickly determined by a trained inspector making comparisons with a Ringelmann Chart, which is simply a set of illustrations of different densities.		X						
POLICY 8.2.3	Development activity which creates an odor on the scale of 2, 3, or 4 shall be located at sufficient distances from residential neighborhoods to reduce the odor to, at minimum, a level of 1. The intensity of odors can most simply be determined by using a zero-to-four scale, as follows: 0 No sensation of odor. 1 Just detectable odor (the threshold dilution). 2 Distinct and definite odor whose unpleasant characteristics are revealed or foreshadowed (the recognition threshold). 3 Odor strong enough to cause a person to attempt to avoid it completely. 4 Odor so strong as to be overpowering and intolerable for any length of time.		X						

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POLICY 8.2.4.	~~Air modeling shall be accomplished using guidelines adopted by the FDEP or, if none are adopted, using a methodology agreed upon by the City, Volusia County, and FDEP. If the air modeling specified above results in any predictions of one hour or eight hour CO concentrations at or above the Federal and State standards, then ambient air monitoring for CO will be conducted at an appropriate locations(s) determined by the City of Ormond Beach, Volusia County, FDEP and the East Central Florida Regional Planning Council. This monitoring will meet all applicable State and Federal standards for CO monitoring including season, location, duration, instrumentation, quality control and quality assurance.~~ Should the City determine the need for the applicant to provide the air modeling using the guidelines adopted by the Florida Department of Environmental Protection, the applicant shall pay for the services of a 3rd party consultant to review and provide comments in accordance with State and Federal standards.							X	Proposed modifications to involve a 3rd party consultant for site plan review as necessary.
POLICY 8.2.5.	Should the air monitoring specified above indicate that a violation of Florida Ambient Air Quality (FAAQ) standards has occurred, and the modeling indicates that ten (10%)		X						

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	percent or more of the CO is attributable to project traffic, then the applicant shall pursue one or any combination of the following until modeling indicates that the FAAQ's will be achieved: a. Not commence the next development or monitoring phase; b. Participate in cost-sharing of roadway improvements; c. Implement an active Transportation System Management program.								
GOAL 9. MINING AND MINERALS	**MINING EXTRACTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES IMPACT ON THE ENVIRONMENT AND SURROUNDING LAND USES.**	F.S. 163.3177	X						
OBJECTIVE 9.1. SAFETY STANDARDS	**Mineral extraction activities shall be accomplished in a manner consistent with applicable aesthetic, engineering, environmental, health, noise, recreation, and safety standards.**		X						
POLICY 9.1.1.	The City shall maintain the provisions of the Land Development Code concerning effective mineral extraction to achieve an aesthetically pleasing landscape compatible with adjacent land uses. Native vegetative buffers shall be used to minimize soil erosion. Buffers shall also be established between the mining							X	Added the word "to" after "buffers shall be used" for clarity

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	activity and adjacent existing and planned future land uses.								

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POLICY 9.1.2.	On a continuous basis, the City shall coordinate with local governments, the ~~FDEP~~ Florida Department of Environmental Protection and ~~SJRWMD~~ the St. Johns River Water Management District to ensure that the mined areas are reclaimed in accordance with current law and permit conditions.							X	Spell out acronyms.
POLICY 9.1.3.	If a mine requires "dewatering", the discharge shall occur from one cell of the project site to another cell. Off-site discharge shall be prohibited.		X						
OBJECTIVE 9.2. HISTORICAL SITES	**Mineral extraction activities shall "respect" paleontological, archaeological, and historical sites.**							X	Updated the word to Historical for consistency
POLICY 9.2.1.	The City shall initiate cooperative efforts with other government agencies and private organizations to identify and evaluate existing or potential extraction sites that are likely to contain significant paleontological, archaeological or historical resources.		X						
POLICY 9.2.2.	Any excavation or mining activity which uncovers or appears to be disturbing archaeological or paleontological resources shall be held in abeyance until a preliminary assessment can determine the probability of significant archaeological or paleontological assets.		X						

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POLICY 9.2.3.	The City shall maintain the regulations in the Land Development Code that regulate the process for dealing with potential archaeological or paleontological resources. This shall include cooperation with the Museum of Arts and Sciences, the ~~Volusia~~ Central Florida Anthropological Society, and the ~~State Bureau~~ Florida Division of Historical Resources.							X	Central Florida Anthropological Society is the correct name. The state has 13 chapters, Ormond Beach's is Central Florida, not Volusia County. Amend state division name
OBJECTIVE 9.3. COMMUNITY BENEFIT	**Mineral extraction activities will generate a net benefit to the community.**		X						
POLICY 9.3.1.	The City shall require developers or owners to provide restoration plans for new or currently active borrow pits, so that once the material extraction has been completed, the former pits will continue to benefit the overall community.		X						
POLICY 9.3.2.	The City ~~shall~~ may require dry hydrants be installed at appropriate sites adjacent to strategically located borrow pits, to ensure an adequate fire protection capacity.							X	Recommended language change to be consistent with the Land Development Code.
POLICY 9.3.3.	Mining operators shall ~~demonstrate financial responsibility~~ be responsible to pay for necessary corrective actions or repairs to roadways, buildings, other structures, groundwater, or surface water and to reclaim the site to prescribed specifications upon completion of mineral extraction activities.							X	Recommended to modify language for responsible party.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
OBJECTIVE 9.4. RESOURCE PROTECTION	**Mining activities shall not adversely affect the quality of air, groundwater and surface water and land and wildlife.**		X						
POLICY 9.4.1.	Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.		X						
POLICY 9.4.2.	The City shall require that a geophysical log series (from wells or other acceptable means) be prepared for the proposed site to assess the hydrogeologic character of the site.		X						
POLICY 9.4.3.	Mineral and sand extraction activities shall not remove or disturb any impervious layer (e.g., clay) that naturally segregates the surficial aquifer from the Floridan Aquifer.		X						
POLICY 9.4.4.	Once extraction ceases, appropriate usage limits regarding septic and stormwater systems are to be implemented to ensure protection of surface water, groundwater and the Volusia-Floridan Sole Source Aquifer.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 9.4.5.	Formerly mined areas may not be incorporated into a stormwater retention or detention system until an engineering, hydrologic, or hydrogeologic determination has been made showing an adequate confining layer, segregating water in the pit from the Volusia-Floridan Sole Source Aquifer.		X						
GOAL 10. HAZARDOUS WASTES	**THE CITY SHALL ENSURE THAT THE GENERATION, USE, STORAGE, TRANSPORTATION, AND COLLECTION OF HAZARDOUS OR TOXIC CHEMICALS, MATERIALS, OR SUBSTANCES WITHIN THE CITY SHALL CONSTITUTE NO SIGNIFICANT THREAT TO THE GENERAL HEALTH, SAFETY, AND WELFARE.**	F.S. 163.3177	X						
OBJECTIVE 10.1. ~~SARA TITLE III COMPLIANCE~~ HAZARDOUS WASTE COORDINATION	**~~The City shall ensure compliance with SARA Title III provisions and shall ensure the proper management of hazardous materials to protect the public health, safety, and welfare and to protect natural resources.~~** **The City shall coordinate with Volusia County's hazardous waste management program in accordance with Volusia County's Comprehensive Plan.**							X	The reason for these modifications is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 10.1.1.	~~The City shall continue to identify all industries and businesses within its boundaries which generate, use, or store hazardous or toxic chemicals, materials, or wastes.~~ The City shall cooperate with the implementation of the Volusia County hazardous waste management program.							X	The reason for these modifications is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
POLICY 10.1.2.	~~The Fire Department shall maintain the information from Policy 10.1.1 (above) in its computer database.~~ The City shall publicize through various communication platforms to advertise the locations where Volusia County will accept household and small business hazardous waste as part of their collection program.							X	The reason for these modifications is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
~~POLICY 10.1.3.~~	~~The City shall continue a public information campaign oriented to industries, businesses, and homes to educate people about safe use and disposal of hazardous or toxic substances.~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
~~POLICY 10.1.4.~~	~~The City, in conjunction with the Central Florida Local Emergency Planning Committee (LEPC) shall regulate and manage hazardous waste to protect the public health, safety and welfare and to protect natural resources as per the standards and guidelines established under Goal 3.2 in the Utilities Element.~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
~~**OBJECTIVE 10.2. EMERGENCY PREPARDENESS**~~	~~**The City shall be fully prepared for a hazardous or toxic accident or incident, with up-to-date plans, training, and equipment.**~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
~~POLICY 10.2.1.~~	~~On a continuous basis, the appropriate personnel shall be kept abreast of the appropriate accident/incident response training.~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
~~POLICY 10.2.2.~~	~~On a continuous basis, up to date monitoring and accident/incident response equipment shall be maintained in quantities specified by Federal or State guidelines.~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
~~POLICY 10.2.3.~~	~~The City shall update its Hazardous Materials Response Plan on a continuous basis.~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
~~POLICY 10.2.4.~~	~~The City shall attempt to recover from any potentially liable third party any cost that it incurs from any hazardous or toxic accident/incident.~~			X					The reason for proposed deletion is because Volusia County is the lead agency for hazardous waste compliance. The city will continue to coordinate with Volusia County on these initiatives.
GOAL 11. SOIL AND EROSION	**THE CITY SHALL ENSURE THE APPROPRIATE CONSERVATION AND USE OF SOIL RESOURCES.**	F.S. 163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
OBJECTIVE 11.1. DEVELOPMENT	**Incorporate the inherent limitation of existing soils in land planning and development~~,~~ and minimize impacts, which result in soil erosion.**							X	No change in text. Corrected punctuation; removed comma after "development"
POLICY 11.1.1.	Prior to any land disturbance associated with land development activities, except in previously approved subdivisions, the applicant shall indicate on a site plan those areas of highly erodible soils, as defined by the U.S. Department of Agriculture Soil Conservation Service, and avoid and minimize disturbance to those areas to the maximum extent feasible.		X						
POLICY 11.1.2.	Building and other construction in soils which are determined to be hydric in character, as defined by the U.S. Department of Agriculture Soil Conservation Service ~~USDASCS~~ and the Florida Department of Agriculture, shall be prohibited except to accommodate an overriding public interest and except as allowed within the wetland regulations.							X	Remove acronym
POLICY 11.1.3.	The City shall require excavation sites to be designed and executed to resemble and function as natural systems.		X						
POLICY 11.1.4.	Residential site design shall be based on data contained in the U.S. Soil Conservation Service's soils report, unless a detailed soils analysis is undertaken and accepted by the City and the U.S. Department of Agriculture							X	Remove acronym

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	Soil Conservation Service ~~USDASCS~~ regional field or State soil scientist.								
POLICY 11.1.5.	The applicant of proposed development activities shall be responsible for implementing measures prior to and during construction activities on the project site to ensure that sedimentation and/or erosion problems are not created in receiving wetlands or other waterbodies.		X						
POLICY 11.1.6.	Septic tanks shall not be located in areas designated by the U.S. Soil Conservation Service as having severe or moderate limitations for septic tank development.		X						
POLICY 11.1.7.	In connection with development, all swales, slopes of retention, and detention areas shall be sodded or vegetated to help prevent erosion and facilitate efficient maintenance.							X	Recommended modifications to make consistent with City standard details. Community Engagement Meeting comment: add Policy 11.1.8. – Trees help reduce soil erosion.
GOAL 12. LOW IMPACT DEVELOPMENT	**FOR NEW DEVELOPMENT AND REDEVELOPMENT, APPLY BETTER SITE DESIGN AND LOW IMPACT DEVELOPMENT (LID) TECHNIQUES, AND PURSUE COMMITMENTS TO REDUCE STORMWATER RUNOFF VOLUMES AND PEAK FLOWS, TO INCREASE GROUNDWATER RECHARGE, AND TO INCREASE PRESERVATION OF UNDISTURBED AREAS.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Conservation Element – February 18, 2025									
OBJECTIVE 12.1. LAND DEVELOPMENT CODE ~~AMENDMENTS~~ REGULATIONS	**~~By 2010t~~ The City shall maintain ~~amend~~ the Land Development Code regulations for ~~to implement~~ Low Impact Development techniques.**							X	Low Impact Development standards have been incorporated into the Land Development Code and the change in text is to maintain these regulations.
POLICY 12.1.1.	Integrate into the Land Development Code (LDC) the source control concept which places a greater importance on managing smaller, cost-effective landscape features located on each lot rather than through costly pipe and pond stormwater management design.								
POLICY 12.1.2.	Maintain or improve infiltration, frequency and volume of discharges, and groundwater recharge by placing greater emphasis on reducing impervious surfaces, functional grading, open channel sections, and the increased use of bioretention/filtration landscaped areas.							X	Change pervious to impervious. Changed "increase" to "the increased use" for clarity.
POLICY 12.1.3.	Integrate alternative stormwater management practices such as on-lot micro-storage, functional landscaping, open drainage swales, reduced imperviousness, flatter grades, increased runoff travel time, and depression storage into a multifunctional site design.							X	Hyphenated "micro-storage"
POLICY 12.1.4.	Reduce the use of centralized ~~b~~Best ~~m~~Management ~~p~~Practices (BMPs) such as storm water ponds through the use of Integrated Management Practices (IMPs)							X	Capitalized "Best Management Practices" for reference with acronym

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	which are distributed in a small portion of a lot or parcel and near the source of impacts.								
POLICY 12.1.5.	~~Amend~~ Maintain the Low Impact Development Design Manual, Land Development Code, ~~LDC~~ and Construction Details to permit Low Impact Development ~~LID~~ designs that can significantly reduce development costs through smart site design by: • Reducing impervious surfaces (roadways), curb, and gutters; • Decreasing the use of storm drain piping, inlet structures, and • Eliminating or decreasing the size of large stormwater ponds.							X	Amendments have occurred Low Impact Development Design Manual. Remove acronyms

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
~~**DEFINITIONS**~~	~~COASTAL HIGH HAZARD AREA (CHHA): THAT PORTION OF THE CITY WITHIN THE "THREAT 'A' EVACUATION ZONE" (CATEGORY 1 AND 2 STORMS), AS IDENTIFIED IN FIGURE 1.~~ ~~COASTAL PLANNING AREA: CRITERIA FOR DETERMINING THE BOUNDARIES OF THE COASTAL WITHIN THE JURISDICTION OF THE CITY OF ORMOND BEACH ARE LISTED IN CHAPTER 9J-5, FLORIDA ADMINISTRATIVE CODE (F.A.C.) RULE 9J-5 STATES THAT THE COASTAL AREA MAY BE AN AREA OF THE LOCAL GOVERNMENT'S CHOOSING; HOWEVER, THIS AREA MUST ENCOMPASS WATER AND SUBMERGED LANDS OF OCEANIC WATER BODIES OR ESTUARINE WATER BODIES; SHORELINES ADJACENT TO OCEANIC WATERS OR ESTUARIES; COASTAL BARRIERS; LIVING MARINE RESOURCES;~~	Section 163.3164 (1) Section 163.3177(6)(g)(10) Section 163.3178					X		Definitions to be moved to Plan Administration which will include a definition section. Definitions to be updated based on the Vulnerability Assessment study, boundary maps, and Florida Statutes.

Goals, Objectives, Policies		Recommended Action						
	FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Coastal Management Element, February 18, 2025								
	~~MARINE WETLANDS; WATER-DEPENDENT FACILITIES OR WATER-RELATED FACILITIES ON OCEANIC OR ESTUARINE WATERS; OR PUBLIC ACCESS FACILITIES TO OCEANIC BEACHES OR ESTUARINE SHORELINES; AND ALL LANDS ADJACENT TO SUCH OCCURRENCES WHERE DEVELOPMENT ACTIVITIES WOULD IMPACT THE INTEGRITY OR QUALITY OF THE ABOVE. FIGURE 2 DISPLAYS THE COASTAL AREA OF THE CITY.~~ ~~HURRICANE VULNERABILITY ZONE: THAT PORTION OF THE CITY WITHIN THE "THREAT 'B' EVACUATION ZONE" (CATEGORY 3 TO 5 STORMS) SURGE, AS IDENTIFIED IN FIGURE 1.~~								
GOAL 1 LAND USE	**GROWTH AND LAND USE SHALL BE MANAGED AND <u>BE CONSISTENT WITH, OR MORE STRINGENT THAN FLOOD-RESISTANT</u>**							X	Updated consistent with FEMA Criteria for Land Management and Use

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	CONSTRICTION SET FORTH IN 44 CODE OF FEDERAL REGULATIONS PART 59 AND 60; AND DEVELOPMENT ACTIVITIES SHALL BE RESTRICTED TO CONSERVE, PROTECT, AND RESTORE COASTAL RESOURCES.								
OBJECTIVE 1.1. COMPATIBLE LAND USE	**The City shall ensure that adjacent land uses are developed in a manner that minimizes flood damage and environmental conflict and maximizes compatibility, as implemented by Chapters 2 and 3 of the Land Development Code.**							X	Updated text.
POLICY 1.1.1.	The City shall continue to utilize the citywide architectural standards for the A1A corridor south of Granada Boulevard to ensure compatibility ~~to~~ with architectural design.							X	Delete “to” and add “with”.
POLICY 1.1.2.	The intrusion or impact of commercial or industrial uses on residential areas shall be avoided and in cases where they are adjoining land uses, then sufficient and aesthetically pleasing screening or buffering and other							X	Added the word “flooding”

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	measures shall be provided to mitigate against such impacts, including <u>flooding,</u> noise, glare, and traffic congestion, as implemented by Chapter 3, Article V of the Land Development Code.								
POLICY 1.1.3.	The City shall closely monitor development on the barrier island<u>, in the Coastal Planning Areas,</u> and in the unincorporated area north of the City Limits to ensure that development does not lower level-of-service standards for traffic, potable water and sanitary sewer, public access, and hurricane evacuation below acceptable levels.							X	Added "Coastal Planning Area" which will also serve as the Adaptation Action Area.
POLICY 1.1.4.	Historical, civic, cultural, recreational, economic, and residential land uses in the Central Business District area shall be developed in compatibility with <u>the Coastal Planning Areas</u> and each other so that visual and functional continuity is achieved.							X	Added "the Coastal Planning Areas" which will also serve as the Adaptation Action Area.
OBJECTIVE 1.2. SHORELINE LAND USE	**Proposed shoreline land development shall be evaluated ~~on the basis of~~ <u>based on</u> the type of land use proposed, compatibility to adjacent land uses, ~~and~~ —impact on water quality, coastal resources, public**							X	Updated text to include sea-level-rise which could impact erosion and impact shoreline development. Modified grammar.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
	access, public infrastructure, ~~and~~ hurricane evacuation times, and impacts from sea level rise as implemented by Chapters 2 and 3 of the Land Development Code.								
POLICY 1.2.1.	The following general shoreline land use priorities are established as guidelines for the review of applications for zoning, plan amendments, or development orders: a. Water dependent environmentally sensitive uses such as the maintenance and protection of fish and wildlife production through the preservation of marine wetlands; b. Water dependent uses such as water dependent recreation and urban residential uses, with development set back a distance from the river, creek, or dune, to minimize flood hazards, clearance of vegetation and surface water degradation; consistent with other sections of this Element							X	Added additional language for consistency with the Floodplain Management and Protection Section of the Land Development Code.

	and of the Conservation Element; c. The floodplain manager/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the city Floodplain Management and Protection Section of the code; and consistent with other Sections of the code. e.d. Of lowest priority are those uses which are non-water dependent, non-water enhanced, and which would result in an irretrievable commitment of coastal resources. Land uses which require channel modifications, dredging and filling, and point source pollution discharges, should be prohibited.								
POLICY 1.2.2.	**Atlantic Ocean Shoreline Land Use:** The shoreline along the Atlantic Ocean, south of Granada							X	Changed to reference the correct Future Land Use policy.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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	Boulevard, shall be designated predominantly for water enhanced tourist/commercial land uses, except for those contiguous areas of existing, unique single-family development as defined by Policy ~~1~~2.2.~~5~~4, Future Land Use Element.								
POLICY 1.2.3.	The shoreline along the Atlantic Ocean, north of Granada Boulevard, shall remain single-family residential, except for the existing multi-family, hotel/motel, and timeshare resorts.		X						
POLICY 1.2.4.	The City will exercise the full extent of its jurisdictional authority to respect, protect and preserve the private property rights, inclusive of littoral rights, of the owners of those lands lying westerly of the mean high-water line, subject only to those public recreational uses of the sandy area seaward of and adjacent to the mean high tide as have been ancient, reasonable, without interruption, and free from dispute.		X						
POLICY 1.2.5.	**Halifax River Shoreline Land Use:** The shoreline land uses along the Halifax River shall remain single-family residential except for		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	passive parks that provide public access to the waterway.								
POLICY 1.2.6.	**Tomoka River and Tributaries Shoreline Land Use:** The shoreline land uses of the Tomoka River and its tributaries shall be single-family residential or multi-family residential when part of a ~~PRD~~ Planned Residential Development submittal that provides for maximum protection of tributaries.							X	Spell out acronym
POLICY 1.2.7.	The City shall continue to make efforts to acquire by fee-simple interest or less than fee-simple interest, wetlands associated with the Tomoka River and its tributaries.		X						
POLICY 1.2.8.	Land development on the Tomoka River shall protect the natural wetland vegetation and associated upland buffers consistent with the Conservation Element and Chapter 3, Article II of the Land Development Code.		X						
OBJECTIVE 1.3. REDEVELOPMENT	**The City shall encourage redevelopment that results in more resilient, compact, and efficient development patterns and shall discourage**							X	Added the word "resilient" for more flexibility in development/redevelopment.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	redevelopment of stable neighborhoods.								
POLICY 1.3.1.	Redevelopment shall be compatible with adjacent historic and archaeological resources.		X						
POLICY 1.3.2.	When redevelopment is proposed, a number of concerns shall be addressed by the applicant regarding phasing, parking, ~~drainage~~ stormwater management, landscaping~~,~~ and landscape maintenance, improvement and maintenance of common recreational areas, and effects on the traffic circulation network, including hurricane evacuation times impacts on natural resources. Phased improvements including ~~drainage~~ stormwater maintenance, parking, landscaping, and Homeowners' Association facilities (if appropriate) shall be correlated with the issuance of building permits, lot sales, and Certificates of Occupancy.							X	Changed "drainage" to "stormwater maintenance". Modified grammar.
~~POLICY 1.3.3.~~	~~Consideration shall be given to public access to the beach or waterways so a redevelopment proposal to convert single-family to a high-density project will~~			X					Delete language since it is not the intent to increase density along beach/waterways which would exacerbate flooding and prolong evacuation times.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	~~require access easements to be granted.~~								
~~POLICY 1.3.4.~~ POLICY 1.3.3.	Redevelopment within the Downtown shall be consistent with and further the Downtown Community Redevelopment Agency Master Plan Update prepared by ~~Glatting Jackson~~ GAI Consultants, adopted ~~September 19, 2007.~~ October 1, 2019.							X	Text revised to updated Downtown Community Redevelopment Agency Master Plan. Renumber policy.
OBJECTIVE 1.4. ECONOMIC STABILITY	**The City shall structure an economic base capable of providing maximum employment opportunities and income to the City's residents.**		X						
POLICY 1.4.1.	A business climate shall be maintained, which provides opportunities for the growth and expansion of new and existing businesses to provide quality employment for the City's residents without degrading the environment, quality of life, or ability of the City to provide public services and facilities.		X						
POLICY 1.4.2.	The City shall continually recognize problems of the economic growth areas and act as a conduit between public and private resources to provide incentives and							X	Delete "s"

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	supports ~~that~~ generate new private investments.								
OBJECTIVE 1.5. LAND DEVELOPMENT REGULATIONS	**The City shall continue to administer and review land use regulations that provide for the location, extent and distribution of land uses consistent with the protection of coastal resources and the preservation of fiscal stability. The land development regulations shall ensure that the provision of roads, potable water, sanitary sewer, ~~drainage~~ stormwater management, parks and recreation, ~~and~~ solid waste facilities and services, or any other facilities required to maintain the adopted Level-of-Service standards, shall be consistent and planned with the level of development proposed in the Future Land Use Element.**							X	Changed the word "drainage" to "stormwater management" since stormwater management is considered in fiscal stability and public level-of-service standards required to support those land uses as a result of extreme weather and sea level rise. Modified grammar.
POLICY 1.5.1	The fiscal impact of new growth and development shall be minimized by the use of various fiscal management and assessment techniques, including level-of-service standards, special assessment districts, development exactions, ~~and~~ impact fees, cost-benefit analysis, feasibility,	163.3178						X	Revised text for consistency with Florida Statutes.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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	determination of applicability to City policies, and short-term versus long-term benefits in order to ~~attempt to get new growth and development to pay for itself.~~ prioritize infrastructure project expenditures of public services.								
POLICY 1.5.2.	Land uses which have significant adverse impact on coastal resources to the point where they would cease to be viable as a result of the proposed land use shall be ~~appropriately~~ regulated through the appropriate local, state and federal agencies.							X	Modified for clarification.
POLICY 1.5.3.	A variety of tools and techniques will be maintained in the Land Development Code in order to effectively manage growth. The City shall maintain within the Land Development Code procedures and standards for public protection and acquisition of land, public improvements, environmental controls, floodplain management, zoning techniques, subdivision techniques, tax and fee systems, and controls on the land.							X	Added floodplain management as an additional tool to manage growth.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.5.4.	Designated natural resource areas, significant environmental or ecological features, critical wildlife habitat, environmental system corridors or conservation areas shall be protected through a variety of mechanisms including buffer zones, restoration, limiting density and intensity, conservation easements, acquisition, ~~density transfers, transfer of development rights (TDRs)~~, purchase of development rights, or land exchanges.							X	There are no density transfers or transfer of development rights.
POLICY 1.5.5.	The priority for new development shall be in areas of urban infill in order to contain sprawl, use existing developable lands, maximize the provision of urban services and facilities, and protect remaining coastal habitat and marine resources.		X						
POLICY 1.5.6.	The City shall continue to designate a proportion of its public water capacity to the unincorporated North Peninsula area consistent with the interlocal agreement with the County.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.5.7.	The specific and cumulative impacts of development or redevelopment upon flooding, water quantity, wildlife habitat, and living marine resources shall be limited in accordance with the policies set forth by the Future Land Use Element, Conservation Element, Utilities Element, and the Coastal Management Element.							X	Added the word "flooding"
POLICY 1.5.8.	The City shall continue to direct growth away from the ~~CHHA~~ Coastal High Hazard Area by utilizing land use controls, acquisition techniques, and other methods as deemed appropriate.							X	Spell out CHHA to Coastal High Hazard Area

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
OBJECTIVE 1.6. PERFORMANCE STANDARDS FOR DEVELOPMENT	**New development activity shall abide by standards established for determining appropriate densities, intensities, buffer zones, resource protection and location for development proposed in and adjacent to aquatic and natural preserves, wildlife refuges, and environmental system corridors, natural wetland systems, floodplains, <u>shorelines,</u> and critical habitat areas, in order to protect the natural character, scenic values and public benefit of these areas.**							X	Added the word "shorelines,".
POLICY 1.6.1.	The City shall continue to evaluate zoning to identify, review, and prepare recommendations for, lands zoned for development which are inconsistent or incompatible with the protection or conservation of coastal resources, <u>or may exacerbate flooding</u>.							X	Added verbiage to include flooding.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 1.6.2.	The City shall continue to utilize innovative and alternative zoning districts or techniques to protect coastal resources. Such techniques could include overlay districts, floating zones, bonus ordinances, performance standards, quality development programs, ~~Transferable Development Rights~~, or other incentive-based methods.							X	Delete Transferable Development Rights.
POLICY 1.6.3.	The City's Stormwater Master Plan shall contain a database and information system on land use, other studies or evaluation tools, and acreage by watershed within the City limits. This should be coordinated with the County and other adjacent coastal municipalities to annually update this data.							X	Added text referencing other studies and evaluation tools.
POLICY 1.6.4.	The City shall ~~annually~~ prepare a monitoring and status report, by June 1, 2027, for distribution to the public and ~~elected officials~~ the City Commission. The Report shall contain the results of changes that have occurred in land use, other studies or evaluation tools, and development within each watershed.							X	Added text referencing other studies and evaluation tools. Added a date of June 1, 2027 to provide an evaluation of the stormwater master plan adopted in 2022.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.6.5.	The City shall cooperate and coordinate with adjacent local governments, State agencies, and special districts in developing consistent standards, criteria, and land development regulations for protection of coastal resources. <u>This may include the evaluation of data and findings regarding sea level rise, erosion, and updated planning guidelines or best management practices for flooding.</u>	163.3177						X	Added text consistent with Florida Statutes
POLICY 1.6.6.	The first priority for providing new slips is for the expansion of existing marinas, then to new areas for marinas meeting specific siting criteria.		X						
POLICY 1.6.7.	The City shall maintain as part of the Land Development Code and apply standards for marina siting or expansion ~~to include the following criteria~~ with priority given to expansion of existing marinas.							X	Delete criteria reference that does not exist.

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.6.8.	Docking facilities shall only be approved which require a minimal or no dredging and/or filling to provide access by canal, channel, or road. This restriction shall also apply to widening and/or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference shall be given to marina sites with natural channels. In the event that dredging is required, the mooring areas and the navigation access channels shall not be dredged to depths greater than those necessary to prevent prop dredging. Any required dredging shall utilize appropriate construction techniques and materials to comply with State water quality standards (e.g., turbidity screens, hydraulic dredges, properly sized and isolated spoil deposition area to control spoil dewatering).		X						

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		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 1.6.9.	In reviewing applications for new or expanded docking facilities, ways to improve, mitigate, or restore adverse environmental impacts caused by previous activities shall be explored. This may include <u>green stormwater infrastructure (GSI) or low impact development (LID),</u> shallowing dredged areas, restoring wetland or submerged vegetation, or marking navigational channels. Such mitigation or restoration may be required as a condition of approval for new, renewed, or expanded facilities.	163.3177						X	Added text consistent with Florida Statutes
OBJECTIVE 1.7 FLOOD RISK	**The City shall eliminate inappropriate and unsafe development and mitigate the flood risk to existing and future development in the coastal areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff and sea level rise when opportunities arise.**		X						

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POLICY 1.7.1	The City shall continue to include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk which results from high tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea level rise. The utilization of innovative analysis techniques such as vulnerability assessments, tidal flood and storm surge inundation information, and other related studies shall be used to help identify: Adaptation Action Areas; public facilities and infrastructure at risk from sea level rise and related impacts; and areas where increased building standards and setbacks should be implemented to protect structures for the duration of their expected life.	163.3178(2)(f)						X	Added language consistent with 163.3178(2)(f), F.S., Peril of Flood for compliance.
POLICY 1.7.2.	The City shall continue to evaluate data and utilize innovative best practices findings to reduce ~~the~~ flood risk in coastal areas which results from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise including but not limited to the use of best available data and analysis from historical floods, and studies or modeling to							X	Updated verbiage to reflect what the City does.

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	update planning and evaluation tools. If a buildable lot within the floodplain is proposed to be developed, the City will encourage improvements in the least hazardous flood zone on the property requiring cumulative substantial improvement.								
POLICY 1.7.3.	The City shall continue to identify site development techniques and best management practices, including Green Stormwater Infrastructure (GSI) or Low Impact Development (LID) that may reduce losses due to flooding and claims made under flood insurance policies issued in the state.							X	Updated to include other Best Practices options.

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 1.7.4.	The City shall continue to require development and redevelopment to be consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 ~~C.F.R.~~ Code of Federal Regulations, Part 60, as amended. The Land Development Code should: implement building standards that address future conditions; and limit (re)development to minor and non-habitable structures seaward of the state Coastal Construction Control Line as defined by and consistent with applicable state statutes.							X	Added verbiage consistent with FEMA regulations.
POLICY 1.7.5.	The City shall continue to require that any construction activities seaward of the ~~e~~Coastal ~~e~~Construction ~~e~~Control ~~l~~Lines established, pursuant to Section 161.053, be consistent with chapter 161, as amended.							X	Capital Coastal Construction Control Line
POLICY 1.7.6.	The City shall continue to participate in and comply with the National Flood Insurance Program (NFIP) regulations; maintain an inventory of repetitive loss areas; and utilize the Land Development Code and Stormwater Master Plan to address mitigation strategies.							X	Modified in compliance with FEMA National Flood Insurance, Community Rating System program requirements.

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POLICY 1.7.7.	The City shall continue to participate in the Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to achieve flood insurance premium discounts for residents through education and increased awareness about all types of flood risks and mitigation strategies through the National Flood Insurance Program.							X	Modified in compliance with FEMA National Flood Insurance, Community Rating System program requirements.
POLICY 1.7.8.	To mitigate the impacts of flooding in development and redevelopment, the City shall consider, when an opportunity arises, cooperating with strategic partners to obtain funding to purchase, for recreational and open space use, "repetitive loss properties" most vulnerable to storm surge and repetitive flooding.							X	Added text for clarification.
POLICY 1.7.9.	The City may consider the acquisition of severe repetitive loss properties to be used for public open space as property owner interest and procurement opportunities arise, such as through the use of grants.		X						

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GOAL 2. NATURAL RESOURCES AND LIVING MARINE RESOURCES	**THE CITY SHALL CONSERVE, PROTECT, AND RESTORE NATURAL SYSTEMS. DEVELOPMENT ACTIVITIES SHALL PROTECT AND PRESERVE, WHERE PRACTICAL AND DESIRABLE THE ECOLOGICAL, AESTHETIC, AND ECONOMIC VALUE OF NATURAL RESOURCES.**		X						
OBJECTIVE 2.1. TOMOKA RIVER AND ITS TRIBUTARIES	**The Tomoka River, its tributaries, and associated natural systems shall be protected to maintain and enhance the aesthetic, recreational, and natural values of the river corridor system.**		X						
POLICY 2.1.1.	The Tomoka River and its tributaries are designated to be a Manatee Sanctuary to ensure that the ~~endangered~~ threatened manatee is protected from any adverse impacts from recreation uses and adjacent land uses.							X	West Indian manatee was reclassified from endangered to threatened under the Endangered Species Act in 2017
POLICY 2.1.2.	The City shall continue to assist in the implementation of the Tomoka River Aquatic Preserve Management Plan.		X						

POLICY 2.1.3.	In the interest of protecting the manatees and the shoreline against erosion and protecting the public health, safety, and welfare, the City shall maintain the following restrictions on motor boats and personal watercraft for the Tomoka River and its tributaries: a. No motor speed zone year-round in Thompson's Creek, and the Little Tomoka River (west of Tymber Creek Road). b. Idle speed zone year-round in: 1. Strickland Creek; and 2. Dodson Creek; and all mosquito-control ditches intersecting the Tomoka River; 3. Tomoka River (a) from I-95 south; and (b) from US 1 to the north boundary of Tomoka Estates; c. Slow speed zone year-round in the Tomoka River from the north boundary of Tomoka Estates to the southern boundary of Tomoka State Park; d. Caution zone year-round in the Tomoka River from US 1 to I-95 provided that: 1. The maximum speed around the large island located approximately half-way between I-95		X						

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	and US 1 is limited to 25 mph, with one-way boat traffic around the island; and 2. The maximum speed in the remainder of the aforedescribed caution speed zone is limited to 30 mph.								

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 2.1.4.	Mosquito control practices that require habitat modification or manipulation shall be avoided unless there is no reasonable alternative and failure to conduct such practices would result in a threat to public health. The following criteria shall apply in the implementation of this Policy: a. To the maximum extent possible, existing privately owned mosquito control impoundments shall be managed for both pest control and fisheries habitat. b. Impounding as a management practice should be a technique of last resort and only initiated after a thorough and exhaustive search has been made of alternative courses of action. c. This does not preclude habitat modification which may be necessary for the reintroduction of existing impoundments into the estuarine system.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 2.1.5.	The City shall not allow rotary ditching of spoil islands unless it is demonstrated to not adversely affect the water quality of the surrounding surface waters.		X						
~~POLICY 2.1.6.~~	~~The City shall continue to encourage the State to acquire the property known as the Rivers Site and incorporate it into the Tomoka State Park.~~			X					The property was purchased so the policy is being deleted.
~~POLICY 2.1.7.~~	~~The City shall continue to prohibit personal watercraft in the Tomoka River and its tributaries in coordination with Volusia County and the Department of Environmental Protection.~~			X					There was an Ordinance that removed the prohibition of personal watercraft consistent with state law and the policy needs to be deleted.
~~POLICY 2.1.8.~~ POLICY 2.1.6.	The City shall continue a program that establishes baseline water quality data and monitors water quality changes over time for the surface waters of the City as part of permit approvals.							X	Re-numbered
~~POLICY 2.1.9~~ POLICY 2.1.7.	The City shall promote and encourage low-impact recreational usage of the Tomoka River, such as canoeing, small outboard motor boats, fishing and nature observation that is compatible with the Manatee Sanctuary objectives.							X	Re-numbered

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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~~POLICY 2.1.10.~~ POLICY 2.1.8.	The City, in cooperation with the Florida Department of Environmental Protection, Volusia County and the Tomoka State Park, shall monitor boating and personal watercraft usage and ~~prepare a study regarding public usage and capacity for the waterways, effectiveness of existing boat and personal watercraft regulations. The study shall recommend options for controlling public use of the waterways including, in cooperation with Volusia County and the Sheriff's office, the feasibility of local regulation of boat traffic as provided for in Florida Statutes.~~ provide recommendations for safety improvements as needed.							X	The City partners with state agencies and Volusia County for boating and personal watercraft usage. The City can provide recommendations, but is not a primary regulator of boating operations. Re-numbered
OBJECTIVE 2.2. FISH AND WILDLIFE	**The City shall protect and preserve the City's fish and wildlife habitat areas from development practices which may jeopardize their ecological and economic value and shall maintain and restore habitat areas under public ownership.**		X						
POLICY 2.2.1.	The entire area within the City limits shall continue to be designated a bird sanctuary.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
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POLICY 2.2.2.	No dredging or filling shall be performed within designated estuarine waters, except for those occasions when there is an overriding public interest or for private access recreational facilities.		X						
POLICY 2.2.3.	Activities within the estuaries that will adversely impact seagrass beds and other valuable submerged aquatic vegetation shall be prohibited, unless an overriding public interest can be shown and adequate mitigation and monitoring measures are included.		X						
POLICY 2.2.4.	The City shall continue to administer and effectively enforce Chapter ~~2~~3, Article II of the Land Development Code, to protect the threatened and endangered sea turtles from the emission of light from areas on or adjacent to the beach. Additionally, the City shall consider financially supporting volunteer organizations that help relocate sea turtles to safe nesting areas.							X	Corrected to Chapter 3 of the Land Development Code which is the correct code reference.
POLICY 2.2.5.	The disturbance of sea turtle nesting areas shall be prohibited.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 2.2.6.	The City shall <u>continue to</u> encourage the County to restrict mechanical beach cleaning activities during the nesting period for sea turtles.							X	Modified for clarification.
POLICY 2.2.7.	Manatees shall be protected through the regulation of boat speeds and the prohibition of marinas in the designated Tomoka River Manatee Sanctuary.		X						
POLICY 2.2.8.	The City shall, in cooperation with various governmental agencies, <u>maintain the</u> ~~adopt a Wildlife Corridor Management Plan along the Tomoka River, similar to but not less than the six hundred (600') foot St. John's River Water Management District (SJRWMD) the Tomoka River~~ Riparian Habitat Protection Zone, <u>along the Tomoka River</u> to ~~maintain and~~ enhance the riparian wildlife diversity. ~~In the interim, the City shall continue to preserve contiguous wetland systems and review development proposals with the intent of maintaining the diversity of riparian wildlife.~~							X	The Riparian Habitat Protection Zone is permitted through state agencies such as St. John's River Water Management District and needs to comply with those standards.

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 2.2.9.	The City shall continue to support a manatee public awareness program (in consultation with the Florida Department of Environmental Protection ~~FDEP~~ and Volusia County) which will include the posting of signs to advise boat users that manatees are an endangered species which frequent the waters of the region's estuaries and lagoons and the provision of manatee literature at conspicuous locations.							X	Spelled out Florida Department of Environmental Protection

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 2.2.10.	In order to maintain good water quality in stormwater management detention ponds and maximize the provision of fish and wildlife habitat, stormwater management systems with permanent wet detention ponds shall be designed, operated and maintained so as to resemble a natural pond to the greatest extent practicable. A natural pond design should include: a littoral zone comprised of native emergent and submerged aquatic macrophytic vegetation; a deep, open-water limnetic zone, free of rooted emergent and submerged vegetation; and, where feasible, an upland buffer of native trees, shrubs and understory vegetation.		X						
GOAL 3. BEACH AND DUNES	**THE CITY SHALL PROTECT, ENHANCE, AND RESTORE THE FUNCTIONING OF THE BEACH AND DUNE SYSTEMS AND REGULATE DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH SYSTEMS.**		X						

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OBJECTIVE 3.1. BEACH AND DUNE ASSESSMENT REPORT	**The City shall require multi-family, tourist/commercial, and subdivision shoreline development and redevelopment proposals along the Atlantic Ocean to submit a Beach and Dune Assessment Report, which is to include a form with a checklist of items to be submitted. The following policies shall apply in implementation of the objective that a beach and dune assessment report be prepared.**		X						
POLICY 3.1.1.	The Land Development Code shall require that a Beach and Dune Assessment Report be prepared for multi-family, tourist/commercial, and shoreline development and redevelopment proposals along the Atlantic Ocean.		X						
OBJECTIVE 3.2. DUNE SYSTEM PRESERVATION AND PROTECTION STANDARDS	**The City will regulate new development and redevelopment and monitor existing development to preserve and protect the dune system, as implemented in the Land Development Code.**		X						

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		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 3.2.1.	The City shall regulate new construction activities seaward of the Coastal Construction Control Line consistent with the policies of the Department of Environmental Protection and Chapter 161, Florida Statutes, as amended.							X	Added additional Florida Statute reference.
POLICY 3.2.2.	The City shall coordinate with the Florida Department of Environmental Protection to ensure the preservation and maintenance of beach/dune vegetation.		X						

POLICY 3.2.3.	Because beach/dune vegetation will provide for varying degrees of continued growth of the dunes which form a buffer area and give protection from storm damage to coastal structures and property, the following general standards for development shall be established in cooperation with ~~DEP~~ the Department of Environmental Protection: a. To protect the crest and face of the dune system, which is the area closest to the wind and wave action of the active beach where grasses such as sea oats, vines, and other low-lying plants are dominant, the area seaward of the bulkhead line will be preserved such that no development or construction activities shall be allowed except in the overriding public interest and then only when such alteration is mitigated by the ~~creation of dunes at a 4 to 1 compensatory dune mitigation ratio~~ state permit conditions. b. When vegetation seaward of the bulkhead line is sparse or has been damaged by pedestrian or other activities, revegetation shall be undertaken.								X	Spell out Department of Environmental Protection. Referenced state permit for mitigation ratios.

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	c. 20% of the natural dune vegetation remaining on the site shall be preserved.								
POLICY 3.2.4.	The City shall require, to the maximum extent possible, the use and preservation of existing natural vegetation.		X						
POLICY 3.2.5.	Property owners shall be required to seek advice from the Department of Environmental Protection before the cutting, pruning, or removal of beach/dune vegetation.		X						
POLICY 3.2.6.	<u>The use of hard engineering structures shall be discouraged.</u> Alternatives to seawalls shall be encouraged with priority given to soft engineering techniques, such as <u>living shorelines,</u> sand nourishment, the development of new sand dunes, or the enhancement of existing or historical dunes. Any beach stabilization measures shall be required to provide for dune preservation enhancements, creation, or restoration.							X	Modified text since seawalls do not dissipate wave energy and can accelerate scouring and erosion on adjacent properties without seawalls.

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 3.2.7.	Excavation and clearing of properties abutting the beach or containing significant dune systems shall provide for the sensitive reuse of the vegetation and sand by transplantation and relocation in order to reestablish the dunes. Significant dune systems located seaward of the Coastal Construction Control Line that are excavated or disturbed for development and construction shall be mitigated ~~by the creation of dunes at a dune compensatory mitigation ratio of 2 to 1~~ per the state agency permit conditions. Dune creation shall occur on-site or as close to the site as possible.							X	Dune permitting would require a state agency permit that would establish the mitigation ratio.
POLICY 3.2.8.	Exotic trees and plants not indigenous to the beach and dune environment shall be prohibited. Exotic plant species ~~removed~~ shall be removed per Chapter 3, Article II of the Land Development Code. ~~be in conjunction with Policy 2.3.4.~~ Removed plants shall be replanted with native species as deemed appropriate by the City's Landscape Architect.							X	Revised to reference Chapter 3, Article II of the Land Development Code.

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POLICY 3.2.9.	Reconstruction or replacement of existing hard erosion control structures along the oceanfront which are more than seventy-five (75%) percent destroyed shall meet the criteria contained under Objective 3.4. of this element, except for maintenance and care of structures which are needed to protect evacuation routes and public facilities and utilities. Any such reconstruction or replacement shall be done in conjunction with State Statutes.							X	Clarification of element.

POLICY 3.2.10.	Structural development along beaches fronting the Atlantic Ocean shall enhance and not further degrade the coastal beach and dune system. The following criteria shall apply in the implementation of this Policy: a. Shoreline buffer zones shall be established to protect and preserve the coastal beach and dune systems fronting the Atlantic Ocean. b. Structures shall be prohibited within the established buffer areas except where an overriding public interest is apparent for public park and recreation facilities, or for structures that are necessary for reasonable access and are elevated above the dune vegetation. c. Buffer areas shall be measured at least thirty (30') feet landward from the bulkhead line or measured in accordance with the criteria of the Land Development Code which states that no structures are allowed to extend beyond a line projected between the average of the existing buildings rear setback within 800' to the north and south of the site.		X						

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POLICY 3.2.11.	The City shall utilize outside technical assistance and expertise available in the coastal geology/engineering field within the Florida Department of Environmental Protection ~~FDEP~~, school system, or other local governments to aid in the review of development proposals along the Atlantic Coastline that may potentially harm the beach and dune system.							X	Spelled out acronym
POLICY 3.2.12.	Sand fences should be allowed, provided they are designed and constructed to maximize dune rebuilding and minimize disturbance to sea turtle nesting areas.		X						
OBJECTIVE 3.3. BEACH/DUNE WALKWAY STANDARDS	**Beach and dune walkways shall be designed to protect coastal vegetation and dune areas and constructed to maintain or enhance pedestrian access to the beach as implemented in the Land Development Code.**		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 3.3.1.	Walkways and walkovers are required at all public access points and adjacent to all new multi-family dwelling structures, timeshare resorts, hotel/motel complexes, and other commercial establishments.		X						
POLICY 3.3.2.	The City shall ~~ensure~~ encourage that all applicable permits from other regulatory agencies such as the Department of Environmental Protection have been received before issuance of a building permit for the walkway or walkover.							X	The City cannot withhold City permits based on outside agency permitting.
POLICY 3.3.3.	Walkways and walkovers shall be constructed in a manner that minimizes short-term disturbances to the dune system and existing vegetation.		X						
POLICY 3.3.4.	Replacement of any vegetation destroyed during construction of the walkway or walkover with similar plants suitable for beach/dune stabilization is required.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 3.3.5.	Walkways or walkovers constructed across vegetated dunes or across heavily vegetated beach berms shall be pile-supported and elevated above the vegetation and dune system.		X						
POLICY 3.3.6.	Stairs from existing seawalls except for single-family homes shall be amortized and replaced with a walkway or walkover by the year ~~2010~~ 2045, and it shall be built at least thirty (30") inches above the dunes in order to allow for the restoration of the associated dune system.							X	Updated to 2045.
OBJECTIVE 3.4. SEAWALLS, ~~AND~~ REVETMENTS, AND SHORELINE STABILIZATION FEATURES	**Permits for the construction of seawalls, ~~and~~ revetments, and shoreline stabilization features shall be reviewed and approved consistent with the following Policies in order to protect, to the maximum extent possible, the natural functioning values of the beach and dune system and to allow the beach and dunes system to erode and recover without the need for shoreline control structures.**							X	Added text since seawalls do not dissipate wave energy and can accelerate scouring and erosion on adjacent properties without seawalls.

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POLICY 3.4.1.	Single-family lots with less than 200 linear feet of ocean frontage if abutted by existing seawalls on both sides, shall be allowed to continue the seawall or revetment to fill in the gap, as implemented by the Land Development Code. Green shoreline stabilization features that include nature-based solutions such as living shorelines, constructed oyster reefs (COR), or wave attenuation devices (WAD) shall be encouraged.							X	Other types of armoring were added.
POLICY 3.4.2.	Proposed armoring which does not abut existing armoring, or for multi-family or commercial projects, shall be ~~designed~~ discouraged so as to not significantly interfere with normal beach processes, or adversely impact critical wildlife habitat.							X	Changed language to "discouraged".

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			Keep	Delete	New	Replace	Move	Modify	
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POLICY 3.4.3.	All new or reconstructed armoring projects shall <u>first consider nature-based solutions and green shoreline stabilization features such as living shorelines, constructed oyster reefs, or wave attenuation devices,</u> and upon completion, be covered by an artificial dune with appropriate planting of dune vegetation. The property owners are responsible for proper long-term maintenance of these structures and dunes.							X	Added newer, innovative armoring instead of seawalls.

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POLICY 3.4.4.	Seawalls and revetments shall be allowed only if conditioned upon dune creation and restoration and the preparation of long-term management plans. In addition to such armoring, added protection shall be provided in the form of a fore dune, at least one-half the height of the armoring, but not less than six (6') feet, and with a forward slope no greater than fifteen (15°) degrees. The top of this dune shall be vegetated with native dune vegetation. The forward edge would be more effective with a sand trap, for example, sand trapping lattice fence or newer innovative nature-based solutions. The line shall be marked at intervals of not less than fifty (50') feet with the notice, "DUNE RECOVERY AREA – NO TRESPASSING." If access across the recovery area is needed, an appropriate elevated walkover ought to be provided. The walkover shall be adequately maintained, or the access point closed.							X	Added text including newer, innovative armoring instead of seawalls.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
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POLICY 3.4.5.	Native dune vegetation atop the protected area shall extend not less than thirty (30') feet inland, unless otherwise provided by existing construction permits. New development shall direct surface and building runoff from rainwater to a vegetated swale area to the maximum extent practical.		X						
POLICY 3.4.6.	**Gaps Less than 200 Feet in Width** - Gaps in seawalls and revetments which are less than 200 feet in width may be filled by a seawall or revetment. The type chosen shall be generally of the style and type of the adjacent ones, and shall be of reinforced concrete of thickness to withstand 30-year direct wave impact, and should extend at least four (4') feet below and fourteen (14') feet above the zero-vertical datum. The back area of the structure shall be filled with sand.							X	No changes to text. Formatting is proposed to be bolded instead of underlined to avoid errors when formatting strikethrough and underline

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			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 3.4.7.	**Gaps Over 200 Feet but Less Than 1,000 Feet** – On a showing of need for protection of life and property, gaps over 200 but less than 1,000 feet may be protected by armoring. The protection shall be designed to prevent high-velocity back-wash, to withstand 30-year direct wave impact and should extend at least four (4') feet below and fourteen (14') feet above the zero-vertical datum. Ends should be generally of the style and type of the protection being joined. The back area of the armoring shall be sand filled. Armoring which has internal gaps, such as boulders, should have a long-life sand retainer. The armoring of such systems should be inspected at not less than five-year intervals. Deterioration of the sand retainer should be cause for rebuilding of the armoring system. Where gap-filling is not requested, or allowed, a fore-dune may be constructed.							X	No changes to text. Formatting is proposed to be bolded instead of underlined to avoid errors when formatting strikethrough and underline

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 3.4.8.	**Gaps Greater than 1,000 Feet in Extent** – Except on a showing of extreme hazard to life and property, gaps greater than 1,000 feet between existing beach armoring should be protected solely by "soft protection." This may be the natural beach process, or it may be an enhancement of this process, for example, by the establishment of a fore-dune and vegetated recovery area as described above. Reduction of dune height and/or destruction of native dune vegetation in such gaps shall be forbidden, except that structures allowed by existing permits may be constructed. If gaps of this size are filled due to a determination of hazard, they should conform to the requirements for gaps of 200-1,000 feet.							X	No changes to text. Formatting is proposed to be bolded instead of underlined to avoid errors when formatting strikethrough and underline
GOAL 4. WATER QUALITY OF ESTUARIES AND OCEAN	**THE CITY SHALL PROTECT, ENHANCE, AND IMPROVE THE WATER QUALITY OF THE ESTUARIES AND OCEAN.**		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Coastal Management Element, February 18, 2025									
OBJECTIVE 4.1. OCEAN WATER QUALITY	**The City shall continuously review development and devise standards and programs to protect ocean water quality.**		X						
POLICY 4.1.1.	New development shall not directly discharge stormwater or effluent into the coastal beach area.		X						
POLICY 4.1.2.	Berms and swales shall be required for new development abutting the coastal beaches and dune systems.		X						
POLICY 4.1.3.	All new development on the barrier island shall be required to connect to central water and sewer.		X						
POLICY 4.1.4.	Backwashing of pools into the ocean/beach area shall be prohibited.		X						
POLICY 4.1.5.	The City shall encourage the State and Federal government to prohibit oil drilling offshore of City Limits.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
OBJECTIVE 4.2. ESTUARINE WATER QUALITY	**The City shall continuously review development and devise standards and programs to protect, enhance, and improve estuarine water quality so that there is no further degradation of the water quality. <u>Estuarine land uses will be (re)developed to meet the standards and criteria for location, intensity, compatibility and adequate infrastructure established for all (re)development within the City except where the unique attributes and vulnerabilities of the estuarine location require additions or modifications.</u>**							X	Updated text since current and future projections show impacts to coast and estuaries.
POLICY 4.2.1.	Direct discharge of untreated stormwater from new development into surface waters shall be prohibited and no new point sources of pollution shall be permitted.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 4.2.2.	In coordination with other governmental entities, the City shall continue efforts to procure funding to develop a strategy to provide central sewer to the unincorporated area of the North Peninsula where there is a proliferation of package treatment plants and septic tanks. This strategy shall include the feasibility of the County establishing a tax assessment district for the installation of municipal sewer lines and extension of trunk lines to the wastewater treatment plant.		X						
POLICY 4.2.3.	The City shall protect and ensure <u>that</u> there is no further degradation of the water quality of the estuarine system.		X						Insert word “that”.
POLICY 4.2.4.	The City shall cooperate with other governmental entities to develop a strategy to provide central water and sewer services to the west portion of the City, including but not limited to: Tomoka Estates, Tomoka View, Tanglewood, Twin Rivers and Riverbend Estates.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 4.2.5.	Septic tanks shall not be permitted within 120 feet of the mean high-water mark or 75 feet of the upland/wetland interface, whichever is greater.		X						
POLICY 4.2.6.	The City shall utilize a monitoring program so that point and non-point pollution sources and facilities which are identified as potential water quality problems are regularly and periodically inspected.		X						
POLICY 4.2.7.	The City shall continue to upgrade its existing sewage treatment plant. As additional sewage treatment plants are constructed and/or the existing plant is expanded, a concerted effort and commitment shall be made to <u>restrict the placement of facilities within areas that present health, safety or environmental risks from natural hazards,</u> utilize the highest level of treatment possible, or alternative methods of effluent disposal such as re-use and land spreading/spray irrigation should be used to reduce nutrient loadings to the rivers and estuaries.							X	Added text for clarification.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 4.2.8.	Best management practices shall be maintained in the Land Development Code that limit the amount of sediment reaching all surface waters. These practices shall be used in agriculture, silviculture, construction, dredge and fill operations, and stormwater management systems. Erosion and sediment control provisions shall be incorporated as part of the development review process.		X						
POLICY 4.2.9.	The construction of future municipal stormwater management systems and the redesign of existing systems shall consider advanced data and analysis through studies and modeling to help evaluate and refine the timing of discharge of fresh water to the estuary, the hydroperiod of the wetlands as well as the potential loadings and shall maximize the use and preservation of existing wetlands, and impacts from flooding and storm surge. Stormwater systems should be designed to gradually release water via sheet flow through natural or constructed wetlands.							X	Updated text.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 4.2.10.	No development shall be permitted to degrade the Class III waters of the Tomoka River, a designated Outstanding Florida Waters waterbody.		X						

POLICY 4.2.11.	The City shall require all ~~PRD~~ Planned Residential Development's and multi-family projects greater than fifty (50) units, commercial and industrial development greater than ten (10) acres, adjacent to the Halifax River, the Tomoka River, and tributaries to properly assess the potential impacts of the project on the surface waters, due to flooding, by preparing an individual surface water monitoring program to assess the predevelopment condition. After the initial baseline data is completed, the monitoring shall continue through the requirements of the approved stormwater management plan. ~~the construction phase. The monitoring program shall be designed to detect any decline in water quality as defined by ambient standards as approved by the City Engineer. Should any decline in water quality be attributable to the development project, suitable actions shall be undertaken to test further the source and to make recommendations for immediate corrective actions. The monitoring program shall continue for the life of the project with reports submitted to the City yearly for the first 5 years after construction and then every 5 years thereafter.~~							**X**	Spelled out acronym. Modified to base monitoring of development on the approved stormwater permit.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 4.2.12.	All development shall review and report on their stormwater management system and provide an assessment of the impacts of the development with regards to the established ambient chemical and biological conditions of the wetlands and waters within and adjacent to the subject site.		X						
GOAL 5. HURRICANE EVACUATION/COASTAL FLOOD HAZARDS	**THE CITY SHALL PLAN AND IMPLEMENT PROGRAMS AND DEVELOPMENT REGULATIONS TO LESSEN THE IMPACT OF A DESTRUCTIVE STORM ON THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING PUBLIC FACILITIES AND NATURAL RESOURCES.**		X						
OBJECTIVE 5.1. PUBLIC INFORMATION	**The City shall continue to implement an effective public information program to inform the public of ~~hurricane vulnerability zones~~ Hurricane Vulnerability Zones, hurricane evacuation plans, and post-disaster redevelopment programs, as implemented by the City's Peacetime Emergency Plan.**							X	Minor edit to capitalize Hurricane Vulnerability Zone.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.1.1.	Any public relations program ~~explaining to the coastal residents~~ that explains the potential threat from hurricane hazards will be coordinated with the schools, hospitals, Chamber of Commerce, assisted living facilities, day care centers, and local, regional, State, and Federal governments.							X	Minor edit for clarification.
POLICY 5.1.2.	The City shall continually ensure that collateral materials, such as brochures, posters, and hurricane tracking maps are available ~~for distribution~~ to the general public electronically. City departments shall ~~act as distribution sites~~ provide website information or provide a printout if internet is not accessible.							X	Updated text since most information is available on City website or other agency websites electronically.
POLICY 5.1.3.	All condominiums, timeshare resorts, hotels/motels, apartments, subdivisions, and redevelopment projects ~~shall~~ are encouraged to properly notify all residents of potential flood hazards and hurricane evacuation routes.							X	There is no mechanism for enforcement. The intent is worthwhile and should be promoted where possible.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.1.4.	Timeshare resorts, hotels/motels, and condominiums ~~shall~~ are encouraged to display hurricane warning and evacuation information material in a prominent place.							X	There is no mechanism for enforcement. The intent is worthwhile and should be promoted where possible.
POLICY 5.1.5.	The City shall continue to implement a City-prepared Local Peacetime Emergency Management Plan as approved by the City Commission.		X						
POLICY 5.1.6.	An annual update will be prepared by May 1st, by appropriate staff explaining the Local Peacetime Emergency Plan, analyzing any problems and making specific recommendations for change.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.1.7.	The City Fire Department shall maintain an inventory of all sites where hazardous waste may be generated, stored, or transported and which are located on the barrier island and in the ~~hurricane vulnerability zone~~ Hurricane Vulnerability Zone. The City will also coordinate with County, Regional, State, and Federal jurisdictions to ensure that hazardous substances are properly managed and stored to prevent contamination during a coastal storm event.							X	Minor modification capitalizing the title.
POLICY 5.1.8.	The current Local Peacetime Emergency Plan shall be modified as necessary by appropriate staff to comply with the Policies under this Objective, and shall contain step-by-step details for post-disaster recovery operations.		X						
OBJECTIVE 5.2. COASTAL EVACUATION TIMES	**The City shall maintain the Coastal Evacuation time, as adopted, based on a level-of-service standard D during time of hurricane in any category storm.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.2.1.	A level-of-service standard shall be maintained, based upon the most up-to-date regional evacuate studies to evacuation populations most at risk in the Hurricane Vulnerability Zone. ~~defining 14 hours as the maximum time to evacuate the population at risk within the City's hurricane vulnerability zone and defining 6 hours as the maximum clearance time as implemented in the Land Development Code.~~							X	Text has been broadened.
POLICY 5.2.2.	The City will make all efforts possible to ensure that evacuation orders are issued in a timely manner to ensure the safe and orderly evacuation of the population. Orders should be issued ~~at least 14 hours before projected hurricane landfall~~ in coordination with Volusia County or State Emergency Management.							X	Updated text to reflect how evacuation orders are actually handled.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.2.3.	Land development-decisions, as regulated by the Land Development Code, affecting the barrier island and ~~hurricane vulnerability zone~~ Hurricane Vulnerability Zone shall consider the impact to evacuation times. Consequently, no development order shall be issued if the impact of such development reduces the levels-of-service below an acceptable level, unless mitigation is provided.							X	Minor modification capitalizing the title.
POLICY 5.2.4.	All new development located in the Hurricane Vulnerability Zone shall prepare a report indicating the impact of such development on the hurricane evacuation time standards as implemented by the Land Development Code.		X						
~~POLICY 5.2.5.~~	~~In order for an applicant to conduct a transportation analysis and determine the impacts of development on the hazard clearance time, the following needs to be submitted by the applicant for development (as implemented by the Land Development Code).~~			X					Policy lacks information to be submitted. Submittal information would be determined at site plan application.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Coastal Management Element, February 18, 2025									
OBJECTIVE 5.3. PUBLIC FACILITIES AND INFRASTRUCTURE	**Public facilities and infrastructure shall be constructed and maintained in order to protect the public health, safety, and welfare during coastal storm events.**		X						
POLICY 5.3.1.	The City shall support, through ~~Metropolitan~~ Transportation Planning Organization efforts, improvements to existing bridges to facilitate evacuation and to improve public access to the beach.							X	Updated agency title.
POLICY 5.3.2.	Future roadway improvements shall minimize the impact of flooding and storm damage on evacuation route facilities.		X						
POLICY 5.3.3.	In cooperation with other governmental agencies, the City shall ensure evacuation routes are designated in such a way as to distribute traffic demand to provide optimum utilization of available roadway facilities. This will include the redistribution of a portion of the traffic from the Granada Bridge to the Seabreeze Bridge.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.3.4.	Public expenditures shall be prohibited that will encourage new development inside the Coastal High Hazard Area (CHHA), unless the expenditures are consistent with policies specifically identified in the Coastal Management Element or cross-referenced to another appropriate element, and included in the Capital Improvements Element. This prohibition does not include: expenditures associated with redevelopment or development of properties in accordance with previously approved subdivisions or site plans; public access and recreation facilities; or resource restoration projects and facilities.		X						
POLICY 5.3.5.	If constructed, all public facilities in the Hurricane Vulnerability Zone shall be flood proofed to minimize damages from storms and hurricanes.		X						
POLICY 5.3.6.	The City shall continually update and maintain a contingency and management plan in the event of significant damage to the municipal wastewater treatment plant located on Wilmette Avenue.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.3.7.	The City shall continually participate in a "hazard identification and vulnerability assessment" study of public infrastructure in the Hurricane Vulnerability Zone and Coastal High Hazard Area (CHHA). Capital improvement programming and land development regulations shall be adopted or revised, as necessary, to establish a continuing program of hurricane mitigation.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.3.8.	If feasible, and where State funds are anticipated to be needed, public infrastructure presently within the Coastal High Hazard Area (CHHA) shall be relocated outside of said area when repairing/replacing the infrastructure. If relocation of the infrastructure is deemed by the City to not be feasible, any reconstruction or repair of the infrastructure necessitating State funds shall be designed as to be consistent with the provisions of the Coastal Management Element. Facilities within the Coastal High Hazard Area that present health, safety or environmental risks from natural hazards shall be restricted.							X	Added text
OBJECTIVE 5.4. SHELTER FOR POPULATION	**In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall designate hurricane evacuation shelters to protect the population in the region-wide Hurricane Vulnerability Zone.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.4.1.	In cooperation with the American Red Cross, Volusia County, and other governmental agencies, the City shall maintain hurricane emergency shelter facilities to accommodate at least 23% of the population in the Hurricane Vulnerability Zone, based upon a standard of 40 square feet of shelter space per person.		X						
POLICY 5.4.2.	New hurricane emergency shelter space shall not be located in the Hurricane Vulnerability Zone.		X						
OBJECTIVE 5.5. POST-DISASTER REDEVELOPMENT	**The City shall follow the provisions of the County Post-Disaster Relief Plan and the City's Peacetime Management Plan during post-disaster redevelopment efforts. If necessary, amendments may be made to the Comprehensive Plan based upon updated Post-Disaster Relief Plans as they occur.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 5.5.1.	The Post-Disaster Relief Plan shall include: the identification of land areas that should not be reconstructed; abandonment and/or relocation of buildings, rebuilding of public facilities; and reconstruction with structural modifications.		X						
POLICY 5.5.2.	The Post-Disaster Relief Plan shall also identify structures in the Coastal High Hazard Area (CHHA) that might be of some utility for public access to coastal beaches and waterways, and make recommendations for acquisition when post-disaster opportunities arise. It shall establish guidelines for determining priorities for the acquisition of storm-damaged property in the Hurricane Vulnerability Zone.		X						
POLICY 5.5.3.	The Post-Disaster Relief Plan shall establish principles for repairing, replacing, modifying, or relocating public facilities in the Hurricane Vulnerability Zone.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
~~POLICY 5.5.4.~~	~~The Planning Department shall review the feasibility of a build-back policy, to be applied after a disaster. The Planning Department will prepare recommendations for the City Commission by 2010.~~			X					There has been no policy of creating a build back policy and the Land Development Code regulations would control after a disaster.
~~POLICY 5.5.5.~~ POLICY 5.5.4.	The City's Peacetime Emergency Management Plan for post-disaster relief in the form of disaster assessment, the provision of temporary housing, and the provision of individual assistance shall be coordinated with the appropriate governmental agencies and shall be updated as needed.							X	Re-numbered.

~~POLICY 5.5.6.~~ POLICY 5.5.5.	Following a hurricane event, mitigative actions shall be undertaken to reduce or avoid future property damage through the implementation of programs based upon the following criteria: a. Post-hurricane mitigation should include mechanisms for the relocation of structures significantly damaged as the result of a major storm event. b. Land acquisition programs should include provisions for the timely redirection of funds directed toward the acquisition of beach and estuarine properties which should not be redeveloped. c. The redevelopment and rebuilding of facilities which serve to encourage growth in vulnerable areas should be limited to those instances where it is necessary in order that needed public services are provided to existing development. d. If rebuilt, structures which suffer damage in excess of fifty (50%) of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure. e. Structures which suffer repeated damage to pilings,							X	Minor edit. Re-numbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
	foundations, or load bearing walls shall be required to rebuild landward of their current location or to modify the structure to ~~delete~~ remove the areas most prone to damage.								
~~POLICY 5.5.7.~~	~~Within 24 hours after a hurricane, the City Commission shall meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and welfare.~~			X					Delete. Emergency procedures would be determined by the appropriate city staff.
~~POLICY 5.5.8.~~	~~The Recovery Task Force shall include the City Manager, Planning Director, City Engineer, Chief Building Official, City Attorney, Facilities Maintenance Manager, Police and Fire Chiefs, Public Works Director, Public Utilities Manager, and other members as directed by the City Commission. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be terminated after implementing its responsibilities under Policies 5.5.9, 5.5.10 and 5.5.11.~~			X					Delete. Emergency procedures would be determined by the appropriate city staff.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
~~POLICY 5.5.9.~~	~~The Recovery Task Force shall: review and decide upon emergency building permits; coordinate with State and Federal officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; design a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Peacetime Emergency Plan, and other appropriate policies and procedures.~~			X					Delete. Emergency procedures would be determined by the appropriate city staff.
~~POLICY 5.5.10.~~	~~Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its task.~~			X					Delete. Emergency procedures would be determined by the appropriate city staff.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
~~POLICY 5.5.11.~~	~~The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or any other reports.~~			X					Delete. Emergency procedures would be determined by the appropriate city staff.
GOAL 6. PUBLIC ACCESS TO THE BEACH AND WATERWAYS	**THE CITY SHALL MAINTAIN AND IMPROVE PUBLIC ACCESS TO THE SOVEREIGN LANDS OF THE COASTAL MANAGEMENT AREA THROUGH THE PROVISIONS OF COASTAL BEACH ACCESS FACILITIES, FISHING PIERS, BOAT RAMPS AND MARINAS.**		X						
OBJECTIVE 6.1. BEACH DRIVING	**Beach driving shall continue in a manner that maximizes public safety and minimizes destruction to the beach and dune system.**		X						
POLICY 6.1.1.	The City will encourage driving on the beach to be continued south of Granada, but limited to Standish Drive north of Granada, due to high tides and soft sand hazards. During exceptionally high tides, the beach should be closed to driving.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 6.1.2.	The area of the beach north of Standish Avenue should continue to be a "No Driving Zone" and a designated "Safe Play Zone" for children.		X						
POLICY 6.1.3.	The City will encourage the County to prohibit vehicles from driving or parking on the beach that leak oil, gas, and anti-freeze or any other hazardous materials with specific penalties established and with enforcement by appropriate personnel such as ~~the Beach Rangers~~ Volusia County Beach Safety.							X	Changes Beach Rangers to Volusia County Beach Safety.
POLICY 6.1.4.	The City shall encourage the County to regulate beach driving in such a manner that it minimizes the danger to the nesting areas of least terns, ~~and~~ sea turtles, and other State or Federally protected flora and fauna.							X	Updated to encompass any state or federally protected species.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
OBJECTIVE 6.2. JURISDICTIONAL RESPONSIBILITY FOR THE BEACH	**The City shall ensure, to the <u>maximum</u> extent possible, that County management of the coastal beaches and approaches of the City, as well as County regulation of the beaches and public beach access and use, is consistent with the purpose and intent of the City to protect the public health, safety, and welfare and to protect the environment. The City shall further respect the private property rights of oceanfront property owners.**							X	Insert word “maximum”.

POLICY 6.2.1.	The City shall continue to participate in the activities of the County entity responsible for beach related policies. The City Commission, as a whole, shall entrust its representative(s) to make specific recommendations for amending The Unified Beach Code consistent with the interests of the City. The following criteria shall apply in implementation of this Policy: a. City staff shall annually review the Unified Beach Code with regard to the comprehensive regulation of public health, safety, and welfare on and pertaining to the beach, including, but not limited to, regulation of: individual conduct; pedestrian safety; vehicular access and fees; operation and parking of vehicles on beaches and approaches; and vendors, concessionaires, and special events. b. The City Commission shall annually appoint a representative(s) to the County entity responsible for beach related policies.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Coastal Management Element, February 18, 2025									
POLICY 6.2.2.	In coordination with the County, the City shall ensure that the County is expending funds to maintain a uniform level-of-service on the beach responsive to use and demand. If it is determined that level-of-services are diminishing below an acceptable level to the community, then the City shall notify the County.		X						
OBJECTIVE 6.3. BEACH TOLLS	**In cooperation with the County, the City shall minimize potential adverse impacts caused by the collection of beach tolls such as increased traffic congestion, reduction of vehicular access points to the beach, and reduction in tourist activity.**		X						
POLICY 6.3.1.	Since beach ramp closings during the toll season severely restrict public access to the beach, the City shall ensure that the minimum standards for beach access are maintained by either requesting the County to open more ramps or by encouraging the County to utilize the beach vehicular ramps as parking areas.		X						

Goals, Objectives, Policies			Recommended Action						
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Coastal Management Element, February 18, 2025									
POLICY 6.3.2.	The City will continue to encourage the County to adopt a level-of-service standard for beach access of an average one-quarter mile intervals which should be maintained throughout the year.		X						
OBJECTIVE 6.4. OFF-BEACH PARKING	**The City shall encourage the County to provide off-beach parking facilities as appropriate to maintain or improve public access to the beach provided, however, that no sections of the beach that are presently available for parking are closed.**		X						
POLICY 6.4.1.	Since the County has exclusive authority to regulate public beach access, including parking of vehicles on beaches and approaches as per the County Charter, then the City shall encourage the County to provide for off-beach parking facilities to the maximum extent feasible and to the extent that the County incurs the cost of construction and maintenance of said facilities.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Coastal Management Element, February 18, 2025									
POLICY 6.4.2.	The City shall prohibit the vacation of public right-of-way that provides or could provide public access to the beach or off-beach parking without an equivalent type of access.		X						
OBJECTIVE 6.5. BEACH ACCESS FACILITY MAINTENANCE AND AMENITIES	**In the interest of the public health, safety, and welfare, the City shall monitor the services of the County to ensure that beach access facilities are properly maintained.**		X						
POLICY 6.5.1.	The County shall be encouraged by the City to provide amenities such as showers and restrooms at the various beach access facilities.		X						
OBJECTIVE 6.6. DOCKS AND MARINAS	**Docks and marinas shall be constructed and expanded to protect the natural resources and public health, safety, and welfare as implemented by the Land Development Code.**		X						
POLICY 6.6.1.	Marinas shall not be located in the Tomoka River or its tributaries.		X						
POLICY 6.6.2	Marinas shall not be located adjacent to residential neighborhoods unless a 100-foot vegetated buffer is established to screen the business activity.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 6.6.3.	Dock facility standards and marina siting standards shall be maintained in the Land Development Code. Docks, boathouses, and other similar structures proposed for the Halifax River, Tomoka River and its canals and tributaries shall be constructed in accordance with the Land Development Code regulations.		X						
OBJECTIVE 6.7. SCENIC ROUTES AND OVERLOOKS	**The City shall establish scenic routes and overlooks to preserve the natural beauty and scenic vistas of the Community.**								
POLICY 6.7.1.	The City shall maintain the following scenic route designations: a. US 1 from Thompson's Creek to Nova Road; b. All of Beach Street; c. All of John Anderson Drive; d. All of Riverside Drive; e. Addison Drive; f. SR A1A (Ocean Shore Blvd. from SR 40) (Granada Blvd.) to the northern city limit; and g. SR 40 (Granada Blvd.) from SR A1A (Ocean Shore/South Atlantic Blvd.) to Beach Street.		X						Insert "Blvd."

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 6.7.2.	Scenic routes shall be protected by the following criteria: a. The City shall preserve and nurture the existing canopy of native vegetation over the scenic roadways by developing a program of replanting in areas where the cover is nominal or diminishing. b. Any widening of the roadways shall mitigate against the loss of canopy by planting mature trees at least three (3) to five (5) years in advance of the planned construction. c. Lots adjacent to scenic roadways shall be developed in such a manner that maximizes the scenic vistas from the roadway and minimizes flooding. d. Front yard setback requirements shall be established for lots fronting scenic roadways and routes in the Land Development Code.							X	Minor edits for clarification.
POLICY 6.7.3.	The City shall continue to provide scenic overlooks and parking areas along the scenic roadways.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 6.7.4.	If the City owns the land in the future, a scenic overlook shall be established on US 1 between Thompson's Creek and the Tomoka River.		X						
POLICY 6.7.5.	Priority for bike paths construction shall be for scenic highways and scenic routes excluding those bike paths necessary for public safety.		X						
POLICY 6.7.6.	The City shall continue to encourage the County to retain a maximum allowable speed limit of 35 miles per hour on the North Beach Street scenic corridor. The City shall continue to, in cooperation with the County, develop procedures for maintaining or reducing the number of vehicular trips including the provision of an alternative roadway to meet traffic circulation demands.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Coastal Management Element, February 18, 2025									
POLICY 6.7.7.	The City shall, through interlocal agreement with adjacent local governments, establish corridor management strategies and recommendations to protect the scenic quality of the identified scenic roadways by limiting or prohibiting commercial or industrial land uses, conducting an inventory of existing land uses and ownership patterns, establishing desired right-of-way widths, establishing standards for additional screening, buffering, and setbacks, controlling access, and including urban design criteria for structures and signage.		X						
POLICY 6.7.8.	Signage shall be maintained that designates Scenic Roadways.		X						
POLICY 6.7.9.	The Land Development Code provisions that implement this objective may include land use controls such as overlay districts or site plan review requirements to maintain the natural appearance and aesthetics of the Scenic Routes.		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Coastal Management Element, February 18, 2025									
POLICY 6.7.10.	Encourage the use of adaptation strategies for planning and design of Scenic Roadways, parks and open spaces in areas vulnerable to sea level rise and high tides in a manner that can help serve multiple functions, such as: recreational; enhanced water quality; natural ecosystem restoration; and coastal flooding accommodation.				X				Added new policy referencing adaptation strategies for planning and design.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~**Headers**~~	**HOUSING ELEMENT** **~~GOALS, OBJECTIVES AND POLICES~~**			X					Proposed to delete headers element wide. Title pages have replaced headers.
GOAL 1. HOUSING SUPPLY	**ENSURE THE AVAILABLITY, THROUGH THE FUTURE LAND USE MAP AND ZONING REGULATIONS, OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.**	163.3177 (f)(1)(a)						X	Modification to add Future Land Use Map and zoning regulations.
OBJECTIVE 1.1. HOUSING SUPPLY	**The City shall continue to ~~facilitate~~ assist the private ~~production~~ sector, other public organizations, and housing non-profit agencies to provide a variety of housing types and price ranges for existing and future residents. ~~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.~~**	163.3177 (f)(1)(a)						X	Clarification that the City assists the private sector, other public organizations, and housing non-profit agencies.
POLICY 1.1.1.	A housing impact analysis shall be performed for all proposed City ordinances affecting development to ensure such provisions do not unnecessarily increase housing cost or inhibit innovative housing layout and design.	163.3177 (f)(3)	X						
POLICY 1.1.2.	Land use plan amendments which increase density shall occur in areas with few environmental constraints and where adequate public infrastructure and services exist.		X						
POLICY 1.1.3.	The City shall support Volusia County's housing programs that conserve or increase the supply of standard housing affordable to low- and moderate-income households.	163.3177 (f)(3)	X						
POLICY 1.1.4.	The City shall support the Ormond Beach Housing Authority's efforts to provide housing assistance to lower and very-low income residents of the City.	163.3177 (f)(3)	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~POLICY 1.1.5.~~	~~The City shall establish an Affordable Housing Task Force every five years from the date of the previous Housing Plan update to review progress on previous Plan implementation and make new affordable housing recommendations if needed.~~			X					Delete the requirement for an Affordable Housing Task Force.
~~POLICY 1.1.6.~~	~~By 2012, the City shall create a housing partnership involving the County, City, financial institutions, and community-based non-profits for the purpose of providing financial and technical resources to assist the production of affordable housing that is designed for universal accessibility.~~			X			X		Policy re-written Policy 1.3.8.
~~POLICY 1.1.7.~~	~~The City shall support public-private partnerships that provide for the housing needs of very-low, low- and moderate-income residents utilizing Federal, State and local housing programs.~~			X			X		Policy re-written Policy 1.3.8.
~~POLICY 1.1.8.~~	~~The City shall coordinate, with Volusia County, the efforts by Halifax Habitat for Humanity to purchase lots for the purpose of constructing homes for qualified low-to moderate-income families.~~			X					Policy re-written Policy 1.3.7. Policy broaden to include all organizations that seek to provide housing.
~~POLICY 1.1.9.~~	~~By 2010, the City shall have implemented the recommendations of the 2008 Housing Study Update Plan.~~			X					Recommendations have been completed.
~~POLICY 1.1.10.~~	~~By 2012, the City shall have developed an Excel-Based Housing Demand Forecast Model to ensure that the available residential land use acreage and its densities remain in balance with the expected to reside population.~~			X					City publishes vacant residential map.
~~POLICY 1.1.11.~~	~~The City shall support and promote the concept of universal accessibility for all new housing created in the City by the private housing market.~~			X					This Policy is proposed to be deleted. Building staff review submittals for accessibility for applicable building code requirements.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~POLICY 1.1.12.~~	~~By the year 2010, the City shall have implemented the Affordable Housing Task Force recommended changes to the City's permitting process related to enhance the efficiency of development services.~~			X					Recommendations have been completed.
POLICY 1.1.5.	The City shall continue to provide land use designations on the Future Land Use Map and zoning districts on the Official Zoning Map to ensure that adequate amounts of land are available to accommodate projected residential needs.				X				Ensure lands have residential land use and zoning designations.
POLICY 1.1.6.	Through the Land Development Code, the City shall ensure the availability of safe and adequate housing units of different types, sizes, and price ranges to meet the needs of all current and future residents.				X				Renumbered from existing Policy 4.1.3.
POLICY 1.1.7.	The Planned Residential Development zoning designation shall be maintained as a zoning tool to permit residential subdivisions that provide higher amenities, such as recreation, natural preservation, and open space. The Planned Residential Development is designed to review subdivision development in the "Suburban Low Density Residential" land use, smaller developments, and redevelopments. The City Commission may consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements through the Planned Residential Development process to foster varied housing opportunities by type and cost.				X				Planned Residential Developments are a key zoning tool for the development of residential and mixed-use projects.
POLICY 1.1.8.	The City shall promote mixed-use developments by allowing residential densities within commercial land uses. Mixed-use developments are encouraged in the Downtown Community Redevelopment Area and the multi-modal corridors.				X				Promotion of mixed-use and allowance of residential uses in commercial zoning districts. Renumbered to incorporate existing Policy 4.1.6.
~~POLICY 1.1.9.~~	~~The City shall maintain and consistently review the permitting process that facilitates the private sector housing production.~~	163.3177 (f)(3)		X	~~X~~				**Based upon the Florida Commerce "null and void" letter dated October 17, 2025 proposed change is to**

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Housing Element, February 18, 2025									
									delete Policy 1.1.9. of the Housing Element and renumber the remaining Policies.
POLICY 1.1.~~10~~9.	Mobile and manufactured housing shall be permitted within the Land Development Code through the zoning regulations.	163.3177 (f)(3)			X				Maintain Mobile and manufacturing housing as a housing supply option.
POLICY 1.1.1~~0~~0.	The Land Development Code shall continue to allow accessory dwelling units within single-family zoning classifications.	163.3177 (f)(1)			X				Continue accessory dwelling units as a housing supply option—a recommendation from 2008 housing study.
POLICY 1.1.1~~2~~1.	The City shall establish partnerships with private and public non-profit groups, private developers, and other affordable housing providers.	163.3177 (f)(3)			X				The city is open to partnerships for affordable housing.
POLICY 1.1.1~~3~~2.	Assisted living facilities shall be allowed in commercial and residential zoning districts within the Land Development Code.	163.3177 (f)(1)			X				Allowance of assisted living facilities.
~~**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.**~~			X					Other Comprehensive Plan Elements establish level of service standards and this Objective is repetitive and not needed.
~~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.~~			X					Already included in Future Land Use Element.
~~POLICY 1.2.2.~~	~~Large scale residential development shall be required to provide a wide range of services and facilities in accordance with their relative size of development, in order to meet the needs of their residents and eliminate~~			X					Implemented through Planned Developments. Incorporated into new Policy 1.1.7.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~POLICY 1.2.3.~~	~~The City shall continue to develop facilities and services master plans that guide residential development patterns in a manner that encourages compact development and discourages urban sprawl.~~			X					There are other Policies that discourage urban sprawl.
~~POLICY 1.2.4.~~	~~The City shall ensure the continued improvement of public services and facilities in areas which are experiencing deterioration in order to encourage reinvestment by the private sector and promote a residential environment that fosters community pride and provides safe and sanitary living conditions.~~			X					Already included in Capital Improvements Element.
~~POLICY 1.2.5.~~	~~The City's Land Development Code shall designate lands for residential development consistent with the availability of public facilities at the Level-of-Service as outlined in this Comprehensive Plan for all households, including low- and moderate-income families, mobile and manufactured homes, group homes and foster facilities and households with special needs.~~			X					See Objective 1.3 of the proposed amendments.
OBJECTIVE 1.2 SUBSTANDARD HOUSING	**The City will seek to identify and engage in activities to reduce the number of substandard housing units and prevent the need for City-initiated demolitions.**	163.3177 (f)(1)(b)			X				Required with Florida Statute.
POLICY 1.2.1.	The City shall continue to enforce the building, plumbing, electrical, mechanical, and all other associated construction codes to ensure compliance for safe housing and to achieve necessary corrective action where non-compliance exists.	163.3177 (f)(1)(b)			X				Required with Florida Statute.
POLICY 1.2.2.	The City shall continue implementing methods to maintain and improve the housing stock, including yard maintenance, solid waste management, vehicle parking, and other blighting conditions.	163.3177 (f)(1)(b)			X				Required with Florida Statute.
POLICY 1.2.3.	The City shall continue to identify and seek to gain compliance for dilapidated housing units through the code enforcement process. The property owner shall demolish housing units that cannot be rehabilitated. Where structures identified as unsafe are not demolished promptly, the	163.3177 (f)(1)(b)			X				Required with Florida Statute.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
	City shall perform the demolition after due notice and place a lien on the property.								
~~**OBJECTIVE 1.3. GREEN BUILDING AND SUSTAINABLE DEVELOPMENT**~~	~~**Encourage resource efficient green building, and sustainable development practices to enhance energy efficiency of housing in Ormond Beach.**~~						X		Moved to Objective 1.7.
~~POLICY 1.3.1.~~	~~Encourage installation of renewable energy systems by homeowners.~~						X		Moved to Policy 1.7.1.
~~POLICY 1.3.2.~~	~~Encourage the incorporation of green building practices into development projects.~~						X		Moved to Policy 1.7.2.
~~POLICY 1.3.3.~~	~~Provide educational materials regarding energy efficiency, sustainable design, and climate change, that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts through the City's website.~~						X		Moved to Policy 1.7.3.
~~POLICY 1.3.4.~~	~~The City shall promote energy conservation techniques that incorporate Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.~~						X		Moved to Policy 1.7.6.
~~POLICY 1.3.4.~~	~~Encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.~~						X	X	Moved to Policy 1.7.4. Amended to state – The City shall allow in the permitting process instead of Encourage.
~~POLICY 1.3.5.~~	~~Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapo-transpiration and shade.~~						X		Moved to Policy 1.7.5.
~~POLICY 1.3.6.~~	~~Promote building design appropriate for local climate conditions.~~						X		Moved to Policy 1.7.6. - Updated to refer to the Florida Building Code and Florida Statutes.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~POLICY 1.3.7.~~	~~The City shall encourage the construction of energy efficient housing by exploring innovative regulations through nationally recognized green building standards, that promote energy conserving and environmentally sensitive technologies.~~			X					Proposed to be deleted.
OBJECTIVE 1.3 ATTAINABLE HOUSING	**Adequate housing and land areas for very low-income, low-income, and moderate-income should be available to meet the housing needs through the provision of adequate residential land at various densities throughout the City.**	163.3177 (f)(1)(d)			X				Required with Florida Statute.
POLICY 1.3.1.	Mobile, manufactured, modular, or alternative construction homes are allowed within the Land Development Code as a form of housing that can be more affordable to a broader range of individuals than traditional site-built homes and add to the variety of the available housing stock.	163.3177 (f)(3)			X				Required with Florida Statute. Incorporates existing Policy 4.1.10 and Objective 4.2.
POLICY 1.3.2.	Mobile Homes built to Housing and Urban Development standards shall be allowed in the T-2 zoning district within the Land Development Code on platted lots.	163.3177 (f)(3)			X				Required with Florida Statute. Incorporates existing Policy 4.1.10 and Objective 4.2.
POLICY 1.3.3.	The Land Development Code shall allow modular buildings in all residential zoning districts, as defined in Chapter 553, Florida Statutes, provided the structures comply with all applicable building code standards.	163.3177 (f)(3)			X				Allowance of modular housing per state law.
POLICY 1.3.4.	Projects seeking to construct housing for very low-income, low-income, and moderate-income shall be provided with an expedited permitting process for site plan review and building permitting.	163.3177 (f)(3)			X				Required with Florida Statute.
POLICY 1.3.5.	Developers may apply for any of the following regulatory relief provisions as part of a development that incorporates very low-income, low-income, and moderate-income housing units: a. Waiver of development fees related to approvals; b. Increased densities are allowed to accomplish affordable housing goals. The percentage of low and moderate housing set aside and	163.3177 (f)(3)			X		X		Renumbered from existing Policy 4.2.3.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
	the accompanying density bonus may increase in proportion to one another, but it shall not exceed 20 percent; c. Reduction of parking and setback requirements, particularly for housing designed for persons 65 and older; and d. Modifying sidewalk and street requirements, particularly in developments designed for persons 65 and older.								
POLICY 1.3.6.	If development regulations are identified as hindering a project for very low-income, low-income, and moderate-income, consideration shall be given to processing a Land Development Code amendment or Planned Development at no cost to the project.	163.3177 (f)(3)			X				New Policy – allows a method of approval if a regulation hinders affordable housing through a public hearing process.
POLICY 1.3.7.	The City should seek funding assistance from Volusia County or state programs for providing very low-income, low-income, and moderate-income housing.	163.3177 (f)(3)			X				Required with Florida Statute.
POLICY 1.3.8.	As opportunities arise, the City should explore partnerships with developers or organizations that seek to provide very low-income, low-income, and moderate-income housing.	163.3177 (f)(3)			X				Required with Florida Statute.
POLICY 1.3.9.	To the greatest extent practical, projects for very low-income, low-income, and moderate-income should be disbursed throughout the City.	163.3177 (f)(1)(g)			X				Required with Florida Statute.
POLICY 1.3.10	The City shall support multi-jurisdictional approaches for affordable housing issues in Volusia County.	163.3177 (f)(1)(g)					X		Renumbered from existing Policy 3.2.2.
OBJECTIVE 1.4 GROUP HOMES AND FOSTER CARE FACILITIES	**The City shall continue to permit group homes and foster care facilities licensed or funded by the appropriate state agency in residential areas.**	163.3177 (f)(1)(d)					X		Existing Objective 5.2 moved into new Objective.
POLICY 1.4.1.	The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas,	163.3177 (f)(1)(d)					X		Renumbered from existing Policy 5.2.1.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Housing Element, February 18, 2025									
	except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.								
POLICY 1.4.2.	The City shall maintain provisions in the Land Development Code to allow smaller group homes (up to six residents) to be permitted by right in all residential districts. Larger group homes shall be permitted as a conditional use in all single-family residential districts and by right in all multi-family districts.	163.3177 (f)(1)(d)					X		Existing Policy 5.2.2. moved.
OBJECTIVE 1.5. DISPLACEMENT	**The City shall provide uniform and equitable treatment to individuals displaced by state or local government programs, consistent with applicable *Florida Statutes*.**	421.55			X				Required with Florida Statute.
POLICY 1.5.1.	The City shall adhere to the requirements of Section 421.55, *Florida Statutes*, to provide equitable solutions for individuals and businesses displaced by City projects.	421.55			X				Required with Florida Statute.
OBJECTIVE 1.6. HISTORICALLY SIGNIFICANT HOUSING	**The City shall continue preserving and protecting historically significant structures and sites consistent with the Cultural and Historical Resources Element.**	163.3177 (f)(1)(e)					X	X	Based on existing Objective 4.1.
POLICY 1.6.1.	The City shall identify, recognize, and preserve historically significant structures and sites per the Cultural and Historical Resources Element and the Land Development Code.	163.3177 (f)(1)(e)					X	X	Based on existing Policy 4.1.11.
OBJECTIVE 1.7 GREEN BUILDING AND SUSTAINABLE DEVELOPMENT	**Encourage resource-efficient green building and sustainable development practices to enhance the energy efficiency of housing in Ormond Beach.**						X		Existing Objective 1.3. – no changes.
POLICY 1.7.1.	Encourage homeowners to install renewable energy systems.						X		Existing Policy 1.3.1.
POLICY 1.7.2.	Encourage the incorporation of green building practices into development projects.						X		Existing Policy 1.3.2.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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POLICY 1.7.3.	Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage residents and business owners to invest in energy-efficiency improvements through community outreach efforts and the City's website.						X		Existing Policy 1.3.3.
POLICY 1.7.4.	The City shall allow building orientation in the permitting process that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or wind energy systems, to reduce the demand for electricity and greenhouse gas emissions.						X	X	Existing Policy 1.3.4. The proposed Policy states, "The City shall allow in the permitting process," and deletes the word "Encourage" from the original Policy.
POLICY 1.7.5.	Encourage appropriate orientation of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.						X		Existing Policy 1.3.5.
POLICY 1.7.6.	The City shall continue to enforce the energy efficiency and renewable energy resources regulations of the Florida Building Code and Chapter 553, Florida Statutes.				X				Implements energy efficiency and renewable energy resources regulations of the Florida Building Code and Chapter 553, Florida Statutes.
~~**GOAL 2. NEIGHBORHOOD MAINTENANCE**~~	~~TO ENSURE AND PROMOTE THE MAINTENANCE AND ENHANCEMENT OF RESIDENTIAL NEIGHBORHOODS.~~			X					This Goal is not required for the Housing Element per the Florida Statute.
~~**OBJECTIVE 2.1. NEIGHBORHOOD MAINTENANCE**~~	~~**As a matter of on-going policy, the City will promote the maintenance, protection and if necessary, the rejuvenation of City neighborhoods and residential areas, to encourage the highest quality housing and living environment possible.**~~			X					Public services and facilities are planned and implemented within the Capital Improvement Plan. Code enforcement occurs within the Code of Ordinances and Land Development Code regulations.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~POLICY 2.2.1.~~	~~By 2011, the City shall have developed and employed a neighborhood classification model designed to monitor neighborhood conditions, classify neighborhoods by a standardized condition and identify a comprehensive strategy for delivery of city services using a neighborhood focus.~~			X					The City is not utilizing a neighborhood classification model.
~~POLICY 2.2.2.~~	~~By 2010, the City shall adopt an unsafe building abatement code to address vacant and derelict buildings to reduce blighting influences on commercial corridors and in residential neighborhoods.~~			X					The City adopted an unsafe building abatement Ordinance for unsafe structures which is within the Code of Ordinances, Section 8-4. In 2014, an ordinance regarding abandoned (foreclosure) property. The City has not adopted a maintenance code for buildings and the Florida Building Code would be applicable.
~~POLICY 2.2.3.~~	~~Code enforcement, linked with housing rehabilitation assistance, shall be a principal conservation strategy for residential neighborhoods which are determined to be stable by the City's Neighborhood Classification Model.~~			X					This policy is not a required part of the Housing Element per the Florida Statute. Recommending not including code enforcement actions in the Comprehensive Plan.
~~POLICY 2.2.4.~~	~~The City's Neighborhood Improvement Division shall provide in tandem with the issuance of housing code enforcement violations, information services provided by Volusia County Community Services for Ormond Beach.~~			X					This policy is not a required part of the Housing Element per the Florida Statute. Recommending not including code enforcement actions in the Comprehensive Plan.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Housing Element, February 18, 2025									
~~POLICY 2.2.5.~~	~~Active citizen participation shall be incorporated into neighborhood planning efforts.~~			X					There are Policies within the Future Land Use Element for citizen participation.
~~POLICY 2.2.6.~~	~~The City shall incorporate into the Land Development Code a formalized compatibility screening procedure to assist development applicants in identifying and mitigating conflicts in order to protect residential neighborhoods from incompatible land uses.~~			X					The Land Development Code has regulations that seek compatibility between uses.
~~**GOAL 3. PRESERVATION AND REHABILITATION**~~	~~PRESERVE AND EXPAND THE SUPPLY OF QUALITY HOUSING UNITS FOR LOW- AND MODERATE-INCOME HOUSEHOLDS BY SUPPORTING THE BUILDING OF NEW UNITS, REHABILITATION OF SUBSTANDARD UNITS, AND THE PREVENTION OF LOSS AND DETERIORATION OF EXISTING AFFORDABLE UNITS.~~			X					Re-incorporated into new Objective 1.2.
~~**OBJECTIVE 3.1. REHABILITATION OF SUBSTANDARD HOUSING**~~	~~**All housing in the City which is found to be substandard but economically feasible to repair should be rehabilitated to increase the availability of standard housing and ensure that all housing in the City provides safe and adequate shelter to its occupants.**~~			X					Re-incorporated into new Policy 1.2.3.
~~POLICY 3.1.1.~~	~~The City shall actively support the provision of housing services by Volusia County Community Services, Halifax Habitat for Humanity and other non-profit housing organizations in the Ormond Beach area.~~			X					Re-incorporated into new Policy 1.3.8.
~~POLICY 3.1.2.~~	~~As a matter of on-going policy, rehabilitation of housing units should be in conjunction with other neighborhood revitalization activities and facility improvements, as appropriate, to improve the overall quality of housing and neighborhood environments.~~			X					Rehabilitation is a private sector function and this Policy is proposed to be deleted.
~~POLICY 3.1.3.~~	~~Neighborhood restoration efforts shall seek to maintain neighborhood identity and integrity.~~			X					Rehabilitation is a private sector function and this Policy is proposed to be deleted.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Housing Element, February 18, 2025									
~~**OBJECTIVE 3.2. COORDINATION OF HOUSING ACTIVITIES**~~	~~**The City shall establish partnerships with private and public non-profit groups, private developers and other affordable housing providers.**~~			X					Re-incorporated into new Policies 1.1.12., 1.3.7. and 1.3.8.
~~POLICY 3.2.1.~~	~~The City shall utilize, to the maximum extent possible, non-profit community-based organizations to assist in the acquisition, rehabilitation, and construction of affordable housing.~~			X					Re-incorporated into new Policies 1.3.7. and 1.3.8.
~~POLICY 3.2.2.~~	~~The City shall support multi-jurisdictional approaches affordable housing issues in Volusia County.~~						X		Moved to Policy 1.3.10
~~**GOAL 4: HOME OWNERSHIP**~~	~~**INCREASE HOME OWNERSHIP OPPORTUNITIES BY REDUCING THE TOTAL COST OF HOUSING IN THE MARKET PLACE.**~~			X					The City does not have the ability to control the cost of private sector housing. Policy is proposed to be deleted.
~~**OBJECTIVE 4.1. HOUSING OPPORTUNITIES**~~	~~**The City shall ensure, on a continual basis, that a variety of housing, including mobile homes or manufactured housing, affordable and rural housing is developed in the community to provide for the varied life-styles of its existing and future residents. The identification of historically significant housing shall continue in accordance with existing ordinances and as described in the Future Land Use Element, Coastal Management Element, Cultural Affairs Element, and Recreation and Open Space Element.**~~			X					This Objective is proposed to be deleted. Preservation of historically significant housing is within the Historic and Cultural Resources Element.
~~POLICY 4.1.1.~~	~~By 2010, the City shall utilize style neutral single-family residential design standards for all residential dwellings in order to address resident concerns regarding compatibility of manufactured housing in single-family residential neighborhoods.~~			X					This Policy will be deleted. Standards exist in Section 2-42 of the Land Development Code.
~~POLICY 4.1.2.~~	~~The City shall incorporate affordable housing techniques into the Land Development Code such as Transfer of Development Rights, mandatory inclusionary zoning and density bonuses to increase the number of~~			X					Density bonuses are available within the Planned Residential Development zoning district. The concept of transfer of

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
	~~affordable lots and homes available to low- and moderate-income households.~~								development rights or required inclusionary zoning has not been implemented.
~~POLICY 4.1.3.~~	~~The City shall ensure, through the Land Development Code, the availability of safe and adequate housing units of different types, sizes and price ranges to meet the needs of all current and future residents.~~						X		Moved to Policy 1.1.6.
~~POLICY 4.1.4.~~	~~The City shall pursue affordable housing techniques designed to reduce the cost burden to low- and moderate-income households thus making affordable housing already available in the marketplace more accessible.~~			X					Proposed to be deleted.
~~POLICY 4.1.5.~~	~~When provided by developers, the percentage affordable ratio shall be adjusted by area and by size of the development. Depending upon the geographic location, percentages may vary. In existing areas of the City where there is a significant population of low income and moderate-income groups, then a base percentage of 10% would apply, while elsewhere the base percentage may be 5%. The 10 percentage areas are generally identified as follows:~~ ~~1) CDBG Priority Area: An area bounded on the north by Highland/Selden Avenue, the south by the City limits, the east by South Ridgewood, and the west by the Florida East Coast Railroad tracks. (As amended by Ordinance 93-14, adopted on April 6, 1993.)~~ ~~2) Barrier Island South: An area bounded on the north by Seminole Avenue, the south by the City limits, the east by A1A, and the west by Riverside Drive (south of the Fluhart Drive and Riverside Drive intersection).~~ ~~3) Granada/Wilmette North: An area bounded on the north by Wilmette Avenue and its extension, the south by Granada Boulevard, the east by Orchard Street and the west by Nova Road.~~ ~~4) Granada/Division South: An area bounded on the north by Granada Boulevard, the south by Division Avenue.~~			X					This Policy is proposed to be deleted. Proposed Policy 1.3.9. seeks to disperse affordable housing. This Policy is voluntary and includes suggested percentages. If there is a desire to require inclusionary affordable housing units, this Policy would need to be re-written.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
	~~Low- and moderate-income housing units shall be dispersed throughout new development projects in a way that preserves the ambient character of the project and ensures assisted and non-assisted units shall not be distinguishable externally.~~								
~~POLICY 4.1.6.~~	~~Mixed-use buildings incorporating residential and commercial development in the downtown shall have priority over single-use buildings when applying for financial assistance from the City through the Tax Increment Financing District.~~			X					There are other Policies that encourage mixed use and this Policy is proposed to be deleted.
~~POLICY 4.1.7.~~	~~The City housing policy shall promote universal accessibility as a design option for housing of the elderly and various income level families.~~			X					Proposed to be deleted.
~~POLICY 4.1.8.~~	~~Through the development review process and the administration of regulatory controls, the City will consider opportunities for the private sector to develop innovative housing prototypes and creative residential land use arrangements to foster varied housing opportunities by types and cost.~~						X	X	Policy incorporated into Policy 1.1.7.
~~POLICY 4.1.9.~~	~~The City shall continue to maintain an inventory of all public lands and buildings and, upon query by non-profit housing organizations, report to the City Commission the feasibility of such public lands and buildings being made available for low- and moderate-income housing.~~			X					The city has vacant land map in Future Land Use Element and search on the Property Appraiser's website.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Housing Element, February 18, 2025									
~~POLICY 4.1.10.~~	~~Mobile Homes shall be allowed in the T-2 zoning districts. T-2, the Manufactured Home Community District, will allow for a self-contained planned community under single ownership and featuring extensive on-site recreation facilities, landscaping and innovative design.~~						X		Moved to Policy 1.3.2.
~~POLICY 4.1.11.~~	~~The City shall continue to implement standards, regulations, and guidelines for the protection and improvement of historically significant housing, consistent with the criteria contained within the Future Land Use, Coastal Management, Cultural Affairs and Recreation and Open Space Elements.~~						X		Moved to Objective 1.6.
~~**OBJECTIVE 4.2 HOUSING COSTS**~~	~~**The City shall support and promote the provision of affordable housing, including mobile homes and manufactured housing, to all segments of the City population.**~~						X		Moved to Policies 1.3.1. and 1.3.2.
~~POLICY 4.2.1~~	~~The City shall monitor all land and building development ordinances, regulations, and the permitting process to identify conflicting requirements, eliminate excessive and unnecessary regulations, and provide flexibility in the provision of housing through innovative technologies~~			X					See new Policies 1.3.4. and 1.3.6.
~~POLICY 4.2.2.~~	~~On an on-going basis, the City shall utilize automated processes to improve building and inspection services in order to provide time sensitive turnaround approvals.~~			X					See new Policies 1.3.4. and 1.3.6.
~~POLICY 4.2.3.~~	~~Developers may apply for any of the following regulatory relief provisions as part of a development that incorporates low- and moderate-income housing units:~~ ~~a. Waver of development fees related to approvals.~~ ~~b. Allowance of increased densities to accomplish affordable housing goals. The percentage of low and moderate housing set aside and accompanying density bonus may increase in proportion to one another but in no case shall it exceed 20%.~~						X		Moved to Policy 1.3.5.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Housing Element, February 18, 2025									
	~~c. Reduction of parking and setback requirements, particularly for housing designed for the elderly.~~ ~~d. Modification of sidewalk and street requirements, particularly in developments designed for the elderly.~~								
~~**GOAL 5: EQUAL HOUSING**~~	~~**PERMIT HOUSEHOLDS TO FREELY CHOOSE AMONG THE DIFFERENT OPTIONS AND TENURES WHICH ARE AVAILABLE IN AN UNRESTRICTED MARKET.**~~			X					Proposed to be deleted.
~~**OBJECTIVE 5.1. EQUAL HOUSING**~~	~~**The City shall ensure that equal housing opportunities are realized by all resident's regardless of race, color, religion, ancestry, sex, familial status, national origin, handicap or place of birth.**~~			X					Proposed to be deleted.
~~POLICY 5.1.1.~~	~~The City shall continue to enforce its Fair Housing Ordinance, continually monitoring housing practices for possible housing discrimination.~~			X					Proposed to be deleted.
~~POLICY 5.1.2.~~	~~The City shall ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially, and/or physically disadvantaged, and those displaced due to City actions.~~			X					Proposed to be deleted.
~~**OBJECTIVE 5.2. GROUP HOMES AND FOSTER CARE FACILITIES**~~	~~**The City shall continue to permit in residential areas group homes and foster care facilities licensed or funded by the Department of Children and Family Services.**~~						X		Moved to Objective 1.4.
~~POLICY 5.2.1~~	~~The City shall encourage the integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those areas considered flood prone, where adequate supporting infrastructure and nearby medical and public facilities are available.~~						X		Moved to Policy 1.4.1.
~~POLICY 5.2.2.~~	~~The City shall maintain provisions in the Land Development Code to allow smaller group homes (up to six residents) be permitted by right in all residential districts. Larger group homes shall be permitted as a~~						X		Moved to Policy 1.4.2.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Housing Element, February 18, 2025									
	~~conditional use in all single-family residential districts and by right in all multi-family districts.~~								
~~**GOAL 6: JOBS AND HOUSING BALANCE**~~	~~ENCOURAGE A BALANCED AND MIXED ECONOMIC COMMUNITY.~~			X					Proposed to be deleted.
~~**OBJECTIVE 6.1. JOBS AND HOUSING BALANCE**~~	~~**The City shall promote, through its economic development efforts, a higher job to housing growth ratio.**~~			X					Economic development Goal exists in Future Land Use Element. Proposed to be deleted.
~~POLICY 6.1.1.~~	~~Increase the job/housing ratio from 1.10 (2008) to 1.25 (2015) by creating higher value added jobs.~~			X					Proposed to be deleted.
~~POLICY 6.1.2.~~	~~By 2015, the cost of housing shall closely mirror the median wage structure of the City's economic base.~~			X					Proposed to be deleted.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
~~**Headers/Footers**~~	~~**RECREATION OPEN SPACE ELEMENT**~~ **PARKS AND RECREATION ELEMENT** ~~**GOALS, OBJECTIVES AND POLICIES**~~							X	Cover page added. Headers deleted from all elements and replaced with Element title. Footers modified.
GOAL 1. RECREATION AREAS AND FACILITIES	**PROVIDE AN ACCEPTABLE QUALITY, QUANTITY, AND VARIETY OF ACTIVE AND PASSIVE RECREATION AREAS AND FACILITIES NECESSARY TO MEET THE EXISTING AND FUTURE RECREATIONAL NEEDS OF ALL THE CITY'S RESIDENTS AND OF ITS VISITORS.**		X						No change. Note: During public engagement and discussion items, the following general recommendations were made: 1. Change Element name: Park, Forestry, and Recreation Element 2. Change the Element name of Open Space. 3. Change Element name: Recreation and Park 4. Change the name of the Leisure Services Department.
OBJECTIVE 1.1. LEVEL OF SERVICE STANDARDS	**The City shall require of new development activities concurrency with the adopted level-of service standards according to the adopted Parks and Recreation Master Plan Study, as amended.**		X						No change.
POLICY 1.1.1.	The City shall apply level-of-service standards park categories and facilities in accordance with the adopted Parks and Recreation Master Plan Study as amended and listed in the Capital Improvements Element of the Comprehensive Plan.		X						No change.
POLICY 1.1.2.	Parks and recreational facilities, as shown in Figure 1 of the Parks and Recreation Element, shall be located throughout the City to allow access opportunities to all segments of the population.							X	Add reference to map of the City park and recreation facilities. Amend name of Element to Parks and Recreation.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.1.3.	The City shall continue to provide sufficient lighting where needed at any active recreation facilities existing at that time.		X						No change.
POLICY 1.1.4.	The City shall continue to acquire the appropriate acreage for neighborhood and community park and recreation sites to meet its level-of-service standards when necessary.		X						No change.
POLICY 1.1.5.	~~Alligator Island shall be maintained under the Open Space/Conservation land use designation.~~						X		Move to Future Land Use Element.
POLICY 1.1.6<u>5</u>.	The City's facility needs and program planning shall be determined through a continuous assessment of facility capacities and community needs, surveys, citizen responses, civic interaction, and population growth. ~~Surveys shall be completed by April of each year by the Leisure Services and Planning Departments. The following criteria shall be applied in implementation of this policy.~~ ~~a. Coordination with other City departments and civic groups of studios (e.g., continuing education) programs, special events and referral services. Such programs shall be available for all ages and not limited to any level of proficiency.~~ ~~b. Coordination of or liaison to the development of other community enhancement projects.~~ ~~(e.g., Santaland Art in the Park, and Easter Egg Hunt).~~ ~~c. Develop an outreach strategy that provides recreation activities and programs on a neighborhood basis.~~							X	Modified as recommended by the Parks and Recreation Master Plan Update. Renumber policy.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
	~~d. Determine the need for additional multi-diversified leisure facilities to better accommodate existing and future needs.~~ ~~e. Survey of the use of recreation facilities by developmentally disabled and physically handicapped people. The plan shall further contain specific recommendations for correcting existing deficiencies and meeting future needs.~~ ~~f. Assess the special population needs and provide structured activities for youth and adults that would interface with mainstream youth programs.~~								
OBJECTIVE 1.2. MAINTENANCE	**To maximize the responsible use of existing public lands and facilities, City parks and recreation facilities shall be maintained by the City's ~~Leisure Services~~ Parks and Recreation Department in order to promote public use and community pride, and discourage vandalism.**							X	Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
POLICY 1.2.1.	The City shall manage undeveloped City-owned land for the long-term public interest, doing so in a manner by which the City sets an example for others to follow.		X						No change. Community Engagement Meeting comment: add and trees after the word land.
POLICY 1.2.2.	The City shall maintain its boat ramps, piers, docks, and other water-access facilities in a safe and operable condition.		X						No change.
~~POLICY 1.2.3.~~	~~By 2025, the City shall develop a facility at Central Park to support after school programs and other activities.~~			X					This implementation policy has been implemented and no longer necessary. Re-number policies as needed.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
~~POLICY 1.2.4.~~	~~The City shall actively maintain any saltmarsh areas adjacent to City property to be free of litter and/or other garbage.~~			X					Delete as discussed at discussion item. Re-number policies as needed.
POLICY 1.2.~~5~~3.	The City shall continue to provide information and interpretive signs at all City-operated boat ramps to alert users of the endangered manatees, the Tomoka River Manatee Sanctuary, and the City personal watercraft ordinance.							X	No change to text. Renumber policies as needed.
OBJECTIVE 1.3. LAND USE COMPATIBILITY	**Balance the functioning value of the natural environment so there is an optimum combination of aesthetic, ecological, and recreation values.**		X						No change.
POLICY 1.3.1.	Use park systems or open space to buffer incompatible land uses, where parks or open spaces are compatible with these land uses.		X						No change.
POLICY 1.3.2.	To the extent practical based on available funding, the City shall acquire or preserve lands with unique environmental assets, as well as provide community access and/or recreation opportunities/value to the community.		X						No change.
POLICY 1.3.3.	To the maximum extent consistent with Federal, State, and City objectives, policies, and responsibilities, multiple uses of public lands shall be considered, to reduce the cost of and expedite the acquisition of additional needed public lands.		X						No change.
OBJECTIVE 1.4. ACCESS AND DEVELOPMENT	**The City shall maintain and improve access to its parks, recreation, and open space areas, facilities, programs, and events and encourage development of facilities, programs, and events of state and regional excellence.**		X						No change. Community Engagement Meeting comment: Change "open space areas" to community forest.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.4.1.	The ~~Leisure Services~~ Parks and Recreation Department shall develop and distribute literature and maps listing the parks, leisure service, recreation sites, and historic sites located within the City, their facilities, location, and operating hours.							X	Community Engagement Meeting comment: Add Ormond Scenic Loop and Trail. Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
POLICY 1.4.2.	The ~~Leisure Services~~ Parks and Recreation Department shall, prepare an annual report, as part of the budget process, that in general describes the status of that department's functions in the City for presentation to the City Commission ~~that department's functions in the City~~; assess the general needs of the population; describes events which affect or are affected by that department; and assesses interdepartmental and intergovernmental areas of concern and propose solutions to these areas of concern.							X	Minor update for clarification. Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
OBJECTIVE 1.5. FUNDING	The City shall develop a fiscally sound public parks recreation facilities program.		X						No change.
POLICY 1.5.1.	The City shall continue to pursue outside funding sources by monitoring on an on-going basis, the availability of parks and recreation grants and funds. The applications shall be submitted in a timely manner to ensure procurement and proper outside review.		X						No change.
POLICY 1.5.2.	A user fee system shall continue to be an integral and vital component of the overall funding mechanism for recreation programs and events. The following criteria shall apply in implementation of this policy: a. The fee shall be reasonably established and shall not restrict access on the basis of affordability. b. The City shall periodically review the fee structures of other local government jurisdictions and per capita		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
	operating expenses and recurring capital expenses as a basis for determining the equity of the fee structure. c. Reasonable fees shall be established for use of all City facilities based on the type of event, the particular facility and the expected number of people attending. d. The fee schedule shall be reviewed and updated on an annual basis.								
POLICY 1.5.3.	The City shall continue to financially support the activities, events, and programs offered by the ~~Leisure Services~~ Parks and Recreation Department, in order to maintain programs at their current level-of-service in accordance with the adopted Parks and Recreation Master Plan as amended.							X	Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
POLICY 1.5.4.	The City shall continue to assess a Recreational Impact Fee per the City Land Development Code in order to provide for the acquisition and development of additional recreational space and facilities needed by the occupants of such new residential dwelling units.		X						No change.
POLICY 1.5.5.	New development shall be encouraged to provide land for accessible and usable public parks in accordance with the adopted Parks and Recreation Master Plan Study as amended and in the City Land Development Code.							X	Minor grammatical change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.5.6.	The City shall continue to charge a non-residents fee determined by the ~~Leisure Services~~ Parks and Recreation Department and the City Commission for the use of City recreation facilities.							X	Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
POLICY 1.5.7.	The City shall continue to utilize user fee charges for services and facilities to help offset costs at recreation sites.		X						No change. Community Engagement Meeting comment: add new Policy – The City shall utilize donations and gifts.
OBJECTIVE 1.6 BEACH ACCESS	**The City shall recommend policies and programs to Volusia County that maintain and improve public access to beach recreational opportunities~~.~~**							X	The strikethrough to be removed from the period.
POLICY 1.6.1.	Participate in and encourage State, Regional, and County programs to provide on and off-site beach parking.		X						No change.
OBJECTIVE 1.7. BICYCLING OPPORTUNITIES	**Safe bicycling opportunities, for both recreation and transportation, shall be provided within the eCity where possible.**							X	Capitalize City.
POLICY 1.7.1.	Bicycle facilities shall be incorporated into arterial and collector roadway construction widening, and reconstruction plans and programs as provided by the Land Development Code.		X						No change.
POLICY 1.7.2.	The City shall cooperate with bicycle organizations, law enforcement agencies, and the ~~FDOT~~ Florida Department of Transportation to promote a bicycle safety program; this shall include a program in the schools and a media information program.							X	Remove acronym.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.7.3.	Bicycle facilities connecting schools with nearby active recreation areas shall be a priority of the City.		X						No change.
POLICY 1.7.4.	The City shall continue to provide bicycle facilities at all City-owned buildings or facilities that are open to the public.		X						No change.
~~POLICY 1.7.5.~~	~~When providing bicycle and pedestrian pathways, the City shall determine through its traffic consultant, upon which streets or roads bicycle traffic would constitute an unacceptable hazard. This shall also determine the time of day when this hazard would exist.~~			X					Policy proposed to be deleted. Renumber as needed.
POLICY 1.7.~~6~~5.	The City shall maintain regulations requiring new developments to incorporate bicycle and pedestrian paths as an integral part of their transportation plans.							X	No change to text. Renumber as needed.
POLICY 1.7.~~7~~6.	To the extent practical, utility easements (overhead transmission lines, gas and water) shall be considered in the development of trails to provide for connections and linkages to neighborhoods, and recreation and open space facilities.							X	No change to text. Renumber as needed. Community Engagement Meeting comment: insert ROW after easements. Delete open space and insert park.
POLICY 1.7.~~8~~7.	The following criteria shall be used in prioritizing bicycle facility improvements: a. Beach access points and crossings; b. Proximity to major public parks, cultural facilities, public schools, high-density residential and commercial areas; c. Lack of alternative routes; d. Streets serving important transit stops; e. Areas exhibiting high incidence of vehicle accidents with bicycles; and f. Arterial and collector streets.							X	No change to text. Renumber as needed. Community Engagement Meeting comment: insert community forest.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.7.9~~8~~.	The City, in cooperation with the County and ~~FDOT~~ the Florida Department of Transportation, shall encourage the installation of bicycle detection devices at traffic activated signals on arterial and collector streets, subject to the availability of funding.							X	Remove acronym. Renumber as needed.
POLICY 1.7.9	The City should update the 2016 Bike Master Plan and seek collaboration with Volusia County Trail and Bike Master Plan.				X				Recommended by Commissioner Tolland at workshop on 02.04.2025
OBJECTIVE 1.8 CONSERVATION	**Active and passive recreation facilities shall be designed and used in a manner that protects the quality of the natural systems including, but not limited to, the surface waters, significant wildlife habitats, designated species habitats, and wetlands. The permitting criteria of Federal, State, and regional agencies shall be met during the design and construction of active and passive recreation facilities.**		X						No change. Community Engagement Meeting comment: insert community forest.
POLICY 1.8.1.	The use of off-road recreational vehicles in wetland or upland habitats shall be limited to the maximum extent allowed by law.		X						No change.
POLICY 1.8.2.	New proposed land development adjacent to parks, recreation, and conservation areas shall be compatible with both natural systems and the intended function of the park, recreation, or conservation area.		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.8.3.	The City shall acquire sensitive lands to meet open space objectives and/or adopt regulations to protect and enhance the functional values of such lands.		X						No change. See Attachments – concern at discussion item that the City could use eminent domain to acquire sensitive land. Community Engagement Meeting comment: delete open space and insert park. Insert "and trees" at end of sentence.
OBJECTIVE 1.9. ~~ADA~~ AMERICANS WITH DISABILITIES ACT STANDARDS	**Public recreation facilities shall both accommodate and integrate ~~handicapped and disabled~~ special populations and persons with disabilities consistent with Federal and State standards.**							X	As recommended in 4.2 of the Parks and Recreation Master Plan Update. The term special population is currently used - https://www.ormondbeach.org/736/Special-Populations-Programming#:~:text=About,Hoedown Discussion item – resident brought up concern of using term special population (see attachments).
POLICY 1.9.1.	The City shall provide physical programs for the ~~handicapped and disabled~~ special populations and persons with disabilities of all ages, based upon demand.							X	As recommended in 4.2 of the Parks and Recreation Master Plan Update. The term special population is currently used - https://www.ormondbeach.org/736/Special-Populations-Programming#:~:text=About,Hoedown Discussion item – resident brought up concern of using term special population (see attachments).
POLICY 1.9.2.	Recreation facility construction or renovation shall be designed to accommodate and integrate the ~~handicapped and disabled~~ special populations and persons with disabilities consistent with Federal and State ~~ADA~~ Americans with Disabilities Act standards.							X	As recommended in 4.2 of the Parks and Recreation Master Plan Update. The term special population is currently used - https://www.ormondbeach.org/736/Special-Populations-Programming#:~:text=About,Hoedown Discussion item – resident brought up concern of using term special population (see attachments).

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~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.9.3.	When possible, ~~handicap~~ special populations and persons with disabilities access to the beach shall be improved by the process of ~~handicap~~ accessible parking spaces and pedestrian beach access ramps.							X	As recommended in 4.2 of the Parks and Recreation Master Plan Update. The term special population is currently used - https://www.ormondbeach.org/736/Special-Populations-Programming#:~:text=About,Hoedown Discussion item – resident brought up concern of using term special population (see attachments).
POLICY 1.9.4.	Playgrounds shall include ~~handicap and disability handicap~~ special populations and persons with disabilities accessible and usable facilities, to integrate ~~handicapped~~ special populations children into the mainstream.							X	As recommended in 4.2 of the Parks and Recreation Master Plan Update. The term special population is currently used - https://www.ormondbeach.org/736/Special-Populations-Programming#:~:text=About,Hoedown Discussion item – resident brought up concern of using term special population (see attachments).
POLICY 1.9.5.	The City shall construct playgrounds oriented towards ~~handicapped~~ special populations children.							X	As recommended in 4.2 of the Parks and Recreation Master Plan Update. The term special population is currently used - https://www.ormondbeach.org/736/Special-Populations-Programming#:~:text=About,Hoedown Discussion item – resident brought up concern of using term special population (see attachments).
OBJECTIVE 1.10. INTERGOVERNMENTAL COORDINATION	**The provision of recreation programs and facilities shall be coordinated among adjacent local government jurisdictions and private sector providers to develop the most cost- effective services to the public.**		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.10.1.	The City shall notify in a timely manner, for review and comment, the Tomoka State Park management and provide information regarding any development activities and ordinances that may significantly affect the park environment and operations.		X						No change.
POLICY 1.10.2.	The City shall continue to actively participate in the Volusia County land acquisition program and request utilization of such funds for open space land purchases within the City as appropriate and to the maximum extent feasible.		X						No change.
~~POLICY 1.10.3.~~	~~The City shall submit when appropriate and applicable, grant applications to local, state and federal grant programs for the acquisition, planning and development/management of City-owned lands. Programs include, but are not limited to:~~ ~~Florida Recreation and Development Assistance Program;~~ ~~Land and Water Conservation Fund Program;~~ ~~Florida Forever;~~ ~~Florida Boating Improvement Program;~~ ~~Save our Rivers Program (SJRWMD);~~ ~~Ponce DeLeon Port Authority;~~ ~~Florida Inland Navigation District;~~ ~~Florida Communities Trust Program; and~~ ~~ECHO.~~			X					This policy is being combined with Policy 1.10.4. Re-number as appropriate. Community Engagement Meeting comment: insert regrow Volusia.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.10.43.	The City shall continue to submit applications when appropriate and applicable for grants under programs sponsored by various local, State, and ~~regional~~ federal governments including, but not limited to the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, Florida Forever, Florida Recreation and Development Assistance Program, Volusia ECHO, Volusia Forever, and the Florida Inland Navigation District.							X	Combined language from Policy 1.10.3. for simplification. Re-number as appropriate.
POLICY 1.10.~~5~~4.	The City shall enter into agreements, as appropriate, with private institutional recreation organizations to provide services and programs including joint use of facilities and personnel.							X	No change in text. Re-number as appropriate.
POLICY 1.10.~~6~~5.	Wherever possible, Ormond Beach Recreational trail corridors shall be coordinated with other national level trails such as the Ormond Scenic Loop and Trail, East Coast Greenway, as well as other state trail systems.							X	Added Ormond Scenic Loop and Trail. Re-number as appropriate. Community Engagement Meeting comment: insert Ormond Scenic Loop and Trail.
OBJECTIVE 1.11. DEVELOPMENT ACTIVITIES	**The City shall periodically review and amend the Land Development Code relative to current open space definitions and standards to implement the ~~Recreation and Open Space~~ Parks and Recreation Element. The following policies shall apply to the review of development activities and the conduct of public activity.**							X	Change name of Element to Parks and Recreation consistent with Department name.
POLICY 1.11.1.	The following shall be applied by the City to protect and provide buffers, greenbelts, and recreation within the open space system: a. Regulate the use of land and water consistent with the Future Land Use, Conservation, and Coastal Management Elements.		X						No change. Community Engagement Meeting comment: item b – insert native trees and plants. Item d – insert trees

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
	b. Ensure the protection of natural vegetation and unique land features. c. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management. d. Maintain and protect major environmental areas, parks, preserves, wildlife management areas and refuges. e. Provide mechanisms for the on-site transfer of development rights as per the Future Land Use Element. f. Develop performance standards for protecting lands with historic, scenic, recreational or environmental significance. g. Protect against significant adverse impacts to wildlife, wildlife habitats/corridors.								
POLICY 1.11.2.	Innovative techniques shall be utilized to protect identified open space areas. Such techniques could include overlay districts, flood zones, performance standards, or other incentive-based methods.		X						No change.
POLICY 1.11.3.	Designated open space areas encompassing natural resource areas, significant environmental features, marine and wildlife habitats, conservation or potential recreation areas shall, at minimum, be protected, by buffer zones, deed restrictions, limiting density and intensity of development, conservation easements, acquisition, transfer of development rights, and purchase of development rights or land exchanges.		X						No change. Community Engagement Meeting comment: delete open space areas and insert parks.
POLICY 1.11.4.	Criteria and standards to be used for reviewing development proposals within existing and proposed open space areas shall be maintained in the Land Development Code. Upon adoption of the plan, site specific analysis shall include an Environmental		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
	Assessment Report as per the criteria of the Conservation Element to be submitted, reviewed and approved prior to the issuance of a development order.								
POLICY 1.11.5.	Coordinate with local governments, State and other public agencies in developing consistent standards, criteria and land development regulations for the protection of open space areas.		X						No change.
OBJECTIVE 1.12. LAND ACQUISITION	**The City shall continue to increase the public provision, protection and enhancement of open space by utilizing ~~the~~ Volusia County, ~~Land Acquisition Program with the cooperation of the Florida Forever, Save Our Rivers, Land and Water Conservation Fund, County Port Authority, St. Johns River Water Management District land acquisition programs, and similar~~ State, and Federal land acquisition programs, as appropriate, to acquire by purchase or donation those lands identified by the City Commission. Provision of open space by private enterprise shall be accomplished through donation or requirements for dedication of open and common space as specified in the Land Development Code.**							X	Minor modification to broaden programs possibly available for open space acquisition.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.12.1.	Land or easements suitable for the provision of open space shall be encouraged as donations from public agencies and private enterprises. The location, shape, size and character shall be evaluated for applicability to City land development regulations. The City is not obligated to accept donations of open space areas from public areas and private enterprises.		X						No change.
POLICY 1.12.2.	Open Space areas shall be preserved for the following types of development: a. Residential development required to provide park needs and open space areas as required by the Land Development Code. b. Planned overlay districts required to provide open space and common open space per the Land Development Code. c. Development plans encompassing valuable resource habitats such as, but not limited to, environmental corridors as identified in the Conservation and Future Land Use Elements. d. Non-residential development required to provide open space areas as required by the Land Development Code.		X						No change. Community Engagement Meeting comment: delete Open Space areas and insert Parks. Item b – include Ormond Scenic Loop and Trail. Item d – delete open space and insert park.
OBJECTIVE 1.13. SCENIC HIGHWAYS AND CORRIDOR CONNECTIVITY	**Provide for recreational corridors to link the City-owned parks as well as other open space/conservation areas.**		X						No change. Community Engagement Meeting comment: delete other open space and insert community forest.
POLICY 1.13.1.	The City shall designate scenic roadways in accordance with State and Federal programs, as provided for by the Coastal Management Element and the Land Development Code.		X						No change. Community Engagement Meeting comment: insert Ormond Scenic Loop and Trail.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
POLICY 1.13.2.	The City's standards designed to ensure preservation of the scenic value of designated routes, shall be maintained in the Land Development Code.		X						No change.
POLICY 1.13.3.	The City shall continue to coordinate with utility companies the potential multi-use concept for open space and recreation uses within utility easements.		X						No change. Community Engagement Meeting comment: delete open space and insert park.
POLICY 1.13.4.	To the extent practical, utility easements (overhead transmission lines, gas and water, sewer and drainage) shall be made available for bike path, nature, jogging, and horse trail development. This off-road corridor system shall be designed and developed to connect neighborhoods and communities to recreation and open facilities.		X						No change. Community Engagement Meeting comment: add ROW after utility easements.
POLICY 1.13.5.	Open space systems or conservation areas identified for potential outdoor classroom sites or nature study facilities shall be provided with the appropriate access facilities. Facilities shall include, but are not limited to: on-site circulation system elements, natural trails, above ground boardwalks and limited passive areas designated for picnicking.		X						No change. Community Engagement Meeting comment: delete open space and insert park. Add trees to last sentence.
POLICY 1.13.6.	Public access to the beach and waterways shall be provided in accordance with the policies under Goal 6~~7~~ of the Coastal Management Element.							X	Modified to Goal 6 of the Coastal Management Element for accuracy.
POLICY 1.13.7.	The City of Ormond Beach adopts and incorporates the Ormond Scenic Loop & Trail vision statement and map series as included in the adopted Ormond Scenic Loop & Trail Corridor Management Plan, as amended. The Ormond Scenic Loop & Trail is shown in Figure 2 of the Parks and Recreation Element.				X				New Ormond Scenic Loop & Trail Policy and map (Figure 2). Discussed at community engagement meeting and discussion item.
OBJECTIVE 1.14. ORMOND CROSSINGS ACTIVITY CENTER	**The City working with the Developer of the Ormond Crossings Activity Center shall develop a comprehensive approach to address existing and projected deficiencies so that there are adequate**		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
	facilities to serve the residents of Ormond Crossings.								
~~POLICY 1.14.1.~~	~~Within 90 days of the effective date of the Comprehensive Plan amendments establishing the Activity Center land use category and applying it to the Ormond Crossings Activity Center, the Developer shall deed to the City the title to a 17-acre parcel that is located immediately north of the Airport Sports Complex and fronts on Harmony Trail.~~			X					This policy has been completed and the 17-acre parcel deeded to the city.
POLICY 1.14.1~~2~~.	The Developer shall deed to the City a total of 45-acres of land to be used for parks and recreation purposes. The land may be divided ~~up to 5~~ as separate park sites within the Ormond Crossings Activity Center subject to the approval of the City, if it is determined that providing multiple park~~s~~ sites minimizes automobile traffic and encourages pedestrian and bicycle access to the park facilities.							X	The number of recreations sites would be determined during site development in coordination with city staff. Re-number as appropriate. Community Engagement Meeting comment: insert dedication date to December 2025.
POLICY 1.14.2~~3~~.	Based on the projected population associated with this proposed amendment, the Developer of the property shall be responsible for the following improvements. These improvements shall be completed prior to the issuance of the Certificate of Occupancy for the 1,000th dwelling unit within the Ormond Crossings Activity Center. a. A public community center with a minimum of 6,000 square feet of building area; b. A trail system, including a minimum of .75 miles of hard surface walkway; c. 1 Picnic shelter with restrooms; d. 1 soccer/football field; e. 1 baseball/softball field; f. 2 outside basketball courts with lights; g. 2 shuffle board courts;							X	No change to text. Re-number as appropriate. Community Engagement Meeting comment: delete open space and insert park. delete 1000 and insert 100.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
~~Recreation and Open Space~~ Parks and Recreation Element, Revision February 10, 2025									
	h. 1 bocce ball court; i. 1 tennis court; and j. 1 racquetball court. Based on the projected population associated with this proposed amendment, the Developer of the property shall be responsible for the following improvements. These improvements shall be completed prior to the issuance of the Certificate of Occupancy for the 2,000th dwelling unit. a. 1 community center that can be either public or private with a total minimum building area of 4,000 square feet; b. A trail system, including a minimum of .525 miles of hard surface walkways; c. Passive park area of 36.5 acres; d. 1 off-leash dog park; e. 1 covered playground area; f. 1 baseball/softball field; g. 2 outside basketball courts with lights; h. 2 shuffle board courts; i. 1 bocce ball court; j. 2 tennis courts; and k. 1 racquetball court. The City acknowledges that the need for recreational facilities is a function of the population therefore adjustments to these requirements can be expected to occur as the project proceeds. The City also reserves the right to request cash in lieu of improvements when it proves that funding will provide the City with a greater benefit and compliance with the minimum level of service standards.								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
~~**Headers/Footers**~~	**CAPITAL IMPROVEMENTS ELEMENT** ~~**GOALS, OBJECTIVES AND POLICIES**~~							X	Cover page added. Headers deleted from all elements and replaced with Element title. Footers modified.
GOAL 1. LEVEL OF SERVICE STANDARDS	PUBLIC FACILITIES SHALL BE PROVIDED IN A TIMELY AND EFFICIENT MANNER AS NECESSARY TO CORRECT EXISTING DEFICIENCIES IN THE LEVEL-OF-SERVICE FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION, AND PARKS AND RECREATION AND TO MEET FUTURE DEMANDS GENERATED FROM NEW DEVELOPMENT THROUGH THE USE OF SOUND FISCAL PRACTICES.	163.3177	X						
OBJECTIVE 1.1. CAPITAL IMPROVEMENTS	**Capital Improvements identified in other plan Elements shall be provided to correct existing deficiencies, accommodate future growth, and to replace deteriorated or obsolete facilities in an economically and energy efficient manner, as indicated in the schedule of improvements in this Element.**		X						
POLICY 1.1.1.	The City shall include capital improvement projects that are either: 1) required to meet adopted level-of-service standards; 2) implemented Goals, Objectives and Policies of the Comprehensive Plan; and 3) determined to be of relatively large scale in cost ($25,000.00 or greater) in the Schedule of Improvements of this Element.							X	Hyphenate level-of-service

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
POLICY 1.1.2.	As per Section 163.3177, F.S., all capital improvement projects proposed by the City shall be consistent with the Comprehensive Plan.		X						
POLICY 1.1.3.	All capital improvements included in the Capital Improvements Element schedule of improvements shall be included in the City's annual capital budget.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
POLICY 1.1.4.	Proposed capital improvement projects that compete for funding within the same funding source and as identified annually through the concurrency management system shall be evaluated and ranked in order of priority according to the following guidelines: a. The extent to which the project is necessary to protect public health and safety. b. Capital improvements needed to address existing deficiencies. c. Maintenance of adopted levels-of-service. d. The impact that the project would have on the local budget. e. Reduction of future improvements costs. f. Encouragement of infill development and/or preservation or achievement of full use of existing facilities. g. Promotion of efficient development and prevention of urban sprawl. h. Consistency with ~~FDOT~~ the Florida Department of Transportation and other State and regional plans.							X	Spell out FDOT in item "h"
POLICY 1.1.5.	The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Section 163.318~~7~~7, F.S. Corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities, pursuant to	163.3177						X	Correct F.S. reference is 163.3177 Spell out CIE.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	dedications which are consistent with the plan; or the date of construction of any facility enumerated in the ~~CIE~~ Capital Improvements Element may be accomplished by ordinance and shall not be deemed to be amendments to the Comprehensive Plan.								
POLICY 1.1.6.	The comprehensive planning process shall be used to ensure that present and future public facility and service needs are planned and provided in a timely and efficient manner, while safeguarding the health safety and welfare of the public and natural environment.		X						
POLICY 1.1.7.	The provision of the public services and facilities shall be planned and coordinated so that the provision of public services and facilities occurs in a manner which encourages growth to be orderly and, to the extent feasible, is compatible with existing and desired land uses.		X						
POLICY 1.1.8.	Public facilities, services, and programs shall be designed to service the intensities of development projected in State, regional and local comprehensive and functional plans and other planning documents. ~~Integrate energy cost reduction measures into the budget process.~~							X	The deleted sentence is out of place with the first sentence. Energy cost reduction is part of Policy 1.1.9.
POLICY 1.1.9.	Government buildings and facilities shall incorporate and recognize urban design principles. Life cycle costs should be considered in the design and construction of government facilities. The City shall implement an Energy Efficiency and Conservation Plan including a program to track the use of energy and water in facilities owned by the City and reducing energy		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	consumption as it relates to budgetary constraints. The City shall require energy efficient retrofits of existing facilities, where feasible, and will ensure energy efficient objectives are met in the planning and construction of any new facilities. The City shall consider a Sustainability Index for use in assessing proposed capital projects.								
OBJECTIVE 1.2. COASTAL HIGH HAZARD AREA	**The City shall limit future public expenditures for capital improvements which promote growth within Coastal High Hazard Areas, except for public land acquisition, enhancement of natural resources, or other projects as identified in the Coastal Management Element ~~and, except for projects already in progress and continuing in good faith at the time of plan adoption~~.**	163.3177(6)6.						X	There are no existing City projects in the Coastal High Hazard Area.
POLICY 1.2.1.	The City shall expend funds in Coastal High Hazard Areas for the provision of improvements needed to correct existing deficiencies to maintain their existing capacity.		X						
POLICY 1.2.2.	The City shall continue to provide recreational facilities as needed within Coastal High Hazard Areas.		X						
POLICY 1.2.3.	The City shall not construct any new public facilities in the coastal high-hazard areas, except for: a. Conservation, natural resource protection and preservation, conservation groundwater aquifer recharge, resource restoration facilities, public access facilities, stormwater management and passive recreation and recreation support facilities;		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	b. Facilities necessary to improve hurricane evacuation time and/or mitigate storm damage to existing development; and c. Reconstruction of public facilities essential to maintaining the public health and safety shall only occur if such structures can meet the most current hurricane wind velocity standards contained in the adopted building code.								
~~POLICY 1.2.4.~~	~~The City shall study, existing public facilities located in the Coastal High Hazard Area that can be replaced over a twenty (20)-year period.~~			X					This Policy is repetitive of other Policies under this Objective and is proposed to be deleted. There are no capital plans to replace any existing public facilities in the Coastal High Hazard Area.
~~POLICY 1.2.5.~~	~~Further development of facilities located in the Coastal High Hazard Area shall be discouraged excluding beach-related capital facilities, including, but not limited to, access ramps and pedestrian walkways.~~			X					This Policy is repetitive of other Policies under this Objective and is proposed to be deleted. There are no capital plans to replace any existing public facilities in the Coastal High Hazard Area.
OBJECTIVE 1.3. CONCURRENCY MANAGEMENT SYSTEM	**The City shall continue to implement and periodically review its concurrency management system. The concurrency management system shall ensure the management of the land development process in a way that public a facility needs identified within plan Elements and are provided as needed but not in excess of the City's financial capacity to operate such facilities.**		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
POLICY 1.3.1.	The provision of public facilities and services is intended to serve as a growth management measure, as such provision shall be undertaken and expanded within existing or identified future designated facility service areas and discouraged elsewhere, except in cases of overriding public benefit or where needed to meet the needs of existing development.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
POLICY 1.3.2.	The City shall use the following level-of-service standards to determine the impacts of new development and redevelopment upon public facility provision: a. Fire Fighting: All development having a density equivalent to or greater than one (1) unit per acre shall be served by a public/private central water system capable of delivering the required fire flows having adequate firefighting capacity of a minimum of 500 ~~gpm~~ gallons per minute (gpm) or greater as determined by the Chief Fire Official in conjunction with the City Engineer (or its equivalent where a sprinkler system is used) and minimum 20 pounds per square inch (psi) residual for a minimum two- (2-) hour duration depending upon the specific structure and/or use. Single-family home development at less than one (1) unit per acre or less, or other development of equivalent intensity (e.g., average daily water use of less than 300 ~~gpd~~ gallons per day per acre), may be served by an individual well. All required fire flows will be in addition to the peak daily demand established. b. Parks (acres per population): 13 acres per 1,000 population.							X	Level of Service standards for water and sewer were updated with the Water Supply Work Plan. Solid Waste Level of Services updated per recommendation of Public Works. Spelled out acronyms. Hyphenated level-of-service

A capital facilities recovery fee to develop lands dedicated by developers to meet the acreage level-of-service standards shall be pursued. The recovery fee may be either assessed to the developer of the subdivision or the builder of the home in the form of an impact fee.

Subdivisions which provide private recreation lands and facilities shall be provided a credit against the land dedication and capital facilities recovery fee.

c. Roads: The following level-of-service standards are adopted for roadways Citywide:

	~~LOS~~ Level-of-Service Daily	~~LOS~~ Level-of-Service Peak Hour
City	C	D
County	D	E
State	C (SIS/FIHS)	D (TRIP)

d. Water:

Goals, Objectives, Policies				FL Statute Citation	Recommended Action						Explanation/Modification
					Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025											
		Raw:	An average daily volume of 330 gallons per Equivalent Residential Unit (ERU).								
		Potable:	An average daily volume of 300 gallons per Equivalent Residential Unit.								
		Sewer:	An average daily volume of 270 gallons per Equivalent Residential Unit.								
		Reclaimed:	An average daily volume of 300 gallons per day per Equivalent Residential Unit.								

~~Sanitary Sewer: An annual average daily volume of 281 gallons equivalent residential unit (ERU).~~

Other uses water standards:

Types of Establishments* (note – ERU is Equivalent Residential Unit)	
Apartments	0.7 ERU per unit
Bars and cocktail lounges	0.05 ERU per seat
Barbershop	0.25 ERU per seat
Beauty Shop	0.5 ERU per seat
Car Wash	8.5 ERU minimum
Dentist	0.7 ERU per wet chair
Factories (with Showers or Chemicals)	0.1 ERU per 100 Sq. Ft.

		Factories (without Showers or Chemicals)	0.05 ERU per 100 Sq. Ft.									
		General Commercial / Office Buildings	0.05 ERU per 100 Sq. Ft.									
		Gas Stations (no car wash)	1.5 ERU per bathroom									
		Hospitals	0.7 ERU per bed									
		Hotels and Motels	0.4 ERU per room									
		Movie theaters, auditoriums, churches	0.02 ERU per seat									
		Nursing Homes / A.L.F.	0.5 ERU per bed									
		Restaurants	0.15 ERU per seat									
		Single-Family residence	1.00 ERU per unit									
		Schools	0.05 ERU per seat									

Townhouse residence	0.7 ERU per unit

*The Site Plan Review Committee will consider alternate flow rates for various establishments if the applicant/Engineer of Record can provide supporting documentation.

f. Solid Waste:

Average residential pick-ups per truck	~~1,600~~1,400
Average commercial pick-ups/truck/route	~~155~~160
Average residential pick-ups/man/day	~~226~~800-600
Pounds/capita/day for residential, commercial and industrial waste	~~5.69~~5.83
Pounds/capita/day for special wastes	3.85

g. Drainage: The difference in the volume of run-off for 25 years frequency, 24-hour duration storm event between pre-development and post-development conditions shall be retained on-site. The difference between the pre-development and post-development conditions for peak run-off

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	rates for the 100-year frequency, 24-hour duration rainfall event shall be retained on-site. Individual development facility capacity shall be maintained so that there is no potential flooding increase above the base year elevation. There shall be no degradation of water quality of Class III waters. An equal or greater volume of storage capacity must be created for any volume of the regulatory flood that would be displaced by fill or structures. The velocity of the regulatory flood must not be adversely altered on any watercourse. Areas not filled are to generally be left in their natural state. However, such areas may be used to meet landscaping and/or retention requirements, provided that the design is consistent with the then-existing City standards and ordinance requirements. Fill limitations consistent with the Land Development Code and the performance standards for each wetland classification established by the Conservation Element shall be enforced for all developments lying within areas of special flood hazard, as defined by the 100-year floodplain boundaries of the ~~FEMA~~ Federal Emergency Management Agency ~~FIRM~~ Flood Insurance Rate Map ~~maps~~.								
POLICY 1.3.3.	The City shall maintain provisions in the Land Development Code that will ensure that, at the time a development order is issued, adequate facility capacity		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	is or will be available when needed to serve the development.								
POLICY 1.3.4.	The City shall evaluate proposed plan amendments and requests for new development based on the following guidelines: a. Creates potential public hazard. b. Accentuates any existing facility deficiencies. c. Generates public facility demands that could be accommodated by scheduled capacity increases in the capital improvements schedule. d. Conforms with the Future Land Use Map (Future Land Use Element) and service areas (Utilities Element). e. Affects other agencies' facilities plans. f. Conforms to the Conservation Element's policies for natural resource protection. g. Conforms to the Coastal Management Element's policies for limiting specific and cumulative impacts of development or redevelopment upon wetlands, water quality and quantity, wildlife habitat, living marine resources, and beach and dune systems. h. Minimizes impacts to surrounding jurisdictions.		X						
OBJECTIVE 1.4 IMPACT <u>AND CONNECTION</u> FEES	**Future development projects shall pay their fair share of the cost of providing facilities and services required to maintain adopted level-of-service**	163.31801						X	With the impact fee update, water and sewer fees were amended to connection fees.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	standards as specified in the Land Development Code. Impact and connection fees, developer dedications and contributions shall be required in an amount equal to the cost of the infrastructure required to serve the development.								
POLICY 1.4.1.	Recreation impact fees shall be continued and refined as needed to adequately maintain adopted ~~LOS~~ level-of-service standards.							X	Spell out level-of-service
POLICY 1.4.2.	Water and sewer ~~impact~~ connection fees shall be periodically reviewed and adjusted ~~as needed to~~ in accordance with Florida Statutes to assure that revenues are equal to growth-related capital expenditures, and to adequately maintain adopted ~~LOS~~ level-of-service standards.							X	Amended impact to connection fee. Fee reviews require a study in accordance with Florida Statutes. Also, to spell out level-of-service.
~~POLICY 1.4.3.~~	~~The City shall annually review the fee schedules of all impact fee ordinances and adjust the fee schedules to reflect the pro-rata share of costs needed to finance improvements necessitated by new development.~~			X					Impact fees cannot be updated with cost of living increases based on changes to state law. The fees require studies per state law requirements. Proposed to be deleted.
~~POLICY 1.4.4.~~ POLICY 1.4.3.	The City shall continue to require that developers build water, sewer and reclaimed water infrastructure, local streets and internal collectors and provide off-site improvements needed for their development including but not limited to acceleration/deceleration lanes, turning lanes and traffic signals. ~~Such improvements shall not be eligible for impact fee reimbursements.~~							X	Deleted last sentence – traffic improvements may be eligible for impact fee credits. Renumbered.
OBJECTIVE 1.5 FISCAL RESOURCES	**The City shall manage its fiscal resources to ensure the provision of needed capital improvements for**	163.3177	X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	previously issued development orders and for future development and redevelopment.								
POLICY 1.5.1.	In providing capital improvements funded by general obligation bond issues, the City shall limit outstanding indebtedness to no greater than five (5%) percent of its property tax base.		X						
POLICY 1.5.2.	The City shall continue to adopt an annual capital budget and a five (5)-year capital improvement program as part of its budgeting process.		X						
POLICY 1.5.3.	The City shall continue its efforts to secure State or Federal grants or private funds whenever available for capital improvements financing, through actively seeking and applying for grants and, if required, providing matching funds for grants.		X						
POLICY 1.5.4.	Prior to scheduling any referenda to finance capital projects, the City shall make every effort to identify alternative funding sources.		X						
POLICY 1.5.5.	Prior to the issuance of Certificates of Occupancy, the City shall provide for all public facilities needed to serve developments for which development orders were previously issued.		X						
~~POLICY 1.5.6.~~	~~The Capital Improvements Element will be financially feasible in accordance with state law.~~			X					This requirement has been removed from Florida Statute. Proposed to be deleted.
~~POLICY 1.5.7.~~ POLICY 1.5.6.	If a Capital improvement is needed to maintain a level of service standard, then new development will be required to contribute its fair share toward the improvement.							X	Renumbered.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
~~POLICY 1.5.8.~~	~~Encourage investment in capital projects that will utilize municipal energy production in an environmentally responsible manner.~~			X					Policy 1.1.9. contains energy related policies. Proposed to be deleted.
OBJECTIVE 1.6 LOCAL AND REGIONAL FACILITIES & SERVICES	**The City shall require that necessary local and regional facilities and services be available concurrent with the impacts of development through the adoption of a concurrency management system as implemented by the Land Development Code.**		X						
POLICY 1.6.1.	The City shall verify that all public facilities needed to serve new development have been provided prior to the approval of an application for final subdivision plan or final site plan.		X						
POLICY 1.6.2.	The City shall continue to implement a concurrency management system to: a. Determine whether necessary facilities identified within the City's Capital Improvements Element, including Traffic Circulation, Recreation and Open Space, and Utilities are being constructed in accordance with the schedules in the Comprehensive Plan. b. Update annually existing level-of-service, committed capacity as defined in the Land Development Code, and facility needs prior to and in conjunction with the annual update of the Capital Improvements Element, except that a shorter time frame, daily, monthly, or		X						In item "b" update term annual to annually. Spell out acronyms in items b.3. and b.4.

semi-annually, will be used as appropriate where the level-of-service is near capacity.

The City plat approval process will require that necessary regional and local facilities and services be available concurrent with the impacts of development after the adoption of the concurrency management system through any of the following situations:

1. The necessary facilities are in place at the time a plat approval is issued, or a plat approval is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.

2. The necessary facilities are under construction at the time a plat approval is issued.

3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a plat approval is issued. Capacity to meet ~~LOS~~ Level-of-Service for sanitary sewer, potable water, drainage and solid waste shall be in place prior to awarding concurrency status for any development order.

4. The necessary road facilities as listed in the first three (3) years of the ~~FDOT~~ Florida Department of Transportation Five-Year Work Program have been included in the

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	Volusia County or City of Ormond Beach annual budget at the time a plat approval is issued. A plan amendment is required to eliminate, defer or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level-of-service standards and which is listed in the five (5)-year schedule of capital improvements. For those parcels that do not require platting, the above steps will be considered at the time of site plan and review. In such cases the words "site plan" will replace "plat approval" wherever it appears above.								
POLICY 1.6.3.	Capital Improvements necessary for water supply concurrency will be identified and included in the annual update to the Capital Improvements Schedule.		X						
OBJECTIVE 1.7. INTERGOVERNMENTAL COORDINATION	**Intergovernmental cooperation and coordination shall be established and maintained in order to plan for and provide the best methods for providing efficient, cost-effective, and environmentally sound public facilities and services.**		X						
POLICY 1.7.1.	Effective administrative and procedural mechanisms which promote the coordination, planning and provision of public facilities and services shall be used at every possible opportunity. Adherence to this policy cluster, at a minimum, shall include the following actions:		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	a. The City shall establish formal and informal methods of contact and communication with adjacent and/or affected units of local government concurrent with the initiation of planning for new public facilities or improvements to existing public facilities for the purpose of interjurisdictional coordination in the planning, construction and operation of such facilities, where appropriate. b. Administrative and procedural mechanisms shall be used to more effectively coordinate, plan and provide public facilities and services.								
OBJECTIVE 1.~~1~~8. ORMOND CROSSINGS ACTIVITY CENTER	**The Ormond Crossings Activity Center provides the City with the opportunity to master plan a mixed-use development, including the needed public facilities required to meet the minimum levels of service established in this Comprehensive Plan.**							X	Corrected Objective number from 1.18. to 1.8.
POLICY 1.~~1~~8.1.	The City shall monitor the progress of the development to analyze and where necessary, amend the Capital Improvements Element (CIE) and other related elements to ensure that public infrastructure and facilities are in place to ensure that minimum levels-of-service are maintained at the lowest possible cost to the City. The following is a list of improvements that may be required, as identified in the Ormond Crossings Activity Center Development Agreement. This list is to be used for general planning purposes and provide guidelines to the City. This policy shall not be interpreted to mean that changes to the development plan for the identified improvement cannot occur in the							X	Corrected Policy number from 1.18.1. to 1.8.1. Spell out Capital Improvements Element Hyphenated level-of-service

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
	future. Given the potential time needed for this project to reach buildout, changes are to be expected. This policy provides a process and background for future capital planning efforts of the City.								
SCHEDULE OF IMPROVEMENTS	The tables on the following pages of the Capital Improvements Element will be used to effectively stage the timing, estimated cost, and revenue sources of the capital improvements projected for the future. All items listed are consistent with individual Comprehensive Plan Elements. ~~The first part of each table will include the projected improvements for the period between Fiscal Years 2008-09 and 2012-13 in one- (1-) year increments.~~ ~~The table also specifies the type of work that is needed such as addressing an existing deficiency, a projected deficiency, or if the project consists of a repair, renovation or replacement of an existing facility.~~ The Schedule of Improvements are based upon the annual Ormond Beach Capital Improvement Plan and the capital improvements of other organizations such as Volusia County School Board and the Transportation Planning Organization.								Amended to delete date reference. Added sentence regarding the Ormond Beach Capital Improvement Plan.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Capital Improvements Element, February 18, 2025									
MONITORING / EVALUATION	The Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, F.S., the Element must be reviewed every year to ensure that the fiscal resources are available to provide public facilities needed to support adopted ~~LOS~~ Level-of-Service standards. Programs that will be adopted to ensure that the Goals, Objectives and Policies established in the Capital Improvements Element include: a. The Concurrency Management System ~~(described in the Introduction Section)~~. b. Annual review of the ~~CIE~~ Capital Improvements Element. c. Annual review of the City's budget to determine if all capital improvement projects are consistent with all Comprehensive Plan Elements and that the proposed projects will further the Goals, Objectives and Policies of the Comprehensive Plan.								Updated text and spelled out acronyms.

**Note the Schedule of Capital Improvements Element was updated on March 4, 2025 and no changes are proposed.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
~~**Headers/Footers**~~	**INTERGOVERNMENTAL COORDINATION ELEMENT ~~GOALS, OBJECTIVES AND POLICIES~~**							X	Cover page added. Headers deleted from all elements and replaced with Element title. Footers modified.
GOAL 1. COORDINATION	THE CITY SHALL ESTABLISH AND MAINTAIN EFFECTIVE COORDINATION TO ADDRESS MULTI-JURISDICTIONAL ISSUES OF CONCERN AND TO IMPLEMENT THE CITY'S COMPREHENSIVE PLAN.		X						No change
OBJECTIVE 1.1. CAPITAL IMPROVEMENTS	**The City shall provide public facilities in a timely and efficient manner, coordinating planning, acquisition, development, funding, and improvements with other governments and agencies to the greatest extent possible.**		X						No change
POLICY 1.1.1.	Intergovernmental cooperation and coordination shall be maintained in order to plan for and provide efficient, cost effective, and environmentally sound public facilities and services.		X						No change
~~POLICY 1.1.2.~~	~~Effective procedural mechanisms which promote the coordination, planning and provision of public facilities and services shall be used at every possible opportunity. Adherence to this policy, at a minimum, shall include the following actions:~~ ~~a. The City shall maintain formal and informal channels of communication with appropriate units of government in order to~~			X					A municipality cannot withhold permitting based on F.S. 166.033.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	~~provide opportunity for interjurisdictional coordination in the planning, construction and operation of new or expanded public facilities.~~ ~~b. The City shall continue to review all Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (DEP) and St. Johns River Water Management District (SJRWMD), permit applications and offer comments to the permitting agency in a timely manner in order to ensure that such permits are consistent with City policy.~~ ~~c. On an ongoing basis, the City shall provide information on Cultural Affairs programs, economic development, public safety, active and passive recreation, transportation, and utilities capital improvement projects with adjacent and/or affected governments and utilities.~~ ~~d. The City shall coordinate with Federal, State, regional and local permitting agencies to ensure that all permits be received by the time of the issuing of a development order.~~								
POLICY 1.1.~~2~~3.	The City shall maximize grant and revenue funds for capital improvement projects.							X	No change to text. Re-number policy.
OBJECTIVE 1.2.	**The City shall coordinate and cooperate with other governmental units and agencies to**		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
COASTAL MANAGEMENT	**effectively and efficiently manage coastal resources.**								
~~POLICY 1.2.1.~~	~~The City shall cooperate with the Volusia Council of Governments (VCOG) to establish and maintain intergovernmental coordination mechanisms as needed for the proper management of coastal resources.~~			X					Proposed to be deleted. Volusia Council of Government was dismembered around 2012.
POLICY 1.2.~~2~~1.	The City shall review the Comprehensive Plans and any amendments thereto of the adjacent municipalities, Volusia County, and Flagler County to determine if coastal resources including the Halifax River, the Tomoka River and its tributaries, the barrier island, and any associated wetlands are being managed in a consistent manner.							X	No change to text. Re-number policy
POLICY 1.2.~~3~~2.	The City shall cooperate as provided for by the Volusia County Home Rule Charter and State Statutes in joint planning and management programs with adjacent municipalities and counties and other public agencies that operate governments within its boundaries ~~for mosquito impoundments, beach renourishment, hurricane evacuation, provision of public access, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges into the lagoon, and coordinating efforts to protect designated and other rare species~~.	F.S. 163.3177(h)1.						X	Remove specifics. The city shall coordinate joint planning and management with all agencies that operate within its boundaries, regardless of type of use. Add Volusia to County Home Rule Charter for clarification. Re-number policy

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.2.~~4.~~3.	The City shall maintain an intergovernmental coordination mechanism that provides potentially affected municipalities, counties, and agencies opportunities for review and comment of development proposals.							X	No change to text. Re-number policy
POLICY 1.2.45.	The City shall encourage the State and regional permitting agencies to require that a proposed project ~~not~~ be consistent with local government comprehensive plans and land development regulations before issuing a development permit.	F.S. 163.3177(h)2.						X	Remove the word not. Encouragement of consistency to local regulations is the goal of this policy. Re-number policy
POLICY 1.2.~~6.~~ 5	The City, in cooperation with the Florida Department of Environmental Protection ~~DEP~~, shall support the protection of the Tomoka Marsh Aquatic Preserve in accordance with the Florida Department of Environmental Protection ~~DEP~~ Management Plan and the City Comprehensive Plan.							X	Removal of acronyms. Re-number policy Note: https://floridadep.gov/sites/default/files/Tomoka-Marsh-AP-Management-Plan.pdf
POLICY 1.2.~~7.~~ 6	The City shall cooperate with the County in the development and implementation of minimum standards for environmental protection in accordance with the Volusia County Home Rule Charter.							X	No change to text. Re-number policy
POLICY 1.2.~~8.~~ 7	The City shall work cooperatively with Flagler County to ensure responsible development in the upstream portions of the Tomoka River watershed such that the River is not adversely impacted.							X	No change to text. Re-number policy

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.2.8~~9~~.	The city shall continue to monitor and implement legislative changes in environmental protection measures.							X	No change to text. Re-number policy Public comment: The city is working with Volusia League of Cities and the Florida League of Cities monitor and provide summaries of state law changes!! This is like putting the fox in the hen house.
POLICY 1.2.~~10~~. 9	On a continuous basis the City shall review and implement stormwater quality programs and regulations as proposed by the Federal Environmental Protection Agency, the Florida Department of Environmental Protection ~~DEP~~, and the St. Johns River Water Management District. ~~SJRWMD.~~							X	Removal of acronyms. Re-number policy
POLICY 1.2.~~11~~. 10	The City shall support and participate in the preparation of management plans, water quality studies, and sampling programs in conjunction with Volusia County, the East Central Florida Regional Planning Council ~~(ECFRPC)~~, the St. Johns River Water Management District ~~SJRWMD~~, the Department of Health ~~and Rehabilitative Services~~, and the Florida Department of Environmental Protection. ~~DEP.~~							X	Language: Department of Health name has changed and no longer includes Rehabilitative Services. Removal of acronyms. Re-number policy
POLICY 1.2.~~12~~. 11	Land use decisions shall be consistent with the natural resource protection policies contained within the East Central Florida Strategic Regional Policy Plan and the State Comprehensive Plan.							X	No change to text. Re-number policy Note: State Comprehensive Plan F.S. Ch 187

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.2.~~13.~~ 12	The City shall review proposed development activity for consistency with appropriate ~~portions of resource management protection plans~~ Land Development Code sections and Comprehensive Plan policies addressing the estuaries, beach and dune systems, and the barrier island. ~~The following criteria shall apply in implementation of this policy:~~ ~~a. The City shall forward all development proposals adjacent to the Tomoka River Aquatic Preserve to the DEP for its review and comment.~~ ~~b. The City shall cooperate with State and regional efforts to coordinate management of the Tomoka Marsh Aquatic Preserve, including participation in watershed committees, basin-wide stormwater management planning, and development of best management practices.~~ ~~c. The City shall assist the ECFRPC and the SJRWMD in the protection of regionally significant coastal resources.~~							X	Remove specifics requirements, the shall support the protection of estuaries, beach and dune systems and the barrier island. Florida Department of Environmental Protection reviews development plans for consistency with appropriate resource management protection plans. The City reviews for compliance with the Land Development Code and Comprehensive Plan. Re-number policy.
OJECTIVE 1.3. CONSERVATION	**The City shall, through cooperative programs and intergovernmental coordination, and through membership in various intergovernmental coordination organizations, promote and foster the effective conservation of natural resources.**		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.3.1.	The City, in cooperation with other governments and governmental agencies shall protect the floodplain, and maintain the surface water quality, as well as native aquatic and wetland floral and faunal species diversity of the upper Halifax River, the Tomoka River and its tributaries.		X						No change
POLICY 1.3.2.	The City shall continue to cooperate with State and regional agencies and adjacent local governments in updating information available on floral and faunal species, significant habitat areas, wildlife movement corridors, and existing and necessary protection mechanisms.		X						No change
POLICY 1.3.3.	The City shall, continue to work in partnership with Volusia County on matters related to designated species.		X						No change
POLICY 1.3.4.	Basin-wide management programs shall assure that historic stream courses are not channelized or impeded but retained in their current condition.		X						No change
POLICY 1.3.5.	The City shall support the maintenance of the "Outstanding Florida Waters" status for that portion of the Tomoka River extending from US 1 to US 92.		X						No change
POLICY 1.3.6.	The City shall, in cooperation with local, regional, and State agencies, continue to implement the ~~s~~Stormwater ~~management~~ Master ~~p~~Plan that maintains or improves ambient surface							X	Modified text. The city has already implemented the stormwater master plan and shall continue to do so.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	water quality and protects natural drainage features. ~~(See Utilities Element for criteria).~~								
POLICY 1.3.7.	On a continuous basis, the City shall cooperate with Federal, State, regional, and local agencies to acquire and/or protect unique, environmentally sensitive, or recreationally significant properties.		X						No change
POLICY 1.3.8.	On a continuous basis, the City shall coordinate the identification and protection of significant archeological, historical, and paleontological sites with the appropriate agencies and organization.		X						No change
POLICY 1.3.9.	The City shall continue to cooperate with Federal, State and local agencies to maximize the protection of natural floodplain functions and to improve floodplain information.		X						No change
POLICY 1.3.10.	On a continuous basis, the City shall coordinate and cooperate with adjacent governments and agencies to ensure the protection of wildlife corridors and significant floral and faunal habitats, which extend into contiguous jurisdictions.		X						No change
POLICY 1.3.11.	The City shall coordinate and cooperate with other governments and agencies to preserve air quality when presented with appropriate opportunities.		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.3.12.	On a continuous basis, the City shall coordinate and cooperate with State and local governments, the Florida Department of Environmental Protection ~~FDEP~~, and the St. Johns River Water Management District ~~SJRWMD~~ to ensure that mineral extraction sites are reclaimed according to current law and permit requirements.							X	Removal of acronyms and addition of the word State to clarify policy is not solely referencing local governments.
POLICY 1.3.13.	The City shall maintain standards in the Land Development Code for the identification and management of potentially significant cultural, historical, archaeological or paleontological resources.							X	Added word historical for consistency with Cultural and Historical Resources Element.
OBJECTIVE 1.4. ~~RECREATION AND OPEN SPACE~~ PARKS AND RECREATION	**The City shall cooperate and coordinate with adjacent local governments and other public agencies to effectively and efficiently provide acceptable and affordable levels of service standards for municipal parks, recreation and open space facilities.**							X	Language change consistent with updated element title Parks and Recreation.
POLICY 1.4.1.	The City shall cooperate and coordinate with other government agencies to develop waterfront recreation facilities.		X						No change
POLICY 1.4.2.	The City shall continue to encourage Volusia County and the State to provide well-maintained high-quality beach access~~es~~ with adequate parking ~~to serve the park~~.							X	Deleted to serve the park.
POLICY 1.4.3.	On a continuous basis, the City shall encourage Volusia County to maintain and improve existing		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	beach access and provide future access when needed in a manner which does not create a negative impact on Ormond Beach.								
POLICY 1.4.4.	The City shall cooperate with other governments and agencies to provide a safe and effective bicycle facilities network. The following criteria shall apply in implementation of this policy: a. The City shall cooperate with <u>the</u> Florida Department of Transportation ~~(DOT)~~, <u>Florida Department of Environmental Protection</u> ~~DEP~~, ~~VCOG~~, ~~Metropolitan~~ <u>Transportation</u> Planning Organization ~~(MPO)~~, Volusia County, and the School Board to develop an interconnected bicycle facilities network. b. The City shall cooperate with ~~VCOG~~, the School Board, law enforcement agencies, and the <u>Florida Department of Transportation</u> ~~FDOT~~ to promote a bicycle safety program.~~; this shall include a program in the schools and a media information program.~~ c. The City shall maintain the requirements for the provision of bicycle lanes and racks through the Land Development Code.							X	Removal of acronyms. Language update to Transportation Planning Organization no longer MPO and Volusia Council of Government was dismembered in 2012. Removes specific requirements for promoting bicycle safety programs. Florida Department of Transportation and the Transportation Planning Organization continue to implement bicycle safety programs that the City supports. Public comment: These policies we are agreeing to cooperate and actively participate with the League of Cities. Once again I am very concerned with the direction the city is taking with this 2045 Comprehensive Plan update as it will lead the city down a very slippery slope. I cannot stress enough I do not think the 2045 Comprehensive Plan should be any more than is legally mandated by the state a bare bones document. Note: staff has removed reference of coordination with Volusia League of Cities based on public comment.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.4.5.	The provision of recreation programs and facilities shall be coordinated among adjacent local government jurisdictions and agencies to develop the most cost-effective services to the public.		X						No change
POLICY 1.4.6.	The City shall work in cooperation with the School Board and the Transportation Planning Organization ~~MPO~~ to develop and implement ~~Bike/Ped~~ Bicycle/Pedestrian School Safety Studies.							X	MPO is now TPO- Transportation Planning Organization removal of acronyms.
POLICY 1.4.7.	The City shall continue to submit grant applications when appropriate and applicable, under programs sponsored by Federal, State, regional governments, and Volusia County (Volusia Forever). ~~the County Land Acquisition Trust Fund.~~							X	Volusia Forever is Volusia County's land acquisition program.
POLICY 1.4.8.	The City shall notify in a timely manner, for review and comment, the Tomoka State Park management and provide information regarding any development activities and ordinances that may significantly affect the park environment and operations.		X						No change
OBJECTIVE 1.5 CULTURAL AND HISTORICAL RESOURCES ~~AFFAIRS~~	**The City shall continue to promote cultural ~~affairs~~ and historical resources through coordination and cooperation with other governments and agencies.**							X	The reference of Cultural Affairs is being amended through the entire Comprehensive Plan to Cultural and Historical Resources consistent with the State Comprehensive Plan

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.5.1.	The City shall continue to identify and pursue outside funding sources when appropriate and applicable, by monitoring the availability of cultural grants and funds on an on-going basis.		X						No change
POLICY 1.5.2.	In cooperation with Volusia County, the City shall ensure that Ormond Beach residents have adequate and acceptable access to a fully-operational public library system.		X						No change
POLICY 1.5.3.	The City shall coordinate with the County Library to maximize public participation.		X						No change
OBJECTIVE 1.6. HOUSING	**The City shall continue to coordinate with the appropriate public agencies to provide affordable housing.**		X						No change
POLICY 1.6.1.	The City shall continue to coordinate with Volusia County, the State of Florida, and the Department of Housing and Urban Development ~~(HUD)~~ to provide Community Development Block Grant funds to eligible persons.							X	Removal of acronym
~~POLICY 1.6.2.~~	~~On an ongoing basis, the City staff shall research and make available to the City Commission, information about all new Federal, State, and local housing assistance programs.~~			X					City staff is not engaging in the research of housing assistance programs.
POLICY 1.6.2~~3~~.	The City shall cooperate with the Florida Department of Children and Families to ensure the availability of adequate sites for group homes or foster care facilities.							X	Added the. Re-number policy.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Intergovernmental Coordination Element, February 18, 2025									
~~POLICY 1.6.4.~~	~~The City shall continue to coordinate its housing programs with those of Volusia County and the adjacent municipalities.~~			X					City does not have housing programs. Volusia County provides these programs.
OBJECTIVE 1.7. LAND USE	**The City shall coordinate the review of proposed development activity with adjacent local governments and with State, regional, and local public agencies.**		X						No change
POLICY 1.7.1.	The City shall cooperate with the appropriate local governments and public agencies to promote compact development patterns and to discourage urban sprawl.	Consistent with F.S. 163.3177 (a)2. h.	X						No change
POLICY 1.7.2.	The City shall continue to coordinate with local, State and regional agencies to ensure public infrastructure and facilities will be provided concurrent with the impacts of development as mandated by Florida Statutes.		X						No change
POLICY 1.7.3.	~~The City shall continue to request that State and regional permitting agencies not permit a project unless the development proposal is consistent with the City Comprehensive Plan and Land Development Code.~~			X					If inconsistent with Comprehensive Plan or Land Development Code, the City would be the entity to deny a permit request.
POLICY 1.7.~~4.~~ 3	The City shall actively participate in organizations formed to promote systematic growth and development, including the East Central Florida Regional Planning Council ~~ECFRPC~~, ~~the VCOG~~, the Transportation Planning Organization ~~MPO~~, and Volusia Growth Management Commission, to	Consistent with F.S. 163.3177(a)2 . h.						X	Removal of acronyms and update to Volusia League of Cities, Volusia Council of Governments was dismembered in 2012. Re-number policy. Public comment: These policies we are agreeing to cooperate and actively

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Intergovernmental Coordination Element, February 18, 2025									
	discourage urban sprawl adjacent to or near the City's urban fringe.								participate with the League of Cities. Once again I am very concerned with the direction the city is taking with this 2045 Comprehensive Plan update as it will lead the city down a very slippery slope. I cannot stress enough I do not think the 2045 Comprehensive Plan should be any more than is legally mandated by the state a bare bones document. Note: staff has removed reference of coordination with Volusia League of Cities based on public comment.
POLICY 1.7.~~5.~~ 4	The City shall work cooperatively with Flagler County, adjoining cities, and Volusia County to ensure that development in the upstream portions of the Tomoka River watershed does not adversely impact water quality of the Tomoka River.							X	No change to text. Re-number policy.
~~POLICY 1.7.6.~~	~~The City shall resolve annexation issues through its active participation in the Volusia Growth Management Commission.~~			X					Volusia Growth Management Commission (VGMC) reviews land use changes, and does not review annexations.
OBJECTIVE 1.8. TRAFFIC CIRCULATION	**The City shall continue to coordinate its transportation plans with Federal, State, regional, and local agencies in order to maintain the adopted level-of-service.**		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.8.1.	The City shall continue to coordinate transportation planning and the provision of transportation facilities with the appropriate public agencies to the maximum extent feasible.		X						No change
POLICY 1.8.2.	The City shall continue to coordinate and cooperate with the Federal Aviation Administration ~~FAA~~ and the Florida Department of Transportation ~~FDOT~~ to operate the Ormond Beach Municipal Airport.							X	Removal of acronyms
POLICY 1.8.3.	The City shall coordinate its transportation planning with ~~Volusia County 2035 Long Range Transportation Plan (VCLRTP),~~ the Transportation Planning Organization ~~MPO~~, Volusia County, the Florida Department of Transportation ~~FDOT~~, Votran, ~~VCOG,~~ and other appropriate agencies to the maximum extent feasible.							X	Connect 2045 Long Range Transportation Plan (LRTP) is a plan of/from the Transportation Planning Organization. Coordination should occur with the agency and not the specific document. Removal of acronyms and update to Volusia League of Cities, Volusia Council of Governments was dismembered in 2012. Public comment: Again The League of Cities has been actively involved in promoting the New Green Deal, a comprehensive plan aimed at addressing climate change and economic inequality. How can the city think this is an appropriate agency to work with. AN organization that has its own agenda. Note: staff has removed reference of coordination with Volusia League of Cities based on public comment.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.8.4.	The City shall coordinate proposed transportation Level-of-Service Standards with the Florida Department of Transportation ~~FDOT~~ and adjacent local government jurisdictions.							X	Removal of acronyms
POLICY 1.8.5.	The City shall continue to ~~request~~ support that the County collect and disburse transportation impact fee funds in impact fee zones that are designed to ensure that the payer of the fee is in fact the benefactor of the fee.							X	Volusia County is already doing this and the city supports it.
POLICY 1.8.6.	The City shall develop in association with Votran and the Volusia County ~~Metropolitan~~ Transportation Planning Organization multi-modal strategies that seek to reduce vehicle-miles traveled.							X	Organization is now Transportation Planning Organization (TPO)
~~POLICY 1.8.7.~~	~~Ormond Beach will support proposed TCEAs for road corridors east of Interstate 95 in the adjacent jurisdiction of The City of Daytona Beach when such TCEAs include multi-modal transportation strategies that are complementary to the City's TCEAs.~~			X					Daytona Beach has made decisions on their Transportation Concurrency Exception Areas.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
OBJECTIVE 1.9. UTILITIES	**The City shall coordinate the provision of utilities infrastructure and service with Federal, State, and local agencies.**		X						No change
POLICY 1.9.1.	The City shall coordinate the provision of potable water with Federal, State, and local agencies and develop intergovernmental responses to groundwater problems.		X						No change
POLICY 1.9.2.	The City shall provide raw water to its residents in cooperation with the ~~DEP~~ Florida Department of Environmental Protection, the ~~SJRWMD~~ St. Johns River Water Management District, and Volusia County.							X	Removal of acronyms
POLICY 1.9.3.	The City shall continue to provide solid waste collection in cooperation with ~~DEP~~ the Florida Department of Environmental Protection and Volusia County.							X	Removal of acronyms
POLICY 1.9.4.	The City and the County shall work in cooperation to implement the hazardous waste management program.		X						No change
POLICY 1.9.5.	The City shall coordinate and cooperate with adjacent jurisdictions to participate in basin-wide stormwater management studies for the Halifax River and Tomoka River.		X						No change
POLICY 1.9.6.	The City shall participate in drainage studies for the Halifax River and Tomoka River basins, when available or through direct coordination with affected entities.		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
OBJECTIVE 1.10. CONFLICT RESOLUTION	**Maintain and increase the use of intergovernmental planning agencies for discussion and resolution of multi-jurisdictional issues. This objective shall be achieved through the implementation of the policies associated with this objective.**		X						No change
POLICY 1.10.1.	Continue active membership and support of intergovernmental planning agencies to resolve issues and disputes through mechanisms such as ~~VCOG~~, ~~MPO~~ Transportation Planning Organization, ~~VGMC~~ Volusia Growth Management Commission, ~~ECFRPC~~ and the East Central Florida Regional Planning Council ~~and the Florida Growth Management Conflict Resolution Consortium.~~							X	Removal of acronyms and Volusia Council of Governments was dismembered in 2012. Public comment: Again The League of Cities has been actively involved in promoting the New Green Deal, a comprehensive plan aimed at addressing climate change and economic inequality. How can the city think this is an appropriate agency to work with. AN organization that has its own agenda. Note: staff has removed reference of coordination with Volusia League of Cities based on public comment.
POLICY 1.10.2.	Support the efforts to plan for the regional management of water resources.							X	No change to text. Correct policy number punctuation.
POLICY 1.10.3.	Work with ~~VGMC~~ the Volusia Growth Management Commission to ensure coordination of all planning activities mandated by the Comprehensive Plan.							X	Removal of acronyms

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.10.4.	For comprehensive plan disputes, the City shall use the Volusia Growth Management Commission's dispute resolution process.				X				Added to clarify City's dispute resolution process for Comprehensive Plan amendments consistent with other municipalities in Volusia County
OBJECTIVE 1.11. JOINT PLANNING AREAS	**Identify, implement, and coordinate joint planning areas for annexation and service provision.**	F.S. 163.3177(h)1. a.	X						No change
POLICY 1.11.1.	The City shall provide Volusia County notice, as required by Florida Statutes, of all annexations. ~~will continue to coordinate with the Volusia Council of Governments, VGMC, Volusia County, the Cities of Holly Hill and Daytona Beach, and other jurisdictions when annexations occur.~~							X	Clarify that the City notices Volusia County of annexations, as required by Florida Statutes.
POLICY 1.11.2.	The City will provide a copy of its published or posted notice of annexation, to the Volusia County Council as required by Florida Statutes as amended.		X						No change
POLICY 1.11.3.	The City will continue to provide potable water and sewer service within its identified service boundary areas.		X						No change
POLICY 1.11.4.	The City will continue to coordinate procedures through interlocal agreements with Volusia County and other adjoining jurisdictions, as appropriate, on the review of development orders and guaranteed compliance with the City of		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	Ormond Beach Land Development Code for projects requesting City utility services.								
POLICY 1.11.5.	The City will promote sound growth management by providing city services to contiguous areas before non-contiguous areas.		X						No change
POLICY 1.11.6.	The Interlocal Service Boundary Agreement adopted by the City of Ormond Beach Commission by Ordinance No. 2014-27, and the Volusia County Council by Ordinance 2014-12, is hereby adopted within the ~~c~~Comprehensive ~~p~~Plan by reference, said agreement having been recorded on August 28, 2014, at Book 7026, Pages 87~~8~~6 through 895, of the Public Records of Volusia County, Florida. The Interlocal Service Boundary Agreement ~~and~~ was amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida for the first amendment related to the Plantation Oaks project. The Interlocal Service Boundary Agreement was amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the Public Records of Volusia County, Florida for the second amendment related to the RidgeHaven project.							X	Modified to add the second amendment for the RidgeHaven project and the ISBA renewal. Modified to add extension to 2034.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County.								
POLICY 1.11.7.	A Municipal Service Area (MSA) is hereby established between the ~~City~~ Ormond Beach 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.							X	Change City to Ormond Beach.
POLICY 1.11.8.	Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Ormond Beach have established an Interlocal Service Boundary Agreement (ISBA) effective and recorded on August 28, 2014, at Book 7026, Pages 878 through 895, of the Public Records of Volusia County, Florida. The Interlocal Service Boundary Agreement ~~and as~~ was amended effective and recorded on October 11, 2019, at Book 7758, Pages 4680 through 4683, of the Public Records of Volusia County, Florida for the first amendment related to the Plantation Oaks project. The Interlocal Service Boundary Agreement was amended effective and recorded on March 30, 2022, at Book 8228, Pages 1974 through 1978, of the							X	Modified to add the second amendment for the RidgeHaven project and the renewal.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	Public Records of Volusia County, Florida for the second amendment related to the RidgeHaven project. The Interlocal Service Boundary Agreement was renewed by Ormond Beach and Volusia County until August 28, 2034 effective and recorded on August 28, 2024, at Book 8601, Pages 1751 through 1782, of the Public Records of Volusia County. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to the provisions established in the ~~ISBA~~ Interlocal Service Boundary Agreement~~.~~								
POLICY 1.11.9.	The City is authorized and empowered, pursuant to section 163.3171(4), Florida Statutes, to amend and apply its Comprehensive Plan to the lands within the Municipal Service Area (MSA) in advance of the annexation of those lands.							X	Added term for MSA- Municipal Service Area
OBJECTIVE 1.12. JOINT PROCESSES FOR COLLABORATIVE PLANNING AND DECISION MAKING	**Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.**		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.12.1.	The City shall utilize population information from the United States Census. In the years where the United States Census is not published, the City shall use the population projections of the University of Florida Bureau of Economic and Business Research. ~~will continue to coordinate with the Volusia County Growth Management Department, the Volusia Council of Governments, the MPO, the University of Florida Bureau of Economic and Business Research, and other agencies in order to develop citywide and countywide population projections that include expected growth shown in the Comprehensive Plan for the City.~~ In addition, the City will use these ~~mutually agreed upon and~~ coordinated population figures in the Comprehensive Plan.							X	The City utilizes the Census and University of Florida Bureau of Economic and Business Research to determine population projections.
POLICY 1.12.2.	City staff will coordinate annually, or more often as needed, with Volusia County staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the county.		X						No change
POLICY 1.12.3.	The City will forward requests for access to County or State maintained roadways to each respective agency for comment concerning their respective plans and policies.		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 1.12.4.	The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels-of-service.		X						No change
POLICY 1.12.5.	The City will enter into an interlocal agreement with Volusia County for joint projects identified in the City's Stormwater ~~Management~~ Master Plan and ~~the~~ Volusia County's Stormwater Management ~~Plan~~ Program.							X	Modified language consistent with City and County plans/programs.
POLICY 1.12.6.	The Planning Department will coordinate concurrency reviews with the respective City Departments~~, Volusia Council of Governments~~ and any other agencies as deemed appropriate and necessary.							X	Remove specific agency listed.
POLICY 1.12.7.	The City will continue to coordinate with Volusia County for the provision of countywide facilities, including but not limited to, solid waste disposal and the Volusia County Emergency Operations Center.		X						No change
POLICY 1.12.8.	The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the ~~ECFRPC~~ East Central Florida Regional Planning Council and the Volusia County							X	Removal of acronyms

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.								
POLICY 1.12.9.	The City shall forward site plans to Votran in accordance with defined thresholds as stated in the Volusia County Transit Design Guidelines.		X						No change
GOAL 2. JOINT PLANNING PROCESS	**ESTABLISH AND MAINTAIN A COOPERATIVE RELATIONSHIP BETWEEN THE CITY OF ORMOND BEACH AND SCHOOL DISTRICT TO PROVIDE AN EFFECTIVE JOINT PLANNING PROCESS INCLUDING PROCEDURES TO COORDINATE LAND USE PLANNING WITH THE DEVELOPMENT OF SCHOOL FACILITIES INCLUDING PUBLIC SCHOOL SITING, CALCULATION POPULATION PROJECTIONS, AND PROVIDE FOR THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENTLY WITH RESIDENTIAL DEVELOPMENT AND OTHER PUBLIC FACILITIES AND SERVICES.**	F.S. 163.3177(h)2.	X						No change
OBJECTIVE 2.1. INTERGOVERNMENTAL COORDINATION	**The City of Ormond Beach shall establish coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide for school**		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	facilities and implement school concurrency using consistent supporting data and analysis.								
POLICY 2.1.1.	In cooperation with the School Board, the City of Ormond Beach shall ~~adopt and~~ continue to implement the interlocal agreement as required by Section 1013.33 F.S.~~, which includes procedures for:~~ ~~a. Coordinating and sharing information;~~ ~~b. Educational and ancillary siting procedures;~~ ~~c. Comprehensive Plans and plan amendment review;~~ ~~d. Site design and development plan review;~~ ~~e. Joint development of schools, parks and other uses;~~ ~~f. School concurrency implementation;~~ ~~g. Implementation and amendments; and~~ h. ~~Resolution of disputes.~~							X	Remove specific requirements. City has adopted interlocal agreement with school board and shall continue to implement as required by F.S. 1013.33
POLICY 2.1.2.	In accordance with the schedule established in the interlocal agreement, the City of Ormond Beach shall continue to send a representative to meet with School Board and other local government representatives to review data and annually approve a projection of the amount, type, and distribution of population growth and student enrollment. ~~Data shall include but not be limited to:~~ ~~a. Capital budgets for each jurisdiction;~~							X	Remove specifics requirements. Volusia County School Board hosts bi annual technical committee to review student enrollment and population growth.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	~~b. School Board five-year facilities work program;~~ ~~c. School Board educational plant survey (every fifth year);~~ ~~d. Volusia County five-year road improvement program;~~ ~~e. Anticipated new development, infill development and redevelopment; and~~ f. ~~Student enrollment and school utilization including portable classroom assignments.~~								
~~POLICY 2.1.3.~~	~~The City of Ormond Beach shall provide the School Board with a copy of each Planning Board and Council/Commission agenda.~~			X					The City provides the school board with school concurrency applications for residential developments and monthly development reports.
POLICY 2.1.~~4.~~3.	The City of Ormond Beach and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with the process established in the interlocal agreement.							X	No change to text. Re-number policy
POLICY 2.1.~~5.~~ 4	The City of Ormond Beach shall continue to implement school concurrency and Section 206 of the Volusia County Charter.~~ no later than February 1, 2008~~.							X	Remove date reference. Re-number policy
~~POLICY 2.1.6.~~	~~The City of Ormond Beach shall provide notice to adjacent jurisdictions as required by the Volusia County Interlocal Agreement for School Planning when school capacity in the adjacent jurisdiction is anticipated to be applied to meet~~			X					The School board is required to notice to adjacent jurisdictions for residential developments through their concurrency review process

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
	~~concurrency requirements for proposed residential development.~~								
OBJECTIVE 2.2. MONITORING AND EVALUATION	**The City of Ormond Beach shall regularly monitor and evaluate the implementation of the Public School Facilities Element to assure compliance with the provisions of the Comprehensive Plan and the interlocal agreement, to assure the use of best practices in the joint planning of school facilities, and to provide for the continuing coordination of school planning.**		X						No change
POLICY 2.2.1.	In accordance with the interlocal agreement but no less than once per year, the City of Ormond Beach shall submit a report to the School Board reporting on the implementation actions and coordinated planning efforts for planning and developing school facilities including joint development opportunities. If the School Board finds that implementation of the plan or interlocal agreement is not occurring, the School Board shall make recommendations to the City of Ormond Beach of steps necessary to achieve successful implementation.		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Intergovernmental Coordination Element, February 18, 2025									
POLICY 2.2.2.	For each Comprehensive Plan amendment reviewed by the Volusia Growth Management Commission ~~(VGMC)~~, the City of Ormond Beach shall identify in the ~~VGMC~~ Volusia Growth Management Commission application support materials how anticipated impacts of the proposed amendment to school facilities are addressed.							X	Removal of acronyms
POLICY 2.2.3.	The City of Ormond Beach shall appoint a citizen to serve as a member of the oversight committee created by the adopted Interlocal Agreement and shall appoint a staff member to serve on the technical committee created by the adopted Interlocal Agreement.		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
~~**Headers/Footers**~~	**CULTURAL AND HISTORICAL RESOURCES ELEMENT** ~~**GOALS, OBJECTIVES AND POLICIES**~~							X	Cover page added. Headers deleted from all elements and replaced with Element title. Footers modified.
GOAL 1. CULTURAL ACTIVITIES AND HISTORICAL RESOURCES	THE CITY SHALL MAINTAIN A BALANCE OF CULTURAL ACTIVITIES AND HISTORICAL RESOURCES APPROPRIATE TO RESIDENTS OF ALL AGES, NATIONAL ORIGINS, AND ECONOMIC LEVELS.							X	Update language consistent with Element title.
OBJECTIVE 1.1. ACCESS AND DEVELOPMENT	The City shall maintain and improve access to its ~~historic and~~ cultural and historical resources and encourage the development of cultural programs of State and regional excellence.							X	Update language.
POLICY 1.1.1.	The ~~Leisure Services~~ Parks and Recreation Department shall serve as a community arts agency to provide a mechanism for social and leisure interaction and awareness in the community. The Department shall organize, schedule, coordinate, promote and supervise cultural and historical civic activities such as a concert series, a community arts outreach program, continuing exhibits by local and ~~-~~regional-national artists and other special events utilizing City and other public facilities.							X	Update language. Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
POLICY 1.1.2.	The City's cultural and historical activities and programs shall be determined through a continuous assessment of community needs, as identified through surveys, citizen responses, civic interaction, and population growth in conjunction with the Parks and Recreation Element Policy 1.1.~~9~~5.							X	The referenced policy number should be 1.1.5 instead of 1.1.9. based on proposed changes to Parks and Recreation Element. Update language.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 1.1.3.	The appropriate City advisory boards shall continue to provide advice and make recommendations on matters related to cultural and historical resources and activities, per the criteria in the City's Land Development Code.							X	Update language.
~~POLICY 1.1.4.~~	~~The Leisure Services Department shall report the needs for building and grounds maintenance to the Chief Building Official and Facilities Maintenance Manager~~, ~~respectively, to ensure orderly and responsible maintenance and conduct of facilities.~~			X					Proposed to be deleted. The Leisure Services Department is in charge of building and grounds maintenance and no longer reports to the Chief Building Official or Facilities Maintenance Manager.
POLICY 1.1.4~~5~~.	The Parks and Recreation Department shall prepare and submit, in April of each year, an annual report, as part of the budget process, which ~~that~~ describes the status of cultural and historical affairs in the City. The report shall assess the general needs of the population, evaluate the City's cultural and historical activities and programs, assess interdepartmental and intergovernmental areas of concern, and assess the condition of cultural and historical facilities. The annual report shall include recommendations for specific program changes, budgetary needs, and schedule of events.							X	Added text to clarify the Parks and Recreation Department and when the annual report is done. Update. Re-number as needed.
OBJECTIVE 1.2. MAINTENANCE	The City shall continue to maintain and improve cultural and historical facilities to prevent deterioration and to maintain the aesthetic qualities of the community.							X	Update language.
~~POLICY 1.2.1.~~	~~The Rockefeller Gardens Park shall be restored to its "Rockefeller Era" condition. Plans for the development of this Park have been programmed as part of the 2009-2014 5-year Capital Improvements Program.~~			X					This implementation policy has been completed. No longer needed.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 1.2.~~2~~1.	The City will encourage private entities to create, maintain, and promote a new Birthplace of Speed Museum exhibit.							X	City Commission direction to keep this policy at the February 4, 2025, workshop.
POLICY 1.2.~~3~~2.	The Ames House, cottage and grounds shall continue to be maintained by the City and used by the City~~'s Legal Department~~. The grounds shall continue to be available for use by civic groups and residents.							X	Remove references specifically to city department. Re-number as needed. HLPB 12/16/24 discussion to add "by the City"
POLICY 1.2.43.	The Bailey-Riverbridge Gardens Park shall continue to be maintained to prevent deterioration and to ensure public access and shall continue to be available for use by civic groups and residents.							X	No change to text. Re-number as needed.
POLICY 1.2.~~5~~4.	The Indian Mound Park site shall be maintained as a historical resource. ~~developed with amenities onsite such as an interpretation center that explains the history of Indians in the area and displays certain related artifacts.~~ No playground or other non-archaeological facilities shall be permitted on the site.							X	Updated language. Re-number as needed.
POLICY 1.2.~~6~~5.	The building and landscaping at the Senior Center/Performing Arts Center shall continue to be properly maintained.							X	No change to text. Re-number as needed.
POLICY 1.2.6.	The building and landscaping at the Stout-MacDonald House shall continue to be properly maintained.				X				HLPB 12/16/24 discussion to include maintenance of the Stout-MacDonald House
POLICY 1.2.7.	The Quality of Life Board, the Public Works Department and the ~~Leisure Services~~ Parks and Recreation Department shall annually evaluate conditions at the City's parks, recreation, and cultural facilities to ensure that the landscaping of such facilities							X	The referenced policy number should be the Parks and Recreation Element Objective 1.2. instead of Policy 1.1.9. Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025

Goals, Objectives, Policies		Recommended Action							
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Cultural and Historical Resources Element, February 18, 2025									
	~~are~~ is maintained in good condition and are aesthetically pleasing (pursuant to the Parks and Recreation Element Objective 1.2. ~~Recreation Policy 1.1.9~~).								
POLICY 1.2.8.	The Ormond Memorial Art Museum and Gardens shall continue to be properly maintained and operated ~~by the City so as to promote and encourage outstanding Florida Artists~~ in accordance with a partnership between the City of Ormond Beach and the Ormond Memorial Art Museum, Inc., a Florida 501(c)(3) corporation. ~~The following criteria shall apply in implementation of this policy~~ The responsibilities of each party are detailed in the service agreement, and must include the following criteria: a. ~~The Museum's Malcolm Fraser Art Exhibit shall be properly maintained and available to the public free of an admission charge.~~ Due to the public-private partnership as it relates to administration and maintenance, the Museum shall work cooperatively with the appropriate City departments to establish operational rules and regulations. b. ~~The Ormond War Memorial Art Gallery Corporation is encouraged to continue functioning as an operating body to manage and direct the museum with responsibilities to publish newsletters, coordinate volunteer groups, curate exhibitions, grant writing, fund-raising, and outreach public relations projects with school and civic related groups.~~ The Ormond Memorial Art Museum, Inc. will function as the operating body of the Art Museum and Gardens. The Ormond Memorial Art Museum and Gardens are responsible							X	Updated language consistent with the agreement.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
	for administering professional programs and exhibitions. c. ~~Due to the public-private partnership as it relates to administrations and maintenance, the Museum shall work cooperatively with the appropriate City departments to establish operational rules and regulations.~~ The Malcolm Fraser Collection shall be properly maintained and exhibited to the public.								
POLICY 1.2.9.	The ~~Leisure Services~~ Parks and Recreation Department and the Quality of Life Board will periodically consider creating an Art in Public Places Program.~~, which may require that one (1%) percent of the value of all new industrial and commercial structures over $500,000 or new public buildings be required to provide onsite art amenities for review by the Quality of Life Board and approval by the City Commission~~.							X	Removal of specific requirements. Program implementation will provide specifics. HLPB Discussion Item: see attached minutes. Discussion item resident comment: If the city does not have an Art in Public Places Program why are we dictating a formula to charge private business and industry to fund? Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
OBJECTIVE 1.3. FACILITIES AND PROGRAMS	The City shall develop fiscally sound cultural and historical facilities and programs.		X						No change
POLICY 1.3.1.	The City shall maintain the Friends of the Performing Arts Center, Friends of Recreation, and other foundations for the purpose of receiving and dispensing funds donated from various sources. This foundation shall be a City-sponsored, private, non-profit							X	No change to text. Remove extra space in 501(c)(3). Discussion item resident comment: Nonprofits or other foundations the city works with the city does not keep financial records. To find the information it needs to

Goals, Objectives, Policies		Recommended Action							
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Cultural and Historical Resources Element, February 18, 2025									
	corporation US Code Title 26, 501(c-)(3) as registered with the State of Florida, Department of Agriculture and Consumer Services. By so doing, the City is eligible for receiving tax-deductible contributions and certain grants that are usually available only to non-profit organizations.								be requested form the nonprofit/ foundation, On September 13th I requested via a FOIA request the list of nonprofits the city deals with as of yesterday October 28th I am still waiting for a response. How can this policy as written be allowed in the comp plan? I recommend it be deleted. City Commission workshop (02.04.2025) – add Friends of Recreation.
POLICY 1.3.2.	The City shall continue to work with the ~~Florida Department of State~~ Florida Division of Arts and Culture for ~~Florida Endowment Arts Fund~~ Cultural Endowment Program monies for the purpose of establishing a City investment fund to generate interest income to offset operating expenses.							X	State has changed name of program to Cultural Endowment Program which is through the Florida Division of Arts and Culture
POLICY 1.3.3.	The City shall continue to financially support the cultural activities and programs offered by the ~~Leisure Services~~ Parks and Recreation Department.							X	Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
POLICY 1.3.4.	The City shall continue to pursue outside funding sources by monitoring on an on-going basis, the availability of cultural and historical grants and funds. Applications shall be submitted in a timely manner to ensure procurement and proper outside agency review.							X	Update language.
POLICY 1.3.5.	A user fee system shall continue to be an integral and vital component of the overall funding mechanism for cultural and historical programs and events. The following criteria shall apply in implementation of this policy:							X	Update language.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
	a. The fee shall be reasonably established and shall not restrict access on the basis of affordability. b. The City shall periodically review the fee structures of other local government jurisdictions as a basis for determining the equity of the fee structure. c. Reasonable fees shall be established for the use of all City facilities based on the type of event, the particular facility and the expected number of people of attending. d. Fees shall be established, as necessary, for cultural programs such as dance, ballet, arts and crafts but shall not be established for admission into the Ormond Memorial Art Museum's Malcolm Fraser Art Exhibit. e. The fee schedule shall be reviewed and updated on an annual basis.								
OBJECTIVE 1.4. SENIOR PROGRAMS AND FACILITES	The City shall ~~operate~~ continue to facilitate a senior citizen program and maintain a senior center facility that offers a diversity of activities and events to meet the full range of user interests.							X	Update language because the Council on Aging runs the program.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 1.4.1.	The City, through the ~~Leisure Services~~ Parks and Recreation Department, shall provide services designed to increase community involvement and to improve ~~employment~~ cultural, historical, and recreational opportunities for the elderly.							X	Updated language because the City does not provide employment opportunities for the elderly. HLPB discussion item. Discussion item resident comment: Should not the purpose of the Leisure Services department be leisure not finding the elderly employment opportunities? I find this policy needs to be modified or better yet deleted. Modify name of Leisure Services to Parks and Recreation – City Commission Workshop on 02.04.2025
~~POLICY 1.4.2.~~	~~The City shall, in cooperation with the Volusia County School Board, support efforts to increase the participation of the elderly in education and social service programs serving children.~~			X					Proposed to be deleted, the Volusia County School Board is responsible for this effort and the council on aging runs the senior program. HLPB discussion item. Discussion item resident comment: Again why is the cultural and historical element of this plan going to work with the Volusia County School Board to increase the participation of the elderly or social service programs serving children ? As a member of the Special populations as defined above I find this policy in great need of modification or better yet be deleted.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
~~POLICY 1.4.3.~~	~~The City shall continue to study the need and availability of adequate transportation for the elderly to facilitate participation in senior activities and events and to ensure adequate accessibility.~~			X					The City does not provide transportation for senior activities. Transportation needs are handled by Votran or Council on Aging.
POLICY 1.4.2~~4~~.	The Senior Center shall ~~offer~~ facilitate support services for the elderly that provide mechanisms for achieving maximum self-sufficiency, self-support and personal independence.							X	Updated because the Council on Aging provides the programs and the City facilitates. Renumber
POLICY 1.4.3~~5~~.	The City shall ~~offer~~ facilitate an active participation program for seniors, to include theatre productions, concerts, dancing, and arts and crafts.							X	Updated because the Council on Aging provides the programs and the City facilitates. Renumber
OBJECTIVE 1.5. SPECIAL EVENTS	The City shall support special events such as street fairs, festivals, performances, special audience programs (Very Special Arts), and art exhibits in developing a leisure time policy for use of recreation facilities to ensure a balanced recreation program that highlights the cultural and historical tradition of the City and supports the activity preferences of ethnic and racial groups by exposing the public to the music and art of different eras of time and of different folk cultures.							X	Update language.
POLICY 1.5.1.	The City shall consider, but not limit itself to, Special events including a downtown area festival, neighborhood festivals and other art festivals. The City shall ~~also consider~~ continue sponsoring and providing fireworks at the 4th of July festival.							X	Update language. HLPB Discussion Item: City Commission is already sponsoring the 4th of July festival.
OBJECTIVE 1.6.	The City will cooperate and coordinate with other local, State and Federal governments to ensure that cultural and historical services are available to City residents.							X	Update language.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
INTERGOVERN-MENTAL COORDINATION									
POLICY 1.6.1.	Coordination shall be maintained with the State in the development of a strategy for the construction of arts facilities based on a City assessment of needs and capabilities. This shall be accomplished with the City assessment pursuant to the Parks and Recreation Element Policy 1.1.~~9~~5. The following minimum criteria and procedures shall be adhered to in the implementation of this policy: a. Maintain an inventory of existing facilities, to include stage size, seating capacity, and display areas, which currently provide access to cultural activities. b. Develop criteria and procedures for evaluating and determining the locations, extent, and types of public need for additional facilities to provide public access to cultural activities and performances. c. Develop a strategy to encourage the renovation of existing facilities which show potential for future use in providing increased public access to cultural activities; and the construction of new facilities, as determined by need, which will provide additional public access to cultural activities. d. Develop a strategy for the identification and/or establishment of financial mechanisms necessary for the construction of arts and cultural activities.							X	Minor update to referenced policy number.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
	e. Develop a strategic plan based on the adopted Parks and Recreation Master Plan Study as it relates to cultural and historical services events, programs, and classes.								
POLICY 1.6.2.	The City shall strive to expand and strengthen organizational ties with outside agencies and the private sector. Increased emphasis shall be placed on financial support from the general public and the private sector to assist in the provision of increased cultural and historical opportunities in the region, so as to accomplish: a. An increased frequency of cultural and historical events; b. A reduction in participatory costs or greater availability of scholarships so that cultural and historical events are economically accessible to the region's population; and c. Enhanced identification, preservation and use of historical properties and resources.							X	Update language.
OBJECTIVE 1.7. HISTORICAL RESOURCES	Historical resources listed on, or eligible for listing on the Florida Master Site File, or *National Register of Historic Places* shall be taken into consideration in development projects, with such programs and activities being implemented in a manner sufficient to protect and ensure the protection and preservation of historical and archaeological resources.							X	Update language.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 1.7.1.	Additions or modifications to historical resources shall ensure that the architectural form, qualities and integrity of those resources be protected, preserved, and enhanced as possible. If the additions or alterations are ever removed, the essential form and integrity of the historic structure will be unimpaired.							X	Update language.
POLICY 1.7.2.	The historic property shall be used for purposes that are the same as, or compatible with, the original uses(s), or as adaptive reuse in order to preserve and maintain the integrity of the original structure.		X						No change. Note: historic reference not modified as it relates to a specific designated property on Historic Landmarks List.
POLICY 1.7.3.	The identification and evaluation of adverse impacts on historical sites, structures or properties include assessments of, but are not limited to: a. The visual continuity of the historical resource's immediate surroundings; b. The degree of compatibility between the historical resource and proposed land uses in the immediate vicinity; c. The maintenance of a historical resource with other ancillary or supporting structures and appurtenances such as fences, walkways, outbuildings, plants and trees which might be an important part of the entity's history, function, or purpose; d. The maintenance of the relative prominence of a historical resource in terms of height, accessibility, view distance and linear distance from other buildings and structures; and							X	Updated language for name of Florida Division of Historical Resources. Update language consistent with Element title.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
	e. Prior to the approval for a development or project, a determination of the effects on any historical resource that is included in or eligible for inclusion in the *National Register of Historic Places* and locally designated landmarks and districts shall be made, with consultations being undertaken with the Florida Division of Historical Resources, as required by the Land Development Code.								
POLICY 1.7.4.	If a historical resource is to be demolished, destroyed, or substantially altered in a way which adversely affects the character, form, integrity, or other qualities which contribute to its historical, architectural, or archaeological values, timely actions developed in consultation with the Florida Division of Historical Resources shall be taken to determine that no feasible and prudent alternative to the proposed demolition, destruction, or alteration exists.							X	Updated language
POLICY 1.7.5.	In situations where no such practicable alternative is determined to exist, timely actions shall be taken either to avoid or mitigate the adverse impacts, or to undertake an appropriate archaeological salvage excavation, data recording, or other appropriate actions to document the resource as it existed prior to destruction or alteration.		X						No change

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 1.7.6.	The City shall exercise caution to assure that any historical and archaeological resources within its control are not inadvertently transferred, sold, demolished, destroyed, substantially altered, or allowed to deteriorate significantly.							X	Updated language
POLICY 1.7.7.	Based on recommendations of the Florida Division of Historical Resources staff, special field surveys of historical and archaeological resources will be required to identify the extent of potential endangerment resulting from the proposed projects. a. A determination of need for such surveys shall be made by the Florida Division of Historical Resources and City staff. b. The design and procedures of such surveys and mitigative measures shall be developed in consultation with the Florida Division of Historical Resources and the City's Historic Landmark Preservation Board. c. New information on previously unrecorded historical resources shall be transmitted to the Florida Division of Historical Resources.							X	Updated language

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 1.7.8.	Following the discovery of unknown archaeological or historical resources or remains, the Florida Division of Historical Resources shall be immediately notified and development activities shall be stopped until a professional archaeologist determines an appropriate area that should be protected and the discovery can be investigated and determined as to its significance or lack thereof.							X	Updated language.
POLICY 1.7.9.	Chapter 872, Florida Statutes, shall be implemented upon discovering burial sites or human remains during development activities.		X						No change.
POLICY 1.7.10.	Methods of rehabilitation and public accessibility to historical resources shall be developed in consultation with the Florida Division of Historical Resources, with emphasis being placed on public access, interpretative programs, and exhibits designed to increase public awareness, understanding and enjoyment of historical resources.							X	Updated language.
POLICY 1.7.11.	The identification and evaluation of adverse impacts on archaeological sites or areas from adjacent land uses include assessments of, but are not limited to: a. The effects of proposed land uses in the immediate vicinity of the archaeological resource in terms of its continued existence and maintenance or integrity; and b. The relationship, role, and function of the archaeological resource to the surrounding land uses and activities, which based on applicable standards, are designed as either:		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
	"Desirable" which includes: protection of its intrinsic value as an archaeological resource; incorporation into a harmonious development pattern; adequate protection while providing for public access and information about the archaeological resource; incorporation in site development plans as green space; conservation area, passive recreational area, or other land uses which do not disturb the ground; or "Undesirable" which includes: destruction, damage, or diminishment resulting from land modification and site development activities; purposeful looting and vandalism; incompatible land uses and activities resulting in changes in surface water or groundwater levels due to drainage modifications or groundwater chemistry due to the introduction of pollutants.								
POLICY 1.7.12.	Efforts shall be made to promote increased public awareness of and access to an expanded variety of cultural programs and historical resource appreciation activities in the City.		X						No change.
POLICY 1.7.13.	Archaeological and Historical resources shall be protected from vandalism and destruction. ~~Adherence to this policy, at a minimum, will require the following actions:~~ ~~a. Continued anonymity of the exact locations of archaeological resources in remote locations or situations where adequate site protection or security would be difficult to provide.~~							X	Update language. Remove specific language of how resources should be protected. Comp Plan should be broad policies

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Cultural and Historical Resources Element, February 18, 2025									
	~~b. Enhanced site security and property protection systems and procedures shall be utilized as needed.~~ c. ~~Preparation and dissemination of increased levels of public information on the extent of vandalism and theft in terms of losses of historic resources, diminished usage, and the public costs of repair and replacement, with the information being disseminated via posters, television and radio public service announcements, news releases, and information to interested organizations.~~								
POLICY 1.7.14.	Old King's Road is a significant historic resource which shall be recognized and interpreted for the benefit of the citizens.		X						No change. Note: historic reference not modified as it relates to a specific resource.
GOAL 2. HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES	CONSISTENT WITH THE FUTURE LAND USE, HOUSING, CULTURAL ~~AFFAIRS~~ AND HISTORICAL RESOURCES, AND ~~RECREATION AND OPEN SPACE~~ PARKS AND RECREATION ELEMENTS, THE CITY SHALL PROTECT AND PRESERVE HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES.							X	Update language.
OBJECTIVE 2.1. HISTORIC OVERLAY DISTRICT	The City shall consider the creation of additional historic overlay districts to protect significant historic areas.							X	HLPB discussion item to add the word additional. Note: historic reference not modified as it relates to a specific overlay district.
POLICY 2.1.1.	District Regulations contained in Chapter 3, Article VI of the Land Development Code shall be maintained and periodically reviewed in order to protect the character of existing properties and to prevent negative impacts from new development.		X						No change.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
POLICY 2.1.2.	The Planning Department shall perform a detailed survey to identify the predominant architectural features, colors, and materials of any area targeted for the designation.		X						No change.
POLICY 2.1.3.	A setback policy shall be maintained for those properties located on the west side of North and South Beach Street which shall not be less than the average building setback of all existing single-family dwelling units within 300 feet of either side of the proposed single-family dwelling unit.		X						No change.
POLICY 2.1.4.	The City shall consider the addition of streetscape elements such as pavers, street lamps, street signs, and historical markers, that would project a common theme for each historic district.		X						No change. Note: historic reference not modified as it relates to a specific overlay district.
POLICY 2.1.5.	The City shall consider, ~~on an ongoing basis~~ when supported by property owners in the area, the feasibility of historic districts in other areas of the City.							X	Update language with support of property owners. Note: historic reference not modified as it relates to a specific overlay district.
OBJECTIVE 2.2. PROTECTION OF HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES	Development activities shall protect significant historical, archaeological, and paleontological resources to the extent practicable and in the public interest. When no other practicable alternative exists to the proposed development activity, appropriate management and mitigation plans shall be prepared and implemented by the applicant for such development activity.							X	Update language.
POLICY 2.2.1.	Coordination shall be maintained with the Florida Division of Historical Resources, for review of development activities in potentially significant historical, archaeological, and paleontological areas. If							X	Update language.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Cultural and Historical Resources Element, February 18, 2025									
	the State determines that an area is potentially significant, an archaeological or historical survey shall be prepared by the applicant prior to development approval and in accordance with criteria established and recommended by the Florida Division of Historical Resources.								
POLICY 2.2.2.	All capital improvement projects shall be devised and implemented in a manner sufficient to protect and preserve significant historical, archaeological, and paleontological resources.							X	Update language.
POLICY 2.2.3.	The City shall maintain and periodically review the standards, regulations, and guidelines for the protection of historical, archaeological, and paleontological resources contained within the Land Development Code.							X	Update language.
POLICY 2.2.4.	Implement historical preservation regulations in support of the Historic Landmark Preservation Board in accordance with the Historic Districts and Landmarks section of the City's Land Development Code.							X	Update language
POLICY 2.2.5.	Work with the State to continuously update the existing Florida Master Site File information as appropriate. Said update, as is economically feasible, may be undertaken in its entirety, or in increments in accordance with applicable grant application cycles.							X	HLPB discussion item: Master site file information shall continue to be updated.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
~~**Headers/Footers**~~	**PUBLIC SCHOOL FACILITIES ELEMENT** ~~**GOALS, OBJECTIVES AND POLICIES**~~							X	Cover page added. Headers deleted from all elements and replaced with Element title. Footers modified.
GOAL 1. COLLABORATION	**COLLABORATE AND COORDINATE WITH THE SCHOOL BOARD OF VOLUSIA COUNTY TO PROVIDE AND MAINTAIN A PUBLIC EDUCATION SYSTEM WHICH MEETS THE NEEDS OF VOLUSIA COUNTY'S CURRENT AND FUTURE POPULATION.**		X						
OBJECTIVE 1.1. COORDINATION AND CONSISTENCY	**The City of Ormond Beach shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school facilities and programs.**		X						
POLICY 1.1.1.	Pursuant to the procedures and requirements of the adopted interlocal agreement, the City of Ormond Beach shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and the City of Ormond Beach are based on consistent data.		X						
POLICY 1.1.2.	The City of Ormond Beach shall provide the representative of the School Board with copies of all meeting agendas and staff reports.		X						
POLICY 1.1.3.	The City of Ormond Beach shall meet at least annually with representatives from the School ~~District~~ Board and the other local governments in Volusia County to review the Public School Facilities Element, including enrollment projects.							X	Replace District with Board.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
	The timing and content of these meetings shall be done according to the requirements and procedures set forth in the adopted interlocal agreement.								
OBJECTIVE 1.2. SCHOOL FACILITY SITING AND AVAILABILITY	**The City of Ormond Beach shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the ~~c~~ Comprehensive ~~p~~ Plan.**							X	Capitalized "Comprehensive Plan"
POLICY 1.2.1.	The City of Ormond Beach shall coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the ~~c~~ Comprehensive ~~p~~ Plan. Schools shall be permitted in all future land use classifications except for the Industrial, Recreation/Open Space, and Open Space/Conservation land use classifications.							X	Capitalized "Comprehensive Plan"
POLICY 1.2.2.	Coordination of the location, acquisition, phasing, and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement.							X	Corrected punctuation - added comma after "phasing"
POLICY 1.2.3.	The City of Ormond Beach and the School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing,							X	Add word the

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	operating and maintaining the required improvements.								
POLICY 1.2.4.	The City of Ormond Beach shall encourage the School Board to land bank sites for future use as school facilities. The City of Ormond Beach shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and constructed in advance of school construction.		X						
POLICY 1.2.5.	The City of Ormond Beach shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School ~~District~~ Board with the opportunity to participate in the review process for all proposed development adjacent to schools.							X	Replace District with Board.
POLICY 1.2.6.	In developing capital improvements plans and programs for public services, the City of Ormond Beach shall consider required infrastructure to service existing and proposed schools and any land banked school sites.		X						
OBJECTIVE 1.3. ENHANCE COMMUNITY DESIGN	**The City of Ormond Beach shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities that serve as community focal points and are compatible with surrounding land uses.**							X	Add “that”.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
POLICY 1.3.1.	The City of Ormond Beach shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing schools so as to support neighborhoods and redevelopment.		X						
POLICY 1.3.2.	The City of Ormond Beach shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.		X						
POLICY 1.3.3.	The City of Ormond Beach shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the Comprehensive Plan's Schedule of Capital Improvements and when planning and designing new or renovating existing~~,~~ community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the City of Ormond Beach specifying operating procedures and maintenance and operating responsibilities.							X	Removed "," between existing and community.
POLICY 1.3.4.	The City of Ormond Beach shall reduce hazardous walking conditions consistent with Florida's Safe Ways to School Program. In conjunction with the School Board, the City of Ormond Beach shall implement the following strategies: 1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools, and shall connect to the neighborhood's pedestrian network.							X	Update Metropolitan to Transportation for naming consistency.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Public School Facilities Element – February 18, 2025									
	2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school. 3. In order to ensure continuous pedestrian access to public schools, the City of Ormond Beach shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes. 4. The City of Ormond Beach shall coordinate with the ~~Metropolitan~~ Transportation Planning Organization to maximize the funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.								
POLICY 1.3.5.	The City of Ormond Beach and School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.							X	Add word the.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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Public School Facilities Element – February 18, 2025									
OBJECTIVE 1.4. COORDINATE COMPREHENSIVE PLAN AMENDMENTS AND DEVELOPMENT ORDERS WITH SCHOOL CAPACITY	**Manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School ~~District~~ Board.**							X	Replace District with Board.
POLICY 1.4.1.	The City of Ormond Beach shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of ~~c~~ Comprehensive ~~p~~ Plan amendments and other land use decisions including but not limited to developments of regional impact. School Board review shall follow the policies and procedures set forth in the interlocal agreement.							X	Capitalized "Comprehensive Plan"
POLICY 1.4.2.	Amendments to the future land use map shall be coordinated with the School Board and the Public School Facilities Planning Maps.		X						
POLICY 1.4.3.	Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City of Ormond Beach shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
	adequate mitigation to offset the inadequacies in anticipated school capacity.								
GOAL 2. IMPLEMENT PUBLIC SCHOOL CONCURRENCY	**THE CITY OF ORMOND BEACH SHALL ASSURE THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE NEW DEVELOPMENT CONSISTENT WITH THE ADOPTED LEVEL-OF-SERVICE STANDARDS. THIS GOAL WILL BE ACCOMPLISHED RECOGNIZING THE SCHOOL ~~DISTRICT~~ BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF FREE AND ADEQUATE PUBLIC SCHOOLS AND THE CITY OF ORMOND BEACH'S AUTHORITY FOR LAND USE, INCLUDING THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, RE-ZONINGS OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE PUBLIC SCHOOL SYSTEM. THE CITY OF ORMOND BEACH SHALL OPERATE AND MAINTAIN IN A TIMELY AND EFFICIENT MANNER, ADEQUATE PUBLIC FACILITIES FOR BOTH EXISTING AND FUTURE POPULATIONS CONSISTENT WITH THE AVAILABLE FINANCIAL RESOURCES.**							X	Replace District with Board. Hyphenated "LEVEL-OF-SERVICE"
OBJECTIVE 2.1. LEVEL-OF-SERVICE STANDARDS	**The City of Ormond Beach, through coordinated planning with the School ~~District~~ Board and implementation of its concurrency**							X	Replace District with Board Hyphenated "level-of-service" in Objective title and text.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
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	management system, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level-of-service standard within the period covered by the five-year schedule of capital improvements. These standards and the concurrency management system shall be consistent with the interlocal agreement approved by the School Board and the local governments in Volusia County.								
POLICY 2.1.1.	The level-of-service ~~(LOS)~~ standards for schools shall be applied consistently by all the local governments in Volusia County and by the School Board district-wide to all schools of the same type.							X	Removed acronym.

<table>
<tr><th colspan="2" rowspan="2">Goals, Objectives, Policies</th><th></th><th colspan="7">Recommended Action</th><th></th></tr>
<tr><th>FL Statute Citation</th><th>Keep</th><th>Delete</th><th>New</th><th>Replace</th><th>Move</th><th>Modify</th><th>Explanation/Modification</th></tr>
<tr><th colspan="10">Public School Facilities Element – February 18, 2025</th></tr>
<tr><td>POLICY 2.1.2.</td><td>Consistent with the interlocal agreement, the uniform, district-wide, level-of-service standards are set as follows using Florida Inventory of School Houses (FISH) capacity based on the traditional school calendar:
1. Elementary Schools: 115% of permanent FISH capacity for the concurrency service area;
2. K-8 Schools: 115% of permanent FISH capacity for the concurrency service area;
3. Middle Schools: 115% of permanent FISH capacity for the concurrency service area;
4. High Schools: 120% of permanent FISH capacity for the concurrency service area; and
5. Special Purpose Schools: 100% of permanent FISH capacity.</td><td></td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Defined FISH - Florida Inventory of School Houses

Corrected punctuation; added comma after “district-wide”</td></tr>
<tr><td>~~POLICY 2.1.3.~~</td><td>~~The following schools shall achieve the adopted level of service no later than the identified date. The level of service presented in the following table is the tiered level of service that shall apply to that school unit for the date noted in the table.~~
<table><tr><th>~~School~~</th><th>~~LOS~~</th><th>~~DATE~~</th></tr><tr><td>~~Orange City Elementary~~</td><td>~~117%~~</td><td>~~July 1, 2012~~</td></tr><tr><td>~~Horizon Elementary~~</td><td>~~158%~~</td><td>~~July 1, 2012~~</td></tr><tr><td>~~Freedom Elementary~~</td><td>~~126%~~</td><td>~~July 1, 2012~~</td></tr><tr><td>~~Osceola Elementary~~</td><td>~~117%~~</td><td>~~July 1, 2012~~</td></tr><tr><td>~~Ortona Elementary~~</td><td>~~150%~~</td><td>~~July 1, 2012~~</td></tr></table></td><td></td><td></td><td>X</td><td></td><td></td><td></td><td></td><td>Delete as this policy has been achieved.</td></tr>
</table>

<table>
<tr><th rowspan="2">Goals, Objectives, Policies</th><th></th><th colspan="7">Recommended Action</th><th></th></tr>
<tr><th>FL Statute Citation</th><th>Keep</th><th>Delete</th><th>New</th><th>Replace</th><th>Move</th><th>Modify</th><th>Explanation/Modification</th></tr>
<tr><th colspan="10">Public School Facilities Element – February 18, 2025</th></tr>
<tr><td></td><td><table><tr><td>~~Ormond Beach Elementary~~</td><td>~~116%~~</td><td>~~July 1, 2012~~</td></tr><tr><td>~~Southwestern Middle~~</td><td>~~120%~~</td><td>~~July 1. 2013~~</td></tr><tr><td>~~New Smyrna Beach Middle~~</td><td>~~122%~~</td><td>~~July 1, 2014~~</td></tr></table>~~(Note: This policy designates a tiered LOS for those schools that exceed the desired levels at the end of the five-year capital improvements program.)~~</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>~~POLICY 2.1.4 .~~
POLICY 2.1.3.</td><td>The following schools shall be considered constrained schools at the designated level-of-service ~~LOS~~ due to the inability to add capacity at the site and the nature of the communities they serve. Concurrency will be reviewed in the adjacent concurrency service areas and requests to increase residential densities in the constrained concurrency service areas will need to be accompanied by a plan to address school capacity.<table><tr><th>School</th><th>~~LOS~~ Level-of-Service</th></tr><tr><td>~~Burns Oak Hill Elementary~~</td><td>~~115%~~</td></tr><tr><td>Coronado Elementary</td><td>115%</td></tr><tr><td>~~Samsula Elementary~~</td><td>~~165%~~</td></tr></table>Source: Volusia County Interlocal Agreement</td><td></td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Delete Burns Oak Hill Elementary and Samsula Elementary as these have become charter schools.
Spell out level-of-service.
Update policy numbering. POLICY 2.1.3.</td></tr>
<tr><td>~~POLICY 2.1.5~~
POLICY 2.1.4.</td><td>The City of Ormond Beach and the School Board recognize and agree that short-term changes in</td><td></td><td></td><td></td><td></td><td></td><td></td><td>X</td><td>Replace the District with Board.
Added word the.</td></tr>
</table>

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	enrollment, unrelated to new development approvals, can and do occur, and that students enrolling in their assigned school will be accepted consistent with the School ~~District~~ Board's constitutional obligations regardless of the utilization levels at the assigned school.								Update policy numbering. POLICY 2.1.4.
~~POLICY 2.1.6~~ POLICY 2.1.5.	If there is a consensus to amend any level-of-service, the amendment shall be accomplished by execution of an amendment to the interlocal agreement by all parties and the adoption of amendments to each local government's Comprehensive Plan. The amended level-of-service shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed. No level-of-service standard shall be amended without showing that the amended level-of-service standard is financially feasible and can be achieved and maintained within the facilities five year work plan. ~~five years of the capital facilities plan.~~							X	Updated language to be consistent with Volusia County School Board language. Update policy numbering. POLICY 2.1.5. Hyphenated "level-of-service"
OBJECTIVE 2.2. SCHOOL CONCURRENCY SERVICE AREAS	**The City of Ormond Beach shall establish School Concurrency Service Areas as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level-of-service standard. Maps of the School Concurrency Service Areas are adopted in the Volusia County Interlocal Agreement for Public School Facilities Planning.**							X	Hyphenated level-of-service
POLICY 2.2.1.	The concurrency service area for elementary schools shall be the elementary school attendance		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
	boundary as represented on the map series "Public School Facilities Element Elementary School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.								
POLICY 2.2.2.	The concurrency service area for middle schools shall be the middle school attendance boundary as represented on the map series "Public School Facilities Element Middle School Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.		X						
POLICY 2.2.3.	The concurrency service area for K-8 schools shall be the attendance boundary as represented on the map series "Public School Facilities Element K-8 Concurrency Service Areas" adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference. ~~(Note: no K-8 schools have been established at this time.)~~							X	Proposed to delete language that is not applicable per discussions with the Volusia County School Board staff.
POLICY 2.2.4.	The concurrency service area for high schools shall be as represented on the map series "Public School Facilities Element High School Concurrency Service Areas", adopted as part of the Volusia County Comprehensive Plan and which is incorporated herein by reference.		X						
POLICY 2.2.5.	The concurrency service area for special use schools shall be district wide.		X						
POLICY 2.2.6.	The concurrency service area maps designate three areas where school capacity is not anticipated for the planning period.		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
POLICY 2.2.7.	Amendments to the School Concurrency Service Areas shall be completed according to the procedures specified in the Volusia County Interlocal Agreement for School Facilities Planning. Amendments to concurrency service areas shall consider the following criteria: 1. Adopted level-of-service standards shall not exceed the level-of-service standard within the initial five-year planning period. 2. The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans, proximity to schools, ethnic and socio-economic diversity, subdivisions and neighborhoods, demographic changes, future land development patterns, crossing guard availability and other relevant factors.							X	Hyphenated level-of-service.
POLICY 2.2.8.	Within the central concurrency service areas, all current and future students shall be assigned to schools designated for them as part of the School ~~District~~ Board's normal school assignment procedures. Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school's concurrency service area. If adequate capacity is not available in the assigned concurrency service area, the proposed development shall be evaluated in comparison to the concurrency service areas							X	Replace District with Board. Clarify element related to Policy 2.3.7.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	adjacent to the assigned concurrency service area, subject to the limitations of Policy 2.3.7. of this Element. The School ~~district~~ Board shall maintain a listing of assigned and adjacent concurrency service areas for each central school concurrency service area.								
POLICY 2.2.9.	Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the current land use or zoning designations shall be done via a ~~c~~ Comprehensive ~~p~~ Plan ~~a~~ Amendment consistent with the Volusia County Charter ~~Section 206~~ regarding school planning. The ~~c~~ Comprehensive ~~p~~ Plan ~~a~~ Amendment shall demonstrate how school capacity will be met consistent with the terms of the First Amendment to the Interlocal Agreement for Public School Facility Planning effective July 2007 and ~~Section 206 of~~ the Volusia County Charter ~~Section 206~~. If the project area is to be annexed by a municipality, the ~~c~~ Comprehensive ~~p~~ Plan ~~a~~ Amendment shall include an amendment of the central concurrency service area boundary by Volusia County to exclude the subject parcel.							X	Delete reference to Section 206. Capitalized Comprehensive Plan Amendment
OBJECTIVE 2.3. PROCESS FOR SCHOOL CONCURRENCY IMPLEMENTATION	**In coordination with the School Board, the City of Ormond Beach will establish a process for implementation of school concurrency which includes applicability and capacity determination, availability standards and school capacity methods. The City of Ormond Beach shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent**							X	Hyphenated level-of-service.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	with the adopted level-of-service standards for public schools.								
POLICY 2.3.1.	School concurrency applies to residential development not otherwise exempt as specified by Policy 2.3.3. of this Element.							X	Clarify element related to Policy 2.3.3.
POLICY 2.3.2.	Development orders may be issued for residential development where: 1. Adequate school capacity, as determined by the School Board, exists or will be under construction for each level of school in the affected concurrency service area within three years after the issuance of the development order allowing the residential development. 2. Adequate school facilities, as determined by the School Board, are available within an adjacent concurrency service area subject to the limitations of Policy 2.3.7. of this Element. Where capacity from an adjacent concurrency service area or areas is utilized, the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School ~~District~~ Board shall determine where the impacts of development shall be allocated based on the School ~~District~~ Board policies for student assignment. 3. The developer executes a legally binding commitment with the School Board and the City of Ormond Beach to provide mitigation proportionate to the demand for public school							X	Replace District with Board Clarify element related to Policy 2.3.7. Clarify element related to Objective 2.4.

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	facilities to be created by the actual development of the property as provided by Objective 2.4. of this Element and its supporting policies.								
POLICY 2.3.3.	The following residential development shall be considered exempt from the school concurrency requirements: 1. Single-family lots-of-record existing as such at the time School Concurrency implementing ordinance is adopted which otherwise would be entitled to build, shall be exempt from School Concurrency requirements. 2. Any residential development or any other development with a residential component that received approval of a Final Development Order or functional equivalent or is otherwise vested prior to the implementation date of school concurrency is considered vested for that component which was previously approved for construction and shall not be considered as proposed new residential development for purposes of school concurrency. 3. Amendments to residential development approvals which do not increase the number of students generated by the development based on the student generation rates for each school type as determined by the School ~~District~~ Board. 4. Age restricted developments that are subject to deed restrictions prohibiting the permanent							X	Replace District with Board. Hyphenated “Single-family” Hyphenated “lots-of-record”

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years. 5. Group quarters that do not generate students including residential facilities such as jails, prisons, hospitals, bed and breakfast, hotels and motels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.								
POLICY 2.3.4.	The creation of subdivisions and/or single-family lots equal to or less than ten units shall be subject to school concurrency as part of an annual concurrency management review or provide a letter of exemption from the School Board. The City of Ormond Beach shall report such projects to the School Board as part of the annual planning coordination process established by the interlocal agreement and these units shall be included by the School Board in planning student allocations by school.							X	Added additional language.
POLICY 2.3.5.	The City of Ormond Beach shall continue to implement the school concurrency ordinance (Ord. ~~2-8-3~~ 2008-25), which establishes the application procedures and process for evaluating school capacity and making concurrency determinations consistent with the provisions of the interlocal agreement.							X	Modify Ordinance number from 2-8-3 to 2008-25.

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
POLICY 2.3.6.	The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate capacity to accommodate proposed development for each type of school within the affected concurrency service area consistent with the adopted level-of-service. The School Board may issue a Certificate of School Concurrency if sufficient capacity exists for the proposed development or the School Board may set forth conditions required to satisfy the requirements of school concurrency including proportionate share mitigation.							X	Hyphenated level-of-service
POLICY 2.3.7.	If the adopted level-of-service standard cannot be met within a particular concurrency service area as applied to an application for a development order and if the needed capacity is available in one or more contiguous concurrency service areas, then this capacity shall be applied to the concurrency evaluation of the application for development approval subject to the following limitations: 1. Areas established for diversity at schools shall not be considered contiguous. 2. Concurrency service areas generating excessive transportation costs shall not be considered contiguous. Excessive transportation costs are defined as transporting students, requiring a transport time of fifty minutes one-way as determined by School ~~District~~ Board transportation routing staff.							X	Hyphenated level-of-service Replace District with Board Remove (Refer to graphic examples.) on #3.

Goals, Objectives, Policies		Recommended Action						Explanation/Modification
	FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025								
	3. Concurrency service areas shall not be considered contiguous when the concurrency service areas are separated by a natural or man-made barrier such as a river, waterbody or interstate highway that requires indirect transport of students through a third concurrency service area. ~~(Refer to graphic examples.)~~ 4. When capacity in an adjacent concurrency service area is allocated to a development application, assignment of the students to the school with available capacity may be accomplished by applying any of the techniques used to establish school attendance zones, including modification of existing attendance zone boundaries or creation of island zones. 5. Student transportation not in conformance with the conditions established in Items 1 through 4 above shall be permitted to allow student assignments based on specific educational programming options; to comply with State and Federal mandatory transfer opportunities; or for other transfer opportunities that the School Board shall deem appropriate for the specific circumstances of an individual student.								

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
POLICY 2.3.8.	If the adopted level of service cannot be met within a particular concurrency service area the School Board may apply one or more of the following techniques to maximize use of available capacity and provide for adequate numbers of student stations to meet current and future demand: 1. Construct new school facilities; 2. Construct additions to current facilities; 3. Adjust program assignments to schools with available capacity; 4. Modify attendance boundaries to assign students to schools with available capacity; 5. Eliminate variances to overcrowded facilities that are not otherwise restricted by State or Federal requirements.		X						
OBJECTIVE 2.4. PROPORTIONATE SHARE MITIGATION	**The City of Ormond Beach shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level-of-service standard consistent with the School Board's adopted financially feasible work program.**							X	Hyphenated level-of-service
POLICY 2.4.1.	In the event that sufficient school capacity is not available in the affected concurrency service area, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
POLICY 2.4.2.	Mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible work program, which satisfies the demands created by the proposed development consistent with the adopted level-of-service standards.							X	Hyphenated level-of-service
POLICY 2.4.3.	Mitigation shall be directed to projects on the School Board's financially feasible work program that the School Board agrees will satisfy the demand created by the proposed development approval and shall be assured by a legally binding development agreement between the School Board, the City of Ormond Beach, and the applicant which shall be executed prior to the City of Ormond Beach issuance of the subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board shall commit in the agreement to placing the improvement required for mitigation in its work plan.		X						
POLICY 2.4.4.	The applicant's total proportionate share obligation shall be based on multiplying the number of needed student stations generated from the proposed project times the School Board's current cost per student station plus land cost for each type of school. The applicant's proportionate share mitigation obligation shall be credited toward any impact fee or exaction fee imposed by local ordinance for the same need on a dollar-for-dollar basis. (For example, if the proportionate share mitigation provides only for land, the credit is applied only against that portion of the impact fee or other exaction devoted to land costs).		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
POLICY 2.4.5.	The student generation rates used to determine the impact of a particular development shall be the student generation rates adopted in the most recent school impact fee study.		X						
POLICY 2.4.6.	The cost per student station shall be the most recent actual costs per student station, and capitalization costs if applicable, paid by the School Board for the equivalent school facility.		X						
POLICY 2.4.7.	Mitigation options must consider the School Board's educational delivery methods and requirements and the State Requirements for Educational Facilities and may include, but not be limited to, the following: 1. Donation of buildings for use as a primary or alternative learning facility; 2. Renovation of existing buildings for use as learning facilities; 3. Funding dedicated to, or construction of, permanent student stations or core capacity; 4. For schools contained in the School Board's adopted five-year capital facilities work program, upon agreement with the School Board, the applicant may build the school in advance of the time set forth in the five-year work program; 5. Dedication of a school site as approved by the School Board; 6. Up front lump sum payment of school impact fees;		X						

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Public School Facilities Element – February 18, 2025									
	7. Upfront payment of interest and other costs of borrowing; 8. Payment of off-site infrastructure expenses including but not limited to roads, water, and/or sewer improvements; 9. Payment of transportation costs associated with the movement of students as a result of overcapacity school; 10. Funding assistance with acquisition of school site. 11. Phasing of construction or delay of construction in order to timely plan for the availability of school capacity; 12. Establishment of an educational facilities benefit district; 13. Establishment of educational facilities mitigation banks.								
OBJECTIVE 2.5. CAPITAL FACILITIES PLANNING	**The City of Ormond Beach shall ensure existing deficiencies and future needs are addressed consistent with the adopted level-of-service standards for schools.**							X	Hyphenated level-of-service
POLICY 2.5.1.	In accordance with the adopted interlocal agreement, the City of Ormond Beach shall collaborate with the School Board in locating required school sites as identified in the School Board's five, ten and twenty-year capital facilities plan.		X						

Goals, Objectives, Policies			Recommended Action						
		FL Statute Citation	Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Public School Facilities Element – February 18, 2025									
POLICY 2.5.2.	The City of Ormond Beach shall ensure that future development pays a proportionate share of the costs of capital facilities capacity needed to accommodate new development and to assist in maintaining the adopted level-of-service standards via impact fees and other legally available and appropriate methods.							X	Hyphenated level-of-service
POLICY 2.5.3.	The City of Ormond Beach adopts by reference the School Board's five-year work program approved annually each September as part of the overall School ~~District~~ Board budget. The City of Ormond Beach shall review the annual work program to verify that it is financially feasible and will maintain the level-of-service standards by the end of the five-year period.							X	Replace District with Board Hyphenated level-of-service

Other notes:

1. School Planning Areas Map was updated by Volusia County School Board and is included in Strikethrough and Underline folder saved as "UPDATED MAP_School Planning Areas maps".

Goals, Objectives, Policies		FL Statute Citation	Recommended Action						Explanation/Modification
			Keep	Delete	New	Replace	Move	Modify	
Property Rights Element – February 12, 2025									
Header/Footer	**PROPERTY RIGHTS ELEMENT** **~~GOALS OBJECTIVES AND POLICIES~~**							X	Cover page added. Headers deleted from all elements and replaced with Element title. Footers modified.
GOAL 1. PRIVATE PROPERTY RIGHTS	TO RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.		X						No change
OBJECTIVE 1.1. PRIVATE PROPERTY RIGHTS AND DECISION-MAKING	The following policies are to ensure that private property rights shall be considered in local decision-making.		X						No change
POLICY 1.1.1.	The City will consider in its decision-making, the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.		X						No change
POLICY 1.1.2.	The City will consider in its decision-making, the right of the property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.		X						No change
POLICY 1.1.3.	The City will consider in its decision-making, the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.		X						No change
POLICY 1.1.4.	The City will consider in its decision-making, the right of the property owner to dispose of his or her property through sale or gift.		X						No change

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 5:
POPULATION PROJECTIONS

Ormond Beach 2045 Population Analysis

Existing population estimates

The 1990 Comprehensive Plan projected a 2010 population of **56,250**. In 2000, the population projection was:

Year	Population Projection	Census population
2010	42,533	38,137
2015	45,951	
2020	48,880	43,080
2025	51,079	

The census provides the city population every ten (10) years. The city utilizes the population estimates from University of Florida Business of Economic and Business Research in non-census years. As detailed in the Municipal Impact Fee Study in 2023, the estimate of persons per household, based on census information, is:

Single-family, persons per household: 2.53

Multi-family, persons per household: 2.05

Mobile Home, persons per household: 1.68

City average, persons per household: 2.33

The following exhibit displays the census population (**in bold**), population estimates from the University of Florida Business of Economic and Business Research, recorded plats, and building permit data based on housing types.

Exhibit 1: Population and building permit 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**

Year	Population [1]	Percentage Change	SFH lots platted - recorded [2]	SFH Permits [3]	MF units Permits [3]	Manufacture & Mobile Home Permits [3]
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	44,671	1.42%	0	47	54	18
2023	44,935	0.59%	227	19	0	10
2024	45,140	0.46%	569	160	0	16
Totals (2020-2024):			**939**	**495**	**76**	**58**

Notes:

1	Population estimates from the University of Florida Business of Economic and Business Research. 1980, 1990, 2000, 2010, and 2020 in bold are from the U.S. Census.
2	SFH lots plat 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. Manufactured, and mobile home permits are for new construction only.

The total percentage change from the 2010 census is 17.83%, or an average yearly growth rate of 1.27%

Population projections:

Planning staff analyzed the following factors in creating population projections:

1. Development entitlements. The following projects are currently in process:

Exhibit 2: Projected Residential Development

Projected Residential Development		
Manufactured Housing		
Project Name	**Project Status**	**Lots/Units**
Plantation Oaks, Phases C & D	Under construction	**205**

Single-Family		
Project Name	**Project Status**	**Lots/Units**
Plantation Oaks, Archer's Mill, Phase 2	Plat recorded	68
Plantation Oaks, Archer's Mill, Phase 3	Preliminary Plat approved	59
Plantation Oaks, Archer's Mill, Phase 4	Preliminary Plat approved	111
Plantation Oaks, Archer's Mill, Phase 5	Under construction	114
Plantation Oaks, Archer's Mill, Phase 6	Plat recorded	78
Plantation Oaks, Bradford Lakes	Under construction	80
Bradford Park	Under construction	180
Enclave	Preliminary Plat approved	12
Plantation Oaks, Fountain View, Phase 1B	Under construction	137
Plantation Oaks, Fountain View, Phase 1C	Preliminary Plat approved	141
Plantation Oaks, Fountain View, Phase 1D	Preliminary Plat approved	103
Plantation Oaks, Fountain View, Phase 1E	Preliminary Plat approved	110
Plantation Oaks, Fountain View, Phase 1F	Preliminary Plat approved	97
RidgeHaven	Plat recorded	286
Tattersall at Tymber Creek	Preliminary Plat approved	129
Total		**1,705**

Master Planned		
Project Name	**Project Status**	**Lots/Units**
Ormond Crossings	Development Agreement approved	**2,950**

Multi-Family		
Project Name	**Project Status**	**Lots/Units**
121 East	Zoning approved	24
Regal	Approved site plan/zoning	310
Ormond Enclave	Zoning approved	64
Ormond Renaissance	Approved site plan/zoning	252
Tymber Creek Apartments	Approved site plan/zoning	270
Totals		**920**

Others		
Project Name	**Project Status**	**Lots/Units**
1845 North US 1	Conceptual	400
Little Tomoka Village	In Review	31
Total:		**431**
Residential lots in the development process		**6,211**

Residential development trends depend on several factors, including (1) infrastructure costs, (2) interest rates, (3) demand for housing, and (4) labor to construct infrastructure and residential units. Exhibit 2 details a potential number of residential lots based on the remaining vacant land within Ormond Beach. Additional residential units may occur through the development of other vacant lands or the conversion of existing uses.

Planning staff believes that the vacant inventory provides a basis for residential population projections. Exhibit 4, population projection, assumes an average of 200 single-family residential units per year, four multi-family developments during the twenty-year planning period, and the build-out of the manufactured homes with Plantation Oaks, Phase 2.

2. General growth rate. Exhibit 4 includes a general growth rate of 0.5% to include general population shifts and residential development projects not included in the 6,180 residential lots in the current development process.
3. Historical growth rate. Ormond Beach has had a historical growth of 1.27% over the last fourteen years. The city has experienced a moderate rate of residential development, which is expected to increase with the buildout of the land area around Plantation Oaks Boulevard, which was annexed from Volusia County. The Ormond Crossings project (2,950 residential units) is expected to commence construction within the twenty-year planning period.
4. Volusia County population growth. Exhibit 4 details the population of Ormond Beach and Volusia County. In 2020, Ormond Beach's population was 7.78% of Volusia County's population. In 2045, Ormond Beach is expected to be approximately 9.14% of the Volusia County total population.

Exhibit 3: Projected Ormond Beach and Volusia County population

Year [1]	Ormond Beach Population	Percentage Change, Ormond Beach	Volusia County Population [2]	Percentage Change, Volusia County
1980	21,436		258,762	8.28%
1990	31,460	47%	370,737	8.49%
2000	36,301	15%	443,343	8.19%
2010	38,137	5%	494,593	7.71%
2020	43,080	13%	553,543	7.78%
2030	50,773	18%	630,900	8.05%
2040	58,986	16%	678,600	8.69%
2045	63,562	8%	695,700	9.14%
Notes:				
1	1980 - 2020 based on Census. Years 2030, 2040 and 2045 are projections			
2	Volusia County population projections (medium) from: https://bebr.ufl.edu/wp-content/uploads/2024/01/projections_2024.pdf			

Exhibit 4: Ormond Beach Population Projections (0.50% growth rate)

Year	Population	General Growth rate	General Growth	New Single-Family Units	New Multi-Family Units	New Manufactured Units	Projected new housing	2020 Household Size	New Development Population	New Projected Population	Growth Percentage
2023	44,935										
2024	45,506	0.50%	225	200		25	225	2.33	524	46,255	1.65%
2025	**46,255**	0.50%	231	200		25	225	2.33	524	47,010	1.63%
2026	47,010	0.50%	235	200		25	225	2.33	524	47,769	1.62%
2027	47,769	0.50%	239	200		25	225	2.33	524	48,533	1.60%
2028	48,533	0.50%	243	200	300	25	525	2.33	1,223	49,998	3.02%
2029	49,998	0.50%	250	200		25	225	2.33	524	50,773	1.55%
2030	**50,773**	0.50%	254	200		25	225	2.33	524	51,551	1.53%
2031	51,551	0.50%	258	200		30	230	2.33	536	52,344	1.54%
2032	52,344	0.50%	262	200			200	2.33	466	53,072	1.39%
2033	53,072	0.50%	265	200			200	2.33	466	53,804	1.38%
2034	53,804	0.50%	269	200	300		500	2.33	1,165	55,238	2.67%
2035	**55,238**	0.50%	276	200			200	2.33	466	55,980	1.34%
2036	55,980	0.50%	280	200			200	2.33	466	56,726	1.33%
2037	56,726	0.50%	284	200			200	2.33	466	57,475	1.32%
2038	57,475	0.50%	287	200			200	2.33	466	58,229	1.31%
2039	58,229	0.50%	291	200			200	2.33	466	58,986	1.30%
2040	**58,986**	0.50%	295	200	300		500	2.33	1,165	60,446	2.48%
2041	60,446	0.50%	302	200			200	2.33	466	61,214	1.27%
2042	61,214	0.50%	306	200			200	2.33	466	61,986	1.26%
2043	61,986	0.50%	310	200			200	2.33	466	62,762	1.25%
2044	62,762	0.50%	314	200			200	2.33	466	63,542	1.24%
2045	**63,542**	0.50%	318	200	300		500	2.33	1,165	65,024	2.33%
Totals				**4,400**	**1,200**	**205**	**5,805**		**13,526**		

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 6:
DEVELOPMENT ACTIVITY

Annexations, 2010 to 2024

By the numbers:

- 68 properties annexed from 2010, totaling 1,682.71 acres.
- 52 properties from 2010 to 2019, totaling 401.85 acres.
- 16 properties from 2020 to 2024, totaling 1,280.86 acres.
- 45 properties, or 66% of all annexations, occurred along the North US 1 corridor.
- 7 properties along the Williamson Boulevard corridor, including the developed apartment complexes of San Marco and Crown Pointe.
- 3 subdivisions annexed. These include Chelsea Place, which was partially developed, Plantation Oaks, and RidgeHaven, which are both undeveloped.

Annexations typically occur as properties connect to the city utilities.

2010-2019:

On September 7, 2010, with Resolution 2010-131, Ormond Beach initiated the process to create an Interlocal Service Boundary Agreement (ISBA) area established by Chapter 171, Part II, Florida Statutes, along the North U.S. Highway 1 corridor. From 2010 to 2014, 22 annexations occurred along the North U.S. Highway 1 corridor. On August 19, 2014, Ordinance 2014-27 approved the Interlocal Service Boundary Agreement with Volusia County regarding the North U.S. 1 Joint planning area. The Ordinance approved a Planning and Services Delivery Sub-Agreement and itinerant vendor criteria. Ormond Beach took control of land use planning, zoning, permitting, and code enforcement of the Interlocal Service Boundary Agreement for properties along the North U.S. Highway 1 corridor within Ormond Beach and unincorporated Volusia County.

Other areas of annexation included the Williamson Boulevard corridor, which included seven (7) annexations. These properties included two (2) developed apartment complexes, a post office, and retail uses. In 2013, the city annexed the Chelsea Place subdivision, which had been partially developed in Volusia County.

2020-2024:

The city annexed Plantation Oaks (1,055 acres) as part of the first ISBA amendment based on utility connections. The RidgeHaven subdivision (103 acres) was the second ISBA amendment that was annexed. Other notable annexations included 350 Clyde Morris Boulevard, later developed for an assisted living facility, and 860 Hull Road for an office expansion at Halifax Paving.

CITY OF ORMOND BEACH ANNEXATIONS (2010 to 2024)

Legend

- 2010 thru 2019
- 2020 thru 2024
- CITY LIMITS (2024)

Flagler County

Volusia County

Plantation Oaks Blvd

Airport Rd (C.R. 2813)

N. Tymber Creek Rd (C.R. 2813)

Williamson Blvd (C.R. 4009)

Clyde Morris Blvd (C.R. 483)

N. Beach St (C.R. 4011)

S. Beach St (C.R. 4011)

Hand Ave

S. Center St

Halifax River

Atlantic Ocean

A1A

1

5A

40

95

N

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - July 22, 2024

FY 2009-2010

		Address	Business	Ordinance	Acreage	Map Book	Pages
10-1	1530	North US Highway 1	McDonald's	2010-45	2.58	6520	853-972
		Portion of Flagler Avenue			0.68		
				TOTAL:	3.26		

FY 2010-2011

		Address	Business	Ordinance	Acreage	Map Book	Pages
11-1	1545	North US Highway 1	Cheaters	2010-46	1.42	6525	518-528
11-2	1520	North US Highway 1	Gas Station	2010-52	1.31	6558	1469-1479
		Portion of Benton Street			0.49		
		Portion of Flagler Avenue			0.56		
11-3	1560	North US Highway 1	Gas Station	2010-53	2.74	6558	1480-1488
11-4	1570	North US Highway 1	Waffle House	2010-54	0.38	6551	637-644
11-5	1576	North US Highway 1	Citrus World	2010-55	0.76	6551	645-653
11-6	1561	North US Highway 1	Vacant Wendy's	2011-09	2.19	6575	2321-2373
		Portion of Rosemary Street			0.33		
11-7	1521	North US Highway 1	RaceTrac	2011-10	2.16	6575	2293-2320
		Portion of Benton Street			2.10		
		Portion of Broadway Avenue			0.54		
11-8	1567	North US Highway 1	Econo Lodge	2011-11	2.46	6587	2020-2045
11-9	1571	North US Highway 1	Comfort Suites	2011-12	7.07	6587	2046-2072
11-10	1142	North US Highway 1	American Legion	2011-18	0.86	6610	43634
				TOTAL:	25.37		

FY 2011-2012

		Address	Business	Ordinance	Acreage	Map Book	Pages
12-1	1634	North US1	Super 8	2012-17	4.62	6708	4068-4081
12-2	1433-1439	North US1	MBA Business Center	2012-18	3.97	6715	159-189
12-3		Destiny Drive	Destiny Drive	2012-22	1.24	6726	3295-3326
	1-103	Bella Vista Way	Gardens @ Addison		11.50		
12-4	1438	North US1	Trescott	2012-27	0.15	6748	3944-3954
12-5	1428	North US1	Trescott	2012-28	0.53	6748	3955-3965
12-6	1444	North US1	JD Weber	2012-30	0.72	6751	4602-4611
				TOTAL:	22.73		

FY 2012-2013

		Address	Business	Ordinance	Acreage	Map Book	Pages
13-1	1608	North US1	Days Inn	2012-41	6.88	6806	4415-4431
13-2	1622	North US1	Exxon/Burger King	2012-42	1.15	6806	4432-4466
13-3	1626	North US1	Dairy Queen	2012-43	0.46	6806	4467-4488
13-4	305	North Tymber Creek Road	Residential MH	2013-10	0.44	6818	1010-1018
13-5	250	Williamson Blvd	Tire Kingdom	2013-21 (40)	2.71	6892	1949-1952
13-6	260	Williamson Blvd	Post Office + ROW	2013-43	9.74	6900	2929-2939
13-7	1298	West Granada Blvd	Vacant	2013-44	14.54	6900	2940-2951
13-8	1535	North US1	no business	2013-45	1.01	6900	2952-2964
13-9	200-208	Booth Road	Tomoka Landings	2013-46	11.14	6900	2965-2982
	1720 & 1760	West Granada Blvd	Tomoka Landings	2013-46	see above		
13-10	1740	West Granada Blvd	FDOT Pond	2013-47	0.9	6900	2983-2992
				TOTAL:	48.97		

FY 2013-2014

		Address	Business	Ordinance	Acreage	Map Book	Pages
14-1	390	Williamson Boulevard	San Marco & ROW	2013-64	20.60	6927	4254-4268
14-2	1451-1459	North US Hwy 1	Gardens Business Center	2013-65	8.74	6927	4269-4268
14-3	550	Williamson Boulevard	Crown Pointe	2013-75	39.4	6937	47-69
14-4		Chelsea Place subdivision	Chelsea Place	2013-61	167.47	6937	1-46
14-5	275	Williamson Boulevard	Love Whole Foods	2014-10	3.75	6981	862-870
14-6	395	Williamson Boulevard	Love Whole Foods	2014-14	1.4	6970	4296-4307
				TOTAL:	241.36		

FY 2014-2015

		Address	Business	Ordinance	Acreage	Map Book	Pages
15-1	500	S. Nova Road	Life Mobile Home Park	2015-02	23.44	7078	426-434
15-2	240	Williamson Boulevard	Vacant	2015-04	1.91	7078	435-443
15-3	1800/1810	N US Hwy 1	Microflex	2015-17	35.73	7122	2617-2660
15-4	1805	N US Hwy 1	Crossroads Calvary Chapel	2015-21	18.8	7122	2661-2705
15-5	1899	N US Hwy 1	Blue Coast Bakers	2015-22	24.13	7122	2706-2751
15-6	1080	N US Hwy 1	Harris Village and RV Park	2015-25	1.64	7134	4358-4368
15-7	1090	N US Hwy 1	Wild Bills	2015-26	1.79	7134	4369-4378
15-8	1105	N US Hwy 1	Beaver Bar	2015-29	1.84	7147	2221-2230
15-9	DD Phase I	N US Hwy 1	Destination Phase I	2015-36	51.9	7155	4409-4426
15-10	1151	N US Hwy 1	Broken Spoke	2015-37	2.75	7155	4427-4436
15-11	DD Phase II	N US Hwy 1	Destination Phase II	2015-38	112.76	7163	1501-1511
				TOTAL:	276.69		

FY 2015-2016

		Address	Use	Ordinance	Acreage	Map Book	Pages
16-1	1003	N US Hwy1	Vacant	16-05	0.92	7230	2594-2603
16-2	1662	N US Hwy1	Vacant	16-08	4.07	7239	3253-3263
16-3	26	Plaza Dr	res vacant	16-23	0.15	7284	1276-1284
16-4	1195	Roberts St	res vacant	16-24	4.14	7284	1285-1294
				TOTAL:	9.28		

FY 2016-2017

		Address	Use	Ordinance	Acreage	Map Book	Pages
17-1	1268	West Granada Boulevard	Shoppes on Granada, Phase II	2016-46	1.75	7347	4401-4420
				TOTAL:	1.75		

FY 2017-2018

		Address	Use	Ordinance	Acreage	Map Book	Pages
18-1	1175	N US HWY 1	Vacant	2017-29	1.68	7459	158-167
18-2	692	S. Yonge Street	Residential	2017-30	0.65	7459	103-116
				TOTAL:	2.33		

FY 2018-2019

		Address	Use	Ordinance	Acreage	Map Book	Pages
19-1	1345	N US HWY 1	Proposed Total Comfort	2018-32	11.47	7648	140-150
				TOTAL:	11.47		

CITY OF ORMOND BEACH ANNEXATIONS (2010 to 2019)

Legend

- FY 2009-10
- FY 2010-11
- FY 2011-12
- FY 2012-13
- FY 2013-14
- FY 2014-15
- FY 2015-16
- FY 2016-17
- FY 2017-18
- FY 2018-19
- CITY LIMITS (2010)
- CITY LIMITS (2024)

Flagler County
Volusia County
Tymber Creek Rd (C.R. 2813)
Airport Rd (C.R. 2813)
Clyde Morris Blvd (C.R. 483)
Williamson Blvd (C.R. 4009)
Hand Ave
S. Center St
N. Beach St (C.R. 4011)
S. Beach St (C.R. 4011)
Halifax River
Atlantic Ocean
A1A
N

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - July 22, 2024

CITY OF ORMOND BEACH ANNEXATIONS (2020 to 2024)

FY 2019-2020

	Address		Use	Ordinance	Acreage	Map Book	Pages
20-1		Plantation Oaks	Plantation Oaks subdivision	2019-30	1055.36	7760	3724-3744
20-2	806	Cordova Avenue	Single family house	2020-05	0.18	7828	1943
20-3		Three Plantation Oaks Parcels	Plantation Oaks subdivision	2020-16	0.44	7828	2205-2223
20-4	36 & 40	Tymber Creek Road	Vacant	2020-17	6.40	7858	2224-2238
20-5	350	Clyde Morris Boulevard	Vacant	2020-34	18.50	7889	221-235
				TOTAL:	1080.88		

FY 2020-21

	Address		Use	Ordinance	Acreage	Map Book	Pages
21-1	1644	North U.S. Highway 1	AA Accurate Truck Repair	2020-48	4.75	7933	25
				TOTAL:	4.75		

FY 2021-22

	Address		Use	Ordinance	Acreage	Map Book	Pages
22-1		RidgeHaven	Residential	2022-05	103.45	8228	891
22-2		Pacels 3239-03-17-0130 (PO Parkland)	Park land	2022-24	0.21	8301	4223
				TOTAL:	103.66		

FY 2022-23

	Address		Use	Ordinance	Acreage	Map Book	Pages
23-1	1405	North US Highway 1	Stor-It - Vacant commercial land	2022-28	5.26	8321	1100
23-2	1755	North US Highway 1	Vacant commercial land	2023-21	3.06	8402	3583
23-3	860	Hull Road	Halifax Paving	2023-24	52.00	8409	4376
23-4		Harmony ROW	Right-of-way	2023-33	3.45	8436	4737
				TOTAL:	55.45		

FY 2023-24

	Address		Use	Ordinance	Acreage	Map Book	Pages
24-1		Benton Street	WoodSprings Hotel	2023-57	2.66	8500	140
24-2	1113&1117	North US Highway 1	Vacant commercial land	2023-58	1.67	8500	221
24-3	1281	North US Highway 1	WKL Roofing	2024-13	5.76		
24-4	651	South Ridgewood Avenue	Single-Family House	2024-14	0.39		
				TOTAL:	10.48		

Legend

- FY 2019-20
- FY 2020-21
- FY 2021-22
- FY 2022-23
- FY 2023-24
- CITY LIMITS (2020)
- CITY LIMITS (2024)

Flagler County

Volusia County

Plantation Oaks Blvd

Tymber Creek Rd (C.R. 2813)

Airport Rd (C.R. 2813)

Williamson Blvd (C.R. 4009)

Clyde Morris Blvd (C.R. 483)

N Beach St (C.R. 4011)

S. Beach St (C.R. 4011)

Hand Ave

S. Center St

Halifax River

Atlantic Ocean

A1A

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - July 22, 2024

ANNEXATIONS

FY 2009-2010								
Address			Business	Ordinance	Date	Acreage	Map Book	Pages
1	1530	North US Highway 1	McDonald's	2010-45	09.21.2010	2.58	6520	853-972
		Portion of Flagler Avenue				0.68		
					TOTAL:	3.26		

FY 2010-2011								
Address			Business	Ordinance	Date	Acreage	Map Book	Pages
1	1545	North US Highway 1	Cheaters	2010-46	10.05.2010	1.42	6525	518-528
2	1520	North US Highway 1	Gas Station	2010-52	12.07.2010	1.31	6558	1469-1479
		Portion of Benton Street				0.49		
		Portion of Flagler Avenue				0.56		
3	1560	North US Highway 1	Gas Station	2010-53	12.07.2010	2.74	6558	1480-1488
4	1570	North US Highway 1	Waffle House	2010-54	12.21.2010	0.38	6551	637-644
5	1576	North US Highway 1	Citrus World	2010-55	12.21.2010	0.76	6551	645-653
6	1561	North US Highway 1	Vacant Wendy's	2011-09	03.21.2011	2.19	6575	2321-2373
		Portion of Rosemary Street				0.33		
7	1521	North US Highway 1	RaceTrac	2011-10	03.21.2011	2.16	6575	2293-2320
		Portion of Benton Street				2.10		
		Portion of Broadway Avenue				0.54		
8	1567	North US Highway 1	Econo Lodge	2011-11	03.21.2011	2.46	6587	2020-2045
9	1571	North US Highway 1	Comfort Suites	2011-12	04.20.2011	7.07	6587	2046-2072
10	1142	North US Highway 1	American Legion	2011-18	07.05.2011	0.86	6610	43634
					TOTAL:	25.37		

ANNEXATIONS

FY 2011-2012								
Address			Business	Ordinance	Date	Acreage	Map Book	Pages
1	1634	North US1	Super 8	2012-17	05.01.2012	4.62	6708	4068-4081
	1644	North US1	AAAccurate	Not completed		Not completed		
		Oak Street		Not completed				
2	1433-1439	North US1	MBA Business Center	2012-18	05.15.2012	3.97	6715	159-189
3		Destiny Drive	Destiny Drive	2012-22	06.19.2012	1.24	6726	3295-3326
	1-103	Bella Vista Way	Gardens @ Addison			11.50		
4	1438	North US1	Trescott	2012-27	08.08.2012	0.15	6748	3944-3954
5	1428	North US1	Trescott	2012-28	08.08.2012	0.53	6748	3955-3965
6	1444	North US1	JD Weber	2012-30	08.21.201	0.72	6751	4602-4611
					TOTAL:	**22.73**		

FY 2012-2013								
Address			Business	Ordinance	Date	Acreage	Map Book	Pages
1	1608	North US1	Days Inn	2012-41	01.08.2013	6.88	6806	4415-4431
2	1622	North US1	Exxon/Burger King	2012-42	01.08.2013	1.15	6806	4432-4466
3	1626	North US1	Dairy Queen	2012-43	01.08.2013	0.46	6806	4467-4488
4	305	North Tymber Creek Road	Residential MH	2013-10	02.05.2013	0.44	6818	1010-1018
5	250	Williamson Blvd	Tire Kingdom	2013-21 (40)	07.30.2013	2.71	6892	1949-1952
6	260	Williamson Blvd	Post Office + ROW	2013-43	08.20.2013	9.74	6900	2929-2939
7	1298	West Granada Blvd	Vacant	2013-44	08.20.2013	14.54	6900	2940-2951
8	1535	North US1	no business	2013-45	08.20.2013	1.01	6900	2952-2964
9	200-208	Booth Road	Tomoka Landings	2013-46	08.20.2013	11.14	6900	2965-2982
9	1720 & 1760	West Granada Blvd	Tomoka Landings	2013-46	08.20.2013	see above		
10	1740	West Granada Blvd	FDOT Pond	2013-47	08.20.2013	0.9	6900	2983-2992
					TOTAL:	**48.97**		

ANNEXATIONS

FY 2013-2014								
	Address		Business	Ordinance	Date	Acreage	Map Book	Pages
1	390	Williamson Boulevard	San Marco & ROW	2013-64	11.05.13	20.60	6927	4254-4268
2	1451-1459	North US Hwy 1	Gardens Business Center	2013-65	11.05.13	8.74	6927	4269-4268
3	550	Williamson Boulevard	Crown Pointe	2013-75	12.03.13	39.4	6937	47-69
4		Chelsea Place subdivision	Chelsea Place	2013-61	12.03.13	167.47	6937	1-46
5	275	Williamson Boulevard	Love Whole Foods	2014-10	03.04.14	3.75	6981	862-870
6	395	Williamson Boulevard	Love Whole Foods	2014-14	03.18.14	1.4	6970	4296-4307
					TOTAL:	**241.36**		

FY 2014-2015								
	Address		Business	Ordinance	Date	Acreage	Map Book	Pages
1	500	S. Nova Road	Life Mobile Home Park	2015-02	01.20.15	23.44	7078	426-434
2	240	Williamson Boulevard	Vacant	2015-04	01.20.15	1.91	7078	435-443
3	1800/1810	N US Hwy 1	Microflex	2015-17	05.19.15	35.73	7122	2617-2660
4	1805	N US Hwy 1	Crossroads Calvary Chapel	2015-21	05.19.15	18.8	7122	2661-2705
5	1899	N US Hwy 1	Blue Coast Bakers	2015-22	05.19.15	24.13	7122	2706-2751
6	1080	N US Hwy 1	Harris Village and RV Park	2015-25	06.23.15	1.64	7134	4358-4368
7	1090	N US Hwy 1	Wild Bills	2015-26	06.23.15	1.79	7134	4369-4378
8	1105	N US Hwy 1	Beaver Bar	2015-29	07.28.15	1.84	7147	2221-2230
9	DD Phase I	N US Hwy 1	Destination Phase I	2015-36	08.18.15	51.9	7155	4409-4426
10	1151	N US Hwy 1	Broken Spoke	2015-37	08.18.15	2.75	7155	4427-4436
11	DD Phase II	N US Hwy 1	Destination Phase II	2015-38	09.09.15	112.76	7163	1501-1511
					TOTAL:	**276.69**		

ANNEXATIONS

FY 2015-2016								
Address			Use	Ordinance	Date	Acreage	Map Book	Pages
1	1003	N US Hwy1	Vacant	16-05	04.05.16	0.92	7230	2594-2603
2	1662	N US Hwy1	Vacant	16-08	04.05.16	4.07	7239	3253-3263
3	26	Plaza Dr	res vacant	16-23	07.26.16	0.15	7284	1276-1284
4	1195	Roberts St	res vacant	16-24	07.26.16	4.14	7284	1285-1294
					TOTAL:	**9.28**		

FY 2016-2017								
Address			Use	Ordinance	Date	Acreage	Map Book	Pages
1	1268	West Granada Boulevard	Shoppes on Granada, Phase II	2016-46	01.03.17	1.75	7347	4401-4420
					TOTAL:	**1.75**		

FY 2017-2018								
Address			Use	Ordinance	Date	Acreage	Map Book	Pages
1	1175	N US HWY 1	Vacant	2017-29	10.03.17	1.68	7459	158-167
2	692	S. Yonge Street	Residential	2017-30	10.03.17	0.65	7459	103-116
					TOTAL:	**2.33**		

FY 2018-2019								
Address			Use	Ordinance	Date	Acreage	Map Book	Pages
1	1345	N US HWY 1	Proposed Total Comfort	2018-32	01.08.19	11.47	7648	140-150
					TOTAL:	**11.47**		

401.85

ANNEXATIONS

FY 2019-2020								
	Address		Use	Ordinance	Date	Acreage	Map Book	Pages
1		Plantation Oaks	Plantation Oaks subdivision	2019-30	10.01.19	1055.36	7760	3724-3744
2	806	Cordova Avenue	Single family house	2020-05	03.03.20	0.18	7828	1943
3		Three Plantation Oaks parcels	Plantation Oaks subdivision	2020-16	05.26.20	0.44		
4	36 & 40	Tymber Creek Road	Vacant	2020-17	05.26.20	6.40	7858	2224-2238
5	350	Clyde Morris Boulevard	Vacant	2020-34	07.28.20	18.50	7889	221-235
					TOTAL:	**1080.88**		

FY 2020-21								
	Address		Use	Ordinance	Date	Acreage	Map Book	Page
1	1644	North U.S. Highway 1	AA Accurate Truck Repair	2020-48	10.20.2020	4.75	7933	25
					TOTAL:	**4.75**		

FY 2021-22								
	Address		Use	Ordinance	Date	Acreage	Map Book	Page
1		RidgeHaven	Residential	2022-05	03.15.2022	103.45	8228	891
2		Parcels 3239-03-17-0130 (PO	Park land	2022-24	08.16.2022	0.21	8301	4223
					TOTAL:	**103.66**		

ANNEXATIONS

FY 2022-23

	Address		Use	Ordinance	Date	Acreage	Map Book	Page
1	1405	North US Highway 1	Stor-It - Vacant commercial land	2022-28	10.05.2022	5.26	8321	1100
2	1755	North US Highway 1	Vacant commercial land	2023-21	05.02.2023	3.06	8402	3583
3	860	Hull Road	Halifax Paving	2023-24	05.16.2023	52.00	8409	4376
4		Harmony ROW	Right-of-way	2023-33	07.18.2023	3.45	8436	4737
5		Bradford Park	Subdivision	2023-44	08.15.2023	22.55	8449	406
		Indiana Avenue	Right-of-way			0.38		
		Benton Street	Right-of-way			1.83		
		Rosemary Street	Right-of-way			0.88		
					TOTAL:	**81.09**		

FY 2023-24

	Address		Use	Ordinance	Date	Acreage	Map Book	Page
1		Benton Street	Woodsprings Hotel	2023-57	12.19.2023	2.66	8500	140
2	1113&1117	North US Highway 1	Vacant commercial land	2023-58	12.19.2023	1.67	8500	221
3	1281	North US Highway 1	WKL Roofing	2024-13	07.23.2024	5.76	8587	2950
4	651	South Ridgewood Avenue	Single-Family House	2024-14	07.23.2024	0.39	8587	2883
					TOTAL:	**10.48**		

Comprehensive Plan amendments, 2010 to 2024

By the numbers:

- 2010-2019, 55 land use map amendments to the Comprehensive Plan.
- 2010-2019, 15 text amendments to the Comprehensive Plan.
- 2010-2019, 23 land use map amendments within the North US 1 corridor.
- 2020-2024, 16 land use map amendments to the Comprehensive Plan.
- 2020-2024, 10 text amendments to the Comprehensive Plan.

Comprehensive plan amendments can be one of three types:

1. Land Use Map amendment (small scale) under 10 acres (later amended by the state to be under 50 acres);
2. Land Use Map amendment (large scale) over 10 acres (later amended by the state to be under 50 acres); and
3. Amendment to text (Goals, Objectives, Policies, or tables/figures) of the Comprehensive Pan.

2010-2019:

From 2010 to 2014, 22 small-scale land use map amendments were in the North US 1 corridor. Many of these properties were developed and annexed from Volusia County. With the adoption of the Interlocal Service Boundary Agreement (ISBA) in 2014, a Comprehensive Plan amendment was performed in 2015 that assigned city land uses to all properties within the ISBA. In 2014, there were land use map amendments for properties along the Williamson Boulevard area that had been annexed into Ormond Beach. Other notable land use map amendments include:

1. Shoppes on Granada, vacant land annexed into Ormond Beach for retail development. Comprehensive Plan Ordinances 2013-59 and 2017-07.
2. 100 North Halifax Drive, redevelopment of a church to a townhome development. Comprehensive Plan Ordinance 2016-45.
3. Granada Pointe, stormwater area. The land use map has been amended from “Low-Density Residential” to “Open Space/Conservation” and "Residential, Office, Retail." Comprehensive Plan Ordinance 2016-06.

There were 15 text amendments to the Comprehensive Plan. Notable amendments include:

1. Capital Improvement Element annual updates;
2. Amendments to implement the Interlocal Service Boundary Agreement. Comprehensive Plan Ordinance 2014-42.
3. Amendment of the “Office/Professional” land use to the “Residential, Office, and Retail” land use. Comprehensive Plan Ordinance 2015-01.

4. Amendment to the allowed Floor Area Ratio for buildings within the Downtown Overlay District. Comprehensive Plan Ordinance 2017-20.

2020-2024:

From 2020 to 2024, there were 16 small-scale land use map amendments. Note that the threshold for a small-scale amendment was amended to 50 acres in 2021. Notable land use map amendments include:

1. 135 North Yonge Street, Courtyards/Enclave, to allow an increase in multi-family residential density. Comprehensive Plan Ordinance 2019-23.
2. 350 Clyde Morris Boulevard, Paradise Pointe, based on annexation to allow a "Residential, Office, Retail" land use. The site was developed into an assisted living facility. Comprehensive Plan Ordinance 2020-46.
3. Interlocal Service Boundary Agreement amendments: Plantation Oaks (1st amendment) and RidgeHaven (2nd amendment) for residential subdivisions. Comprehensive Plan Ordinances 2019-43 and 2022-12.

From 2020 to 2024, there were 10 text amendments. Notable text amendments include:

1. Required text amendments: (a) Property rights element, Ordinance 2021-44, (b) Peril of Flood, Ordinance 2022-37, (c) Water Supply Work Plan, Ordinance 2024-08.
2. Interlocal Service Boundary Agreement amendments: (a) Plantation Oaks, Ordinance 2019-43, and (b) RidgeHaven, Ordinance 2022-12.
3. Clarification of annexation policies, Future Land Use Element, Ordinance 2020-03.

CITY OF ORMOND BEACH
LAND USE AMENDMENTS
(2010 to 2024)

Legend

FISCAL YEAR

- 2010-11 (12 AMENDMENTS)
- 2011-12 (1 AMENDMENTS)
- 2012-13 (11 AMENDMENTS)
- 2013-14 (18 AMENDMENTS)
- 2014-15 (33 AMENDMENTS)
- 2015-16 (6 AMENDMENTS)
- 2016-17 (6 AMENDMENTS)
- 2017-18 (1 AMENDMENTS)
- 2018-19 (2 AMENDMENTS)
- 2019-20 (6 AMENDMENTS)
- 2020-21 (5 AMENDMENTS)
- 2021-22 (4 AMENDMENTS)
- 2022-23 (8 AMENDMENTS)
- CITY LIMITS (2024)

Flagler County

Volusia County

Plantation Oaks Blvd

Airport Rd (C.R. 2813)

N. Tymber Creek Rd (C.R. 2813)

Williamson Blvd (C.R. 4009)

Clyde Morris Blvd (C.R. 4083)

N. Beach St (C.R. 4011)

S. Beach St (C.R. 4011)

Hand Ave

St. Dener St

Halifax River

Atlantic Ocean

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Prepared By: City of Ormond Beach G.I.S. Department - July 19, 2024

CITY OF ORMOND BEACH
LAND USE AMENDMENTS
(2010 to 2019)

FISCAL YEAR	MAP ID	LAND USE
2010-11	1	Light Industrial/Utilities (LI/U)
2010-11	2	Low Intensity Commercial (LIC)
2010-11	3	Low Intensity Commercial (LIC)
2010-11	4	Low Intensity Commercial (LIC)
2010-11	5	Low Intensity Commercial (LIC)
2010-11	6	Low Intensity Commercial (LIC)
2010-11	7	Low Intensity Commercial (LIC)
2010-11	8	Low Intensity Commercial (LIC)
2010-11	9	Low Intensity Commercial (LIC)
2010-11	10	Low Intensity Commercial (LIC)
2010-11	11	Low Intensity Commercial (LIC)
2010-11	12	Light Industrial/Utilities (LI/U)
2011-12	13	Residential Office Retail (ROR)
2012-13	14	Tourist Commercial (TC)
2012-13	15	Medium Density Residential (MDR)
2012-13	16	Low Intensity Commercial (LIC)
2012-13	17	Low Intensity Commercial (LIC)
2012-13	18	Low Intensity Commercial (LIC)
2012-13	19	Low Intensity Commercial (LIC)
2012-13	20	Tourist Commercial (TC)
2012-13	21	Tourist Commercial (TC)
2012-13	22	Tourist Commercial (TC)
2012-13	23	Low Density Residential (LDR)
2012-13	24	General Commercial (GC)
2013-14	25	Open Space/Conservation (OS/C)
2013-14	25	General Commercial (GC)
2013-14	26	Low Intensity Commercial (LIC)
2013-14	27	Low Intensity Commercial (LIC)
2013-14	28	Low Intensity Commercial (LIC)
2013-14	29	Low Intensity Commercial (LIC)
2013-14	29	Open Space/Conservation (OS/C)
2013-14	30	Low Intensity Commercial (LIC)
2013-14	31	Residential Office Retail (ROR)
2013-14	32	High Density Residential (HDR)
2013-14	33	Low Intensity Commercial (LIC)
2013-14	34	Residential Office Retail (ROR)
2013-14	35	Suburban Low Density Residential (SLDR)
2013-14	36	Low Intensity Commercial (LIC)
2013-14	37	Low Intensity Commercial (LIC)
2013-14	38	Low Intensity Commercial (LIC)
2013-14	39	Low Intensity Commercial (LIC)
2013-14	40	High Density Residential (HDR)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Light Industrial/Utilities (LI/U)

FISCAL YEAR	MAP ID	LAND USE
2014-15	41	Rural Estate/Agriculture (REA)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Light Industrial/Utilities (LI/U)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	41	Low Intensity Commercial (LIC)
2014-15	42	Low Intensity Commercial (LIC)
2014-15	43	Medium Density Residential (MDR)
2015-16	44	Light Industrial/Utilities (LI/U)
2015-16	45	Residential Office Retail (ROR)
2015-16	46	Open Space/Conservation (OS/C)
2015-16	46	Residential Office Retail (ROR)
2015-16	47	Rural Estate/Agriculture (REA)
2015-16	47	Open Space/Conservation (OS/C)
2016-17	48	Low Density Residential (LDR)
2016-17	49	Low Density Residential (LDR)
2016-17	49	Low Density Residential (LDR)
2016-17	50	Residential Office Retail (ROR)
2016-17	51	Medium Density Residential (MDR)
2016-17	52	Residential Office Retail (ROR)
2017-18	53	Low Intensity Commercial (LIC)
2018-19	54	Suburban Low Density Residential (SLDR)
2018-19	55	Suburban Low Density Residential (SLDR)

Legend

FISCAL YEAR

- 2010-11 (12 AMENDMENTS)
- 2011-12 (1 AMENDMENTS)
- 2012-13 (11 AMENDMENTS)
- 2013-14 (18 AMENDMENTS)
- 2014-15 (33 AMENDMENTS)
- 2015-16 (6 AMENDMENTS)
- 2016-17 (6 AMENDMENTS)
- 2017-18 (1 AMENDMENTS)
- 2018-19 (2 AMENDMENTS)
- 2019-20 (0 AMENDMENTS)
- CITY LIMITS (2011)
- CITY LIMITS (2024)

Flagler County

Volusia County

Tomoka Oaks Blvd

A1A

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Prepared By: City of Ormond Beach G.I.S. Department - July 23, 2024

FISCAL YEAR	MAP ID	LAND USE
2019-20	1	Medium Density Residential (MDR)
2019-20	1	General Commercial (GC)
2019-20	2	Low Density Residential (LDR)
2019-20	2	Medium Density Residential (MDR)
2019-20	3	Low Density Residential (LDR)
2019-20	4	Open Space/Conservation (OS/C)
2020-21	5	Residential Office Retail (ROR)
2020-21	6	Open Space/Conservation (OS/C)
2020-21	6	Residential Office Retail (ROR)
2020-21	7	General Commercial (GC)
2020-21	8	Denied
2021-22	9	Tourist Commercial (TC)
2021-22	10	Low Density Residential (LDR)
2021-22	10	Medium Density Residential (MDR)
2021-22	11	Medium Density Residential (MDR)
2022-23	12	Recreation/Open Space (R/OS)
2022-23	13	Low Density Residential (LDR)
2022-23	13	Low Intensity Commercial (LIC)
2022-23	14	Medium Density Residential (MDR)
2022-23	15	Residential Office Retail (ROR)
2022-23	16	Light Industrial/Utilities (LI/U)
2022-23	17	Low Density Residential (LDR)
2022-23	18	Open Space/Conservation (OS/C)

CITY OF ORMOND BEACH LAND USE AMENDMENTS (2020 to 2024)

Legend

FISCALYEAR

- 2019-20 (6 AMENDMENTS)
- 2020-21 (5 AMENDMENTS)
- 2021-22 (4 AMENDMENTS)
- 2022-23 (8 AMENDMENTS)
- CITY LIMITS (2020)
- CITY LIMITS (2024)

Flagler County

Volusia County

Plantation Oaks Blvd

A1A

95

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5A

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N

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - July 23, 2024

Comprehensive Plan amendments, 2010 to 2019

FY 2010-11										
#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment
1	10/19/2010	2010-168		A	Stipulated Settlement Agreement					
2	10/19/2010	2010-47	1		146 North Orchard Street		"Office/Professional"	"Industrial/Utilities"	6.00	NA
3	12/7/2010	2010-48		B						Evaluation and Appraisal Report (EAR) amendments Remedial Amendments - Transportation and Capital Improvement Elements
4	8/3/2011	2011-19	2		1520 North US Highway 1	Gas Station	VC "Commerical"	"Low Intensity Commercial"	1.31	NA
5	8/3/2011	2011-20	3		1521 North US Highway 1	Rac Trac	VC "Commerical"	"Low Intensity Commercial"	2.16	NA
6	8/3/2011	2011-21	4		1530 North US Highway 1	Gas Station	VC "Commerical"	"Low Intensity Commercial"	2.58	NA
7	8/3/2011	2011-22	5		1545 North US Highway 1	Cheaters	VC "Commerical"	"Low Intensity Commercial"	1.42	NA
8	8/3/2011	2011-23	6		1560 North US Highway 1	Big Chief	VC "Commerical"	"Low Intensity Commercial"	2.74	NA
9	8/3/2011	2011-24	7		1561 North US Highway 1	Vacant	VC "Commerical"	"Low Intensity Commercial"	2.19	NA
10	8/3/2011	2011-25	8		1567 North US Highway 1	Econo Lodge	VC "Commerical"	"Low Intensity Commercial"	2.46	NA
11	8/3/2011	2011-26	9		1570 North US Highway 1	Waffle House	VC "Commerical"	"Low Intensity Commercial"	0.36	NA
12	8/3/2011	2011-27	10		1571 North US Highway 1	Comfort Suites	VC "Commerical"	"Low Intensity Commercial"	7.07	NA
13	8/3/2011	2011-28	11		1576 North US Highway 1	Fruit Stand	VC "Commerical"	"Low Intensity Commercial"	0.76	NA
14	8/16/2011	2011-29	12		1142 North US Highway 1	American Legion	VC "Industrial"	"Light Industrial/Utilities"	0.86	NA

FY 2011-12										
#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	1/17/2012	2011-58		C						2011 CIE annual update
2	2/7/2012	2012-02		D						Tranportation Element, Policy 2.1.5
3	9/4/2012	2012-33	13		115 North Nova Road	Bank	"Open space/Conservation"	"Office Professional"	0.46	NA
4	10/18/2011	R2011-162		E	Resolution					Transmitting amendment to Transportation Element

FY 2012-13										
#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	11/7/2012	2012-37	14		1634 North US Highway 1		VC "Commerical"	"Tourist Commercial"	4.60	NA
2	3/19/2013	2013-05	15		1-103 Belle Vita Way		VC Comm & VC UMI	"Medium Density Residential"	11.50	NA
3	2/5/2013	2013-06	16		1428 North US Highway 1		VC "Commerical"	"Low Intensity Commercial"	0.53	NA
4	2/5/2013	2013-07	17		1433-39 North US Highway 1		VC "Commerical"	"Low Intensity Commercial"	3.97	NA
5	2/5/2013	2013-08	18		1438 North US Highway 1		VC "Commerical"	"Low Intensity Commercial"	0.15	NA
6	2/5/2013	2013-09	19		1444 North US Highway 1		VC "Commerical"	"Low Intensity Commercial"	0.72	NA
7	2/19/2013	2013-14		F						2012 CIE Update

Comprehensive Plan amendments, 2010 to 2019

FY 2012-13

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
8	4/16/2013	2013-27	20		1608 North US Highway 1	Days Inn/Scottish Inns	VC "Commercial"	"Tourist Commercial"	6.88	NA
9	4/16/2013	2013-28	21		1622 North US Highway 1	Exxon/Burger King	VC "Commercial"	"Tourist Commercial"	1.15	NA
10	4/16/2013	2013-29	22		1626 North US Highway 1	Dairy Queen	VC "Commercial"	"Tourist Commercial"	0.46	NA
11	5/7/2013	2013-33	23		305 North Tymber Creek Road	SFH	VC Urban Low Intensity"	"Low Density Residential"	0.44	NA
12	9/17/2013	2013-53	24		250 Williamson Blvd.	Tire Kingdom	VC "Commercial"	"General Commercial"	1.25	NA

FY 2013-14

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	11/5/2013	2013-59	25		1298 West Granada Boulevard	Vacant	VC "Urban Med Intensity"	"Commercial"	4.64	Map annotation: No residential uses permitted. OSC – stormwater only.
								Open Space/Conservation	9.89	
2	11/5/2013	2013-66	26		1535 North US Highway 1		VC "Commercial"	"Low Intensity Commercial"	1.01	NA
3	11/19/2013	2013-70	27		260 Williamson Boulevard	Post Office	VC "Urban Medium Intensity"	"Low Intensity Commercial"	8.06	NA
4	1/7/2014	2013-78	28		1740 West Granada Boulevard	FDOT pond	VC "Low Impact Urban"	"Low Intensity Commercial"	0.90	NA
5	2/18/2014	2013-79	29		200 & 208 1720 & 1760 Booth & West Granada Boulevard	Tomoka Landings	VC Low Impact Urban	"Low Intensity Commercial"	6.90	Over 10 acres
							VC Environmental Systems Corridor	Open Space/Conservation	4.20	
6	1/21/2014	2014-01	30		55&75 North Nova Road	Bank to retail	P/I & O/P	"Low Intensity Commercial"	3.13	NA
7	3/18/2014	2014-02	31		1500 San Marco Blvd	San Marco	Urban High Intensity	Office/Professional	18.68	NA
8	1/21/2014	2014-06		G	CIE Update				NA	2013 Annual CIE Update
9	4/1/2014	2014-07	32		550 Williamson Blvd	Crown Point	VC Urban High Intensity	"High Density Residential"	35.00	Over 10 acres
10	3/4/2014	2014-12	33		1451-1459 North US Highway 1	Gardens Business Center	VC "Commercial"	"Low Intensity Commercial"	8.30	NA
11	6/17/2014	2014-16	34		875 Sterthaus Drive	Vacant Land	"Public/Institutional"	"Office Professional"	13.73	Over 10 acres
12	6/17/2014	2014-18	35		Chelsea Place Subdivision	Chelsea Place	Urban Med Intensity	Suburban Low Density Residential	38.90	Map annotation: Maximum 4.93 units per acre
							Urban Low Intensity		128.57	
13	6/2/2104	2014-21	36		275 Williamson Boulevard	Love Whole Foods	VC "Commercial"	"Low Intensity Commercial"	3.75	NA
13	6/2/2104	2014-21	37		395 Williamson Boulevard	Vacant Land	VC "Commercial"	"Low Intensity Commercial"	1.40	NA
14	7/29/2014	2014-26	38		1287 West Granada Boulevard	Vacant Land	"Office Professional"	"Low Intensity Commercial"	2.53	NA
14	7/29/2014	2014-26	39		1301 West Granada Boulevard	Vacant Land	"Suburban Low Density Residential"	"Low Intensity Commercial"	2.47	Map annotation: 0.12 FAR, prohibited certain uses
15	8/19/2014	2014-30	40		640 North Nova Road	Tomoka Oakwood North Condo	"Medium Density Residential"	"High Density Residential"	4.64	Map annotation: Maximum units per acre of 20.

Comprehensive Plan amendments, 2010 to 2019

FY 2014-15

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	1/20/2015	2014-42		H						ISBA Text amendments - Future Land Use & Intergovernmental Coordination Elements
2	3/17/2015	2015-01		I						ROR Text Amendment - Future Land Use, Future Land Use Map text, Conservation Elements
3	1/20/2015	2015-05	41							ISBA - multiple properties
4	2/3/2015	2015-08		J						2014 CIE annual update
5	3/3/2015	2015-10	42		240 Williamson Boulevard	Vacant	VC "Commercial"	"Low Intensity Commercial"	1.91	NA
6	9/23/2015	2015-30	43		500 South Nova Road	Life Mobile Home	VC UMI	MDR	23.44	Over 10 acres

FY 2015-16

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	10/20/2015	2015-45	44		4 North Perrott Drive	SR Perrott	"General Commercial"	"Industrial/Utilities"	1.21	NA
2	12/1/2015	2015-51	45		10 Magnolia Avenue	Vacant	"Low Density Residential"	"Residential, Office, Retail"	1.70	NA
3	2/2/2016	2016-02		K						2015 CIE annual update
4	4/5/2016	2016-06	46		101 Bennett & 634 WGB	Vacant	LDR	OS/C (6 acres) & ROR (2.6acres)	8.60	NA
5	4/5/2016	2016-07	47		500 Tymber Creek Road	SFH	VC ESC & VC Rural	OB REA & OS/C	9.60	NA

FY 2016-17

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	10/3/2016	2016-32	48		26 Plaza Drive	Vacant	VC UMI	OB LDR	0.15	NA
2	10/3/2016	2016-33	49		1195 Roberts Street	Vacant	VC ULD & OB LI/U	OB LDR	4.14	NA
3	10/3/2016	2016-34	50		#4230-00-00-0051	Vacant	"Public Institutional"	"Residential, Office, Retail"	0.20	NA
4	1/17/2017	2016-45	51		100 North Halifax Drive	Church	"Public Institutional"	MDR	1.48	NA
5	2/7/2017	2017-03		L						2016 CIE annual update
6	3/7/2017	2017-07	52		1268 West Granada Blvd	SFH	VC "Urban Medium Intensity"	"Residential, Office, Retail"	1.75	NA

Comprehensive Plan amendments, 2010 to 2019

FY 2017-18										
#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	11/7/2017	2017-20		M					NA	FAR within Downtown area, Future Land Use Element
2	1/2/2018	2017-41	53		692 South Yonge Street	Vacant	VC "Commercial"	"Low Intensity Commercial"	0.65	NA
3	1/16/2018	2017-03		N						2017 CIE annual update

FY 2018-19										
#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment
1	3/21/2019	2019-2		O						2018 CIE annual update
2	4/2/2019	2019-8	54		2575 West Granada Boulevard	vacant	“Public/Institutional”	“Suburban Low Density Residential”	5.02	
3	8/20/2019	2019-20	55		2260 Airport Road	vacant	“Public/Institutional”	“Suburban Low Density Residential”	2.17	

Comprehensive Plan amendments, 2020 to 2024

FY 2019-20

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres) or map annotation
1	10/1/2019	2019-23	1		135 North Yonge Street	vacant	LDR	MDR	2.52	Note: FAR = 0.20 & GC limited to 22 units per acre
2	1/21/2020	2019-43	2		ISBA, 1st amendment - Plantation Oaks	Multiple	VC R,ULI, UMI	LDR and MDR	1071.24	Plantation Oaks ISBA small scale, Policy 9.1.4, Table 5 of FLUE
3	1/21/2020	2019-44		A	Large scale amendments					ISBA Text Amendments
4	5/12/2020	2020-03		B	Large scale amendments					Annexation Policy
5	6/9/2020	2020-27	3		806 Cordova Avenue	SFH	UMI	LDR	0.18	SFH
6	7/28/2020	2020-08		C	Large scale amendments					City parcels (Airport Road & WGB)
7	8/18/2020	2020-43	4		40 Tymber Creek Road	Stormwater pond	ESC & ULI	OS/C	3.42	

FY 2020-21

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 10 acres)or map annotation
1	11/4/2020	2020-46	5		350 Clyde Morris Boulevard	Vacant	VC LIU	ROR	18.47	Large Scale **(map annotation) 4 units per acre and max FAR of 0.45**
2	1/5/2021	2020-56	6		36 North Tymber Creek Road	Vacant	VC ULI & VC ESC	OSC & ROR	6.40	
3	2/2/2021	2021-05	7		2341 West Granada Boulevard	Vacant	VC Rural	General Commercial	0.32	
4	2/2/2021	2021-06		D	CIE Update					Large Scale
5	3/16/2021	Denied	8		1190 West Granada Boulevard					Denied

FY 2021-22

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 50 acres) or map annotation
1	1/18/2022	2021-44		E	Large scale amendments					New Property Rights Element
2	4/5/2022	2022-06	9		722 S. Atlantic Ave.	City Initiated	LDR	TC	0.353	
NA	5/3/2022 (re-done)	2022-11	10		ISBA-2nd Amend Multiple- RidgeHaven and enclave properties		VC UMI	LDR	84.26	Not adopted - redone
							VC UMI	MDR	5.73	
3	5/3/2022	2022-12	11		Small Scale Multiple-RidgeHaven properties		City LIC	City LDR	19.19	RidgeHaven amend original ISBA, Table 6 of FLUE - RidgeHaven - 298 units maximum
4	7/19/2022	2022-14		F	Large scale amendments					ISBA Text Amendments
5	8/3/2022	2022-18			ISBA-2nd Amend Multiple- RidgeHaven and enclave properties		VC UMI	LDR	84.26	Small Scale-2nd Amended ISBA (map annotation) 3 units per acre for 84.26 acres, maximum Ridgehaven = 298 & limited to 8 units per acre
				G			VC UMI	MDR	5.73	

Comprehensive Plan amendments, 2020 to 2024

FY 2022-23

#	Adoption Date	Ordinance	Map ID	Non-Map	Address		Business	From	To	Acreage	Text amendments or large scale amendment (over 50 acres) or map annotation
1	10/5/2022	2022-29	12		Plantation Oaks, VC park parcel			OB LDR & VC ULI	OB R/OS	33.310	3124-00-00-0022, 3239-03-17-0130, & 3239-03-07-0100
2	1/24/2023	2022-37		H		Peril of Flood					Text
3	1/24/2023	2023-03	13		264-300	South Atlantic Avenue (Ormond Holdings)		PI	LDR	4.25	
4	1/24/2023	2023-07	14		Bradford park			LIC	MDR	13.13	Maximum 8 units per acre
5	2/7/2023	2023-08	15		101	Fiesta Drive		LDR	ROR	0.30	Zero FAR and zero units per acre
6	6/6/2023	2023-27	16		1755	North US Highway1		LIC	LI/U	3.06	
7	8/1/2023	2023-42	17		204	Magnolia Avenue		PI	LDR	0.24	

FY 2023-24

#	Adoption Date	Ordinance	Map ID	Non-Map	Address	Business	From	To	Acreage	Text amendments or large scale amendment (over 50 acres) or map annotation
1	8/6/2024	2024-08		I	Water Supply Work Plan					Water Supply Plan

Multi-Family Residential Development

By the numbers:

- 3 Multi-family developments constructed from 2010 – 2024.
- 212 multi-family units constructed from 2010 – 2024.

2010-2019:

In 2010, two multi-family projects were constructed:

1. Madison Glen, 570 Sterthaus Drive, 96 units (senior housing).
2. Olive Grove, 765 West Granada Boulevard, 88 units.

In 2018, the first building consisting of 28 units was constructed within the Ormond Renaissance Condominium project. The project has a total of 280 multi-family units approved in ten (10) buildings.

2020-2024:

There have been no multi-family projects constructed from 2020 to 2024.

CITY OF ORMOND BEACH
MULTI-FAMILY DEVELOPMENT
(2010 to 2024)

Map ID	Year	Address	Project Name	Use	Type	Units or Square Footage
1	2010	570 Sterthaus Drive	Madison Glen	Multi-Family	New	96 units
2	2010	765 West Granada Boulevard	Olive Grove	Multi-Family	New	88 units
3	2018	799 Sterthaus Drive	Ormond Renaissance Condo (Building 1C)	Multi-Family	New	28 units

Legend

- 2010
- 2018
- CITY LIMITS (2011)
- CITY LIMITS (2024)

Flagler County

Volusia County

Plantation Oaks Blvd

Airport Rd (C.R. 2813)

Tymber Creek Rd (C.R. 2813)

Williamson Blvd (C.R. 4009)

Clyde Morris Blvd (C.R. 483)

N. Beach St (C.R. 4011)

S. Beach St (C.R. 4011)

Hand Ave

S. Center St

Halifax River

Atlantic Ocean

A1A

1

5A

40

95

N

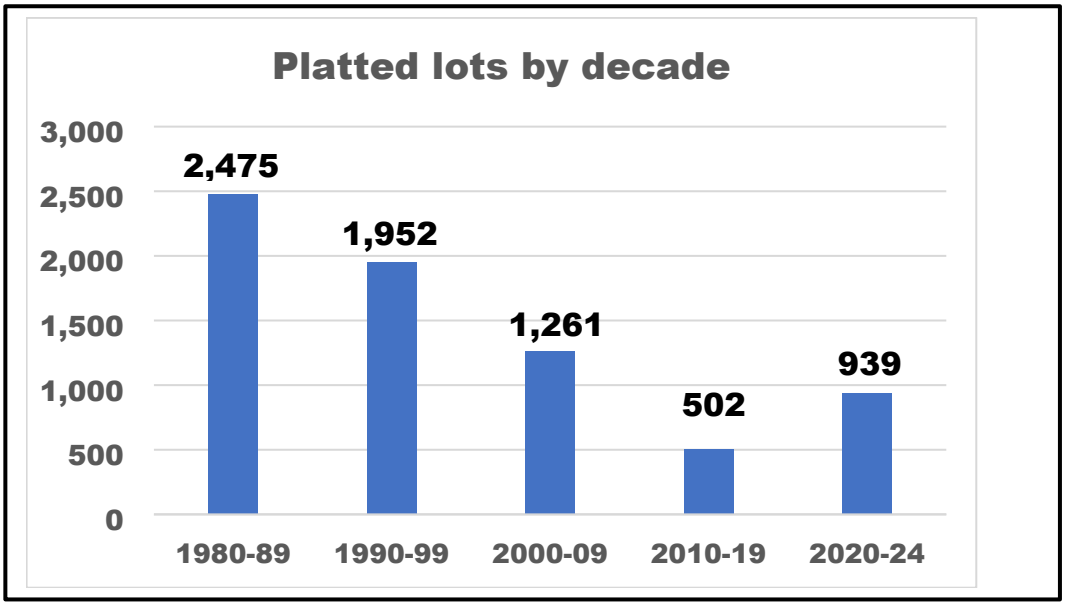
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Prepared By: City of Ormond Beach G.I.S. Department - August 26, 2024

Residential Development, Platted Lots

By the numbers:

- 1980-1989, 2,475 lots platted.
- 1990-1999, 1,952 lots platted.
- 2000-2009, 1,261 lots platted.
- 2010-2019, 502 lots platted.
- 2020-2024, 569 lots platted.



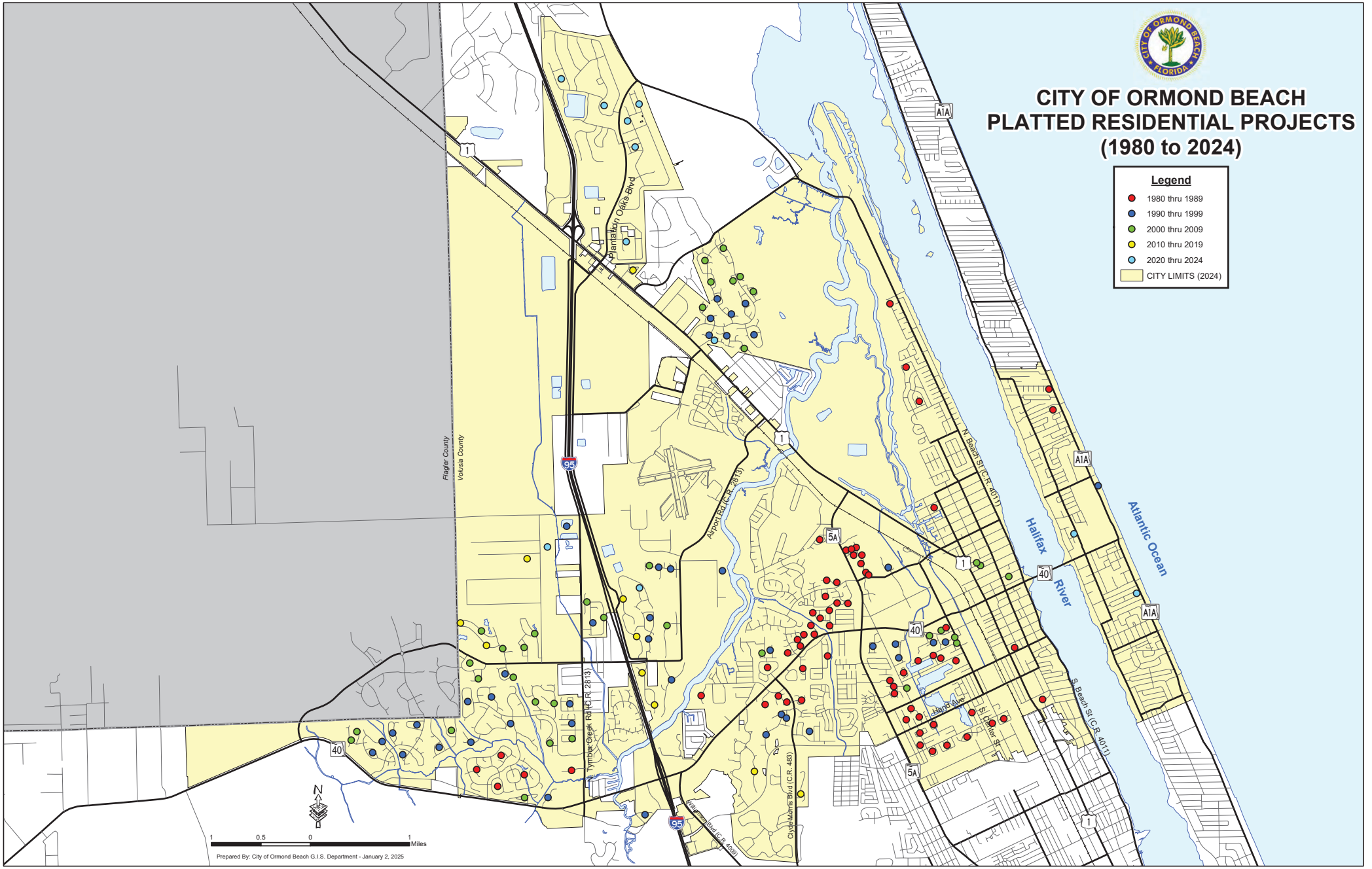
Subdivision construction requires platting (preliminary and final plats). Final plats are approved by the city and recorded with the Volusia County Clerk of the Court. After recording a final plat, the platted lots can be sold, and residential units can be constructed. The platted lots provide an inventory of available lots to be constructed with a building permit.

2010-2019:

No residential plats were recorded from 2010 to 2013. The River Oaks subdivision (101 lots) was platted in 2014 and 2016, and the Deer Creek subdivision (98 lots) was platted in 2015 and 2016. The annexed lands of the Chelsea Place subdivision (65 lots) and the Gardens at Addison Oaks (72 townhome lots) were recorded in 2017. The city-approved planned developments of the Pineland subdivision (114 for 3 phases) and Cypress Trail subdivision (48 lots) were recorded in 2019.

2020-2024:

In 2020, the Pellicer subdivision (5 lots) was recorded. The continued buildout of the Pineland subdivision (78 lots in phases 4 and 5) and the Ormond Grande townhome subdivision (60 lots) were recorded in 2021. In 2023, the Cupola at Oceanside townhome project (12 lots) and the first two subdivisions within Plantation Oaks, Fountain View, Phase 1 (121 lots), and Archer's Mill, Phase 1 (94 lots) were recorded. The following subdivisions were recorded in 2024: RidgeHaven subdivision (286 lots) Archer's Mill, Phase 2 (68 lots), Fountain View, Phase 1B (137 lots) and Archer's Mill, Phase 6 (78 lots). To date, a total of 939 residential lots have been platted from 2020 to 2024.


CITY OF ORMOND BEACH
PLATTED RESIDENTIAL PROJECTS
(1980 to 2024)
Legend
1980 thru 1989
1990 thru 1999
2000 thru 2009
2010 thru 2019
2020 thru 2024
CITY LIMITS (2024)
Flagler County
Volusia County
Plantation Oaks Blvd
Airport Rd (C.R. 2813)
Tymber Creek Rd (C.R. 2813)
Clyde Morris Blvd (C.R. 483)
Williamson Blvd (C.R. 4009)
N Beach St (C.R. 4011)
S. Beach St (C.R. 4011)
Halifax River
Atlantic Ocean
Hand Ave
Silver St
A1A
1
5A
40
95
N
1 0.5 0 1 Miles
Prepared By: City of Ormond Beach G.I.S. Department - January 2, 2025

CITY OF ORMOND BEACH
PLATTED RESIDENTIAL PROJECTS
(1980 to 1989)

YEAR	MAP ID	PROJECT
1980	1	Ramble Wood Replat
1980	2	Arrowhead Village Replat
1980	3	Cherokee Trails Phase 2
1980	4	Lakebridge Subdivision
1980	5	Oak Forest Subdivision Phase 5
1980	6	Winding Woods Unit 1
1980	7	Arrowhead Village Unit 2
1980	8	Northbrook Unit 5
1980	9	Sherris Subdivision
1980	10	Northbrook Unit 6
1981	11	Park Place Phase 1
1981	12	Arbor Trails Tract 3
1981	13	Stratford Place
1982	14	Lakevue Tract 6A
1982	15	Ormond Tomoka Subdivision
1982	16	Ormond Washington Subdivision
1982	17	Trails - South Forty Subdivision Phase 1
1982	18	Wildwood Villas Phase 1
1982	19	Arrowhead Village Phase 3
1982	20	Arbor Oaks Tract 4
1982	21	Lakevue Tract 6B
1983	22	Sawtooth Subdivision
1983	23	Wildwood Villas Phase 2
1983	24	Stratford Place South
1983	25	Park Place Phase 2
1984	26	Trails - South Forty Subdivision Phase 2
1984	27	Trails - North Forty Subdivision
1984	28	Misners Branch at Winding Woods Phase 5A
1984	29	Brookwood Subdivision 3rd Addition
1984	30	Charleston Square Subdivision
1984	31	Trails - South Forty Subdivision Unit 3A
1984	32	Hickory Village
1984	33	Arbor Oaks Tract 5
1984	34	Brooke Station
1985	35	Winding Woods Unit 2
1985	36	Fox Hollow Subdivision
1985	37	Tidewater Subdivision
1986	38	Rocky Ridge Villas
1986	39	Hunters Run at Lakebridge
1986	40	Breakaway Trails Phase 1 Unit 1
1986	41	Breakaway Trails Phase 1 Unit 2
1986	42	The Crossings
1986	43	Hammock Trace Subdivision Unit 1
1986	43	Fox Hollow Subdivision Phase 2
1987	44	Oak Brook Subdivision
1987	45	Carriage Creek at Breakaway Trails
1987	46	Winding Woods Unit 3
1987	47	Winding Woods Unit 4
1987	48	Arroyo Oaks Subdivision
1987	49	Hammock Trace Subdivision Unit 2
1987	50	Alden Shores
1987	51	Alsaw Subdivision
1987	52	Breakaway Trails Phase 2
1987	53	Aston Park Subdivision
1988	54	Sandy Lake Subdivision
1988	55	Misners Branch at Winding Woods Phase 5B
1988	56	Whispering Oaks Subdivision
1988	57	Moss Point Subdivision
1988	58	Hunters Run at Lakebridge Replat
1989	59	Fernwood Subdivision
1989	60	Sailors Row Subdivision
1989	61	Harbour Lights Subdivision
1989	62	Park Ridge
1989	63	Lake Walden Cove
1989	64	Ocean Village Villas
1989	65	Castlegate Subdivision
1989	66	Talaquah Subdivision

Legend

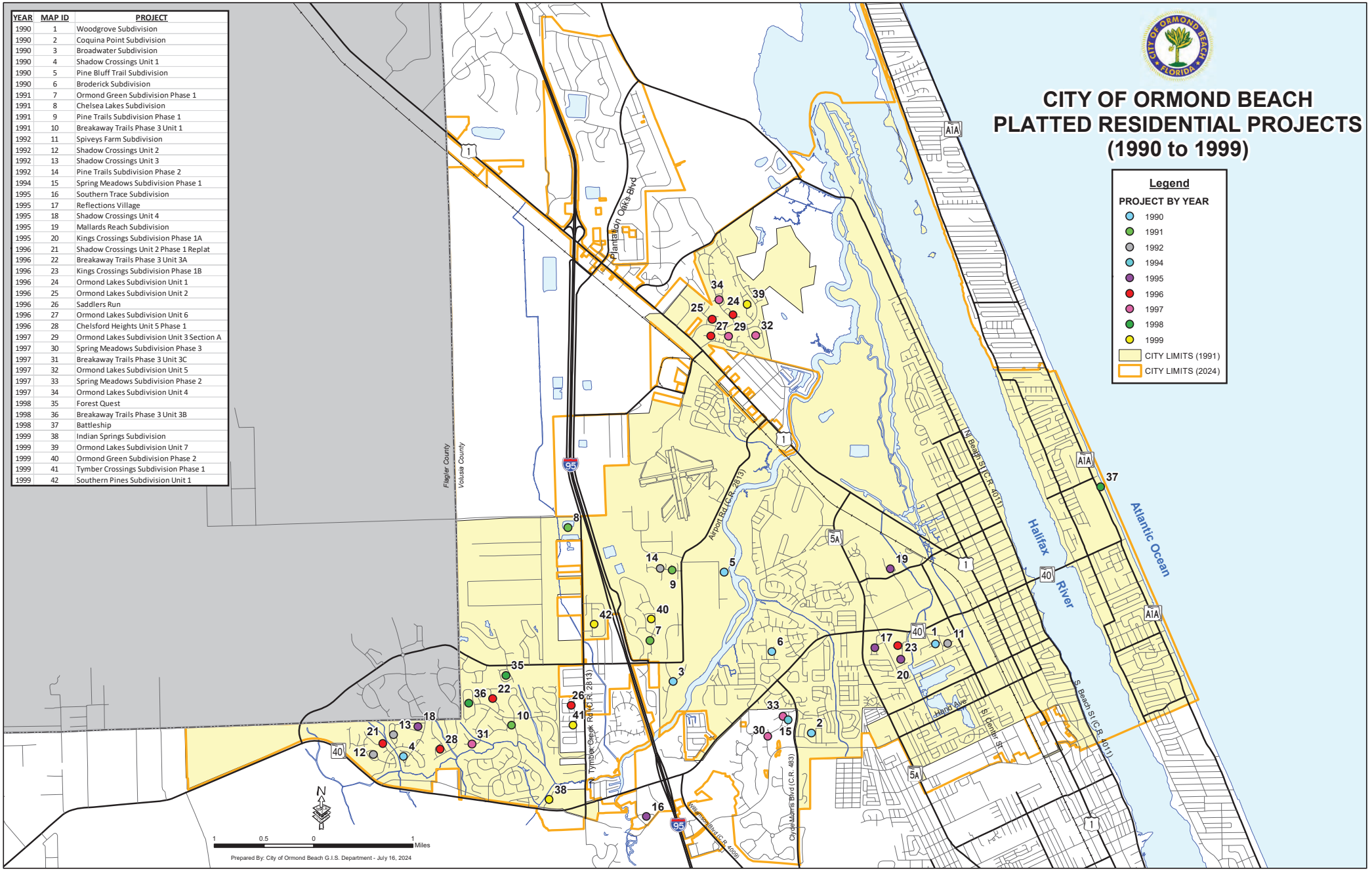
PROJECT BY YEAR
- 1980
- 1981
- 1982
- 1983
- 1984
- 1985
- 1986
- 1987
- 1988
- 1989

CITY LIMITS (1981)
CITY LIMITS (2024)

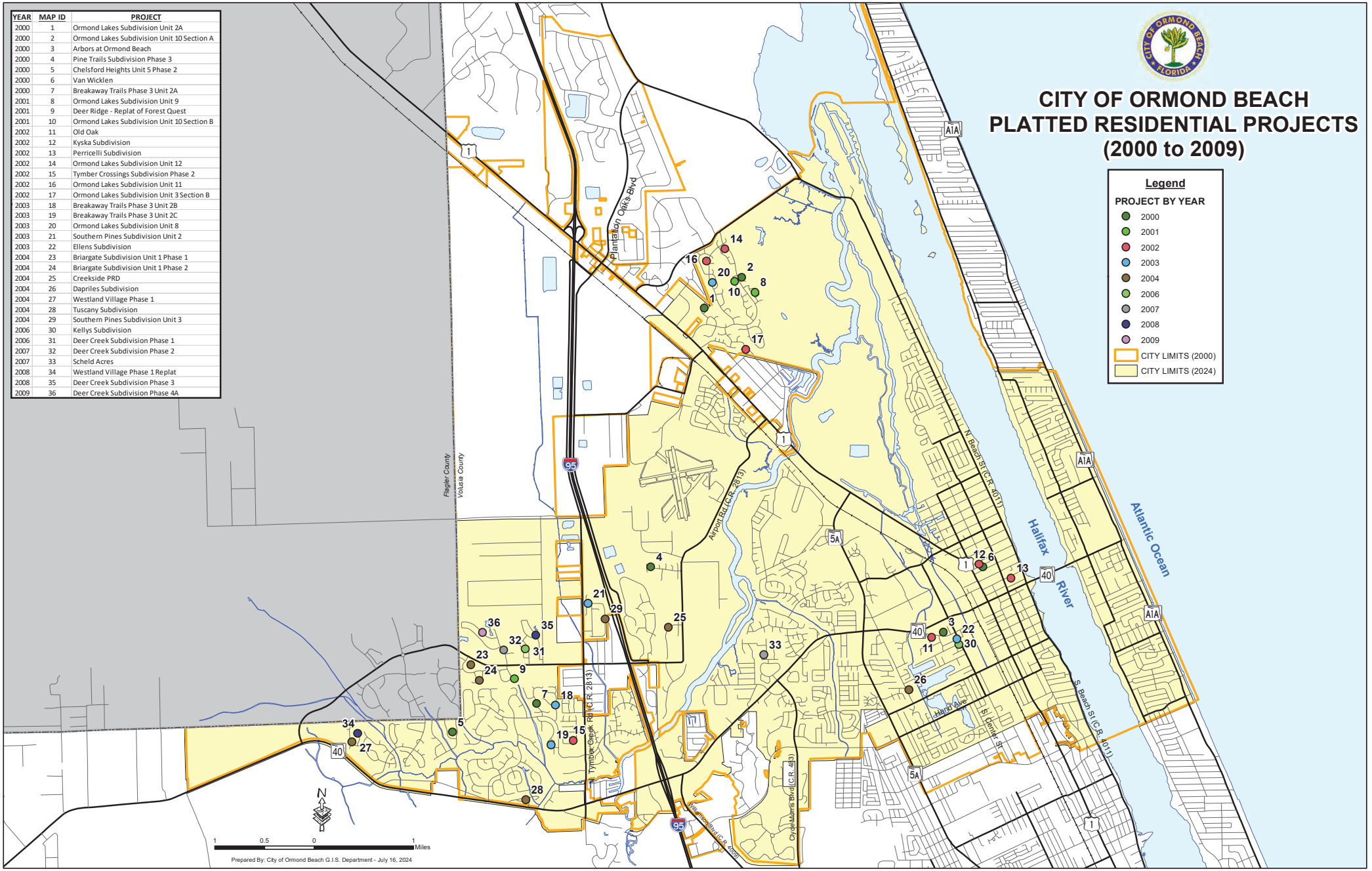
Flagler County
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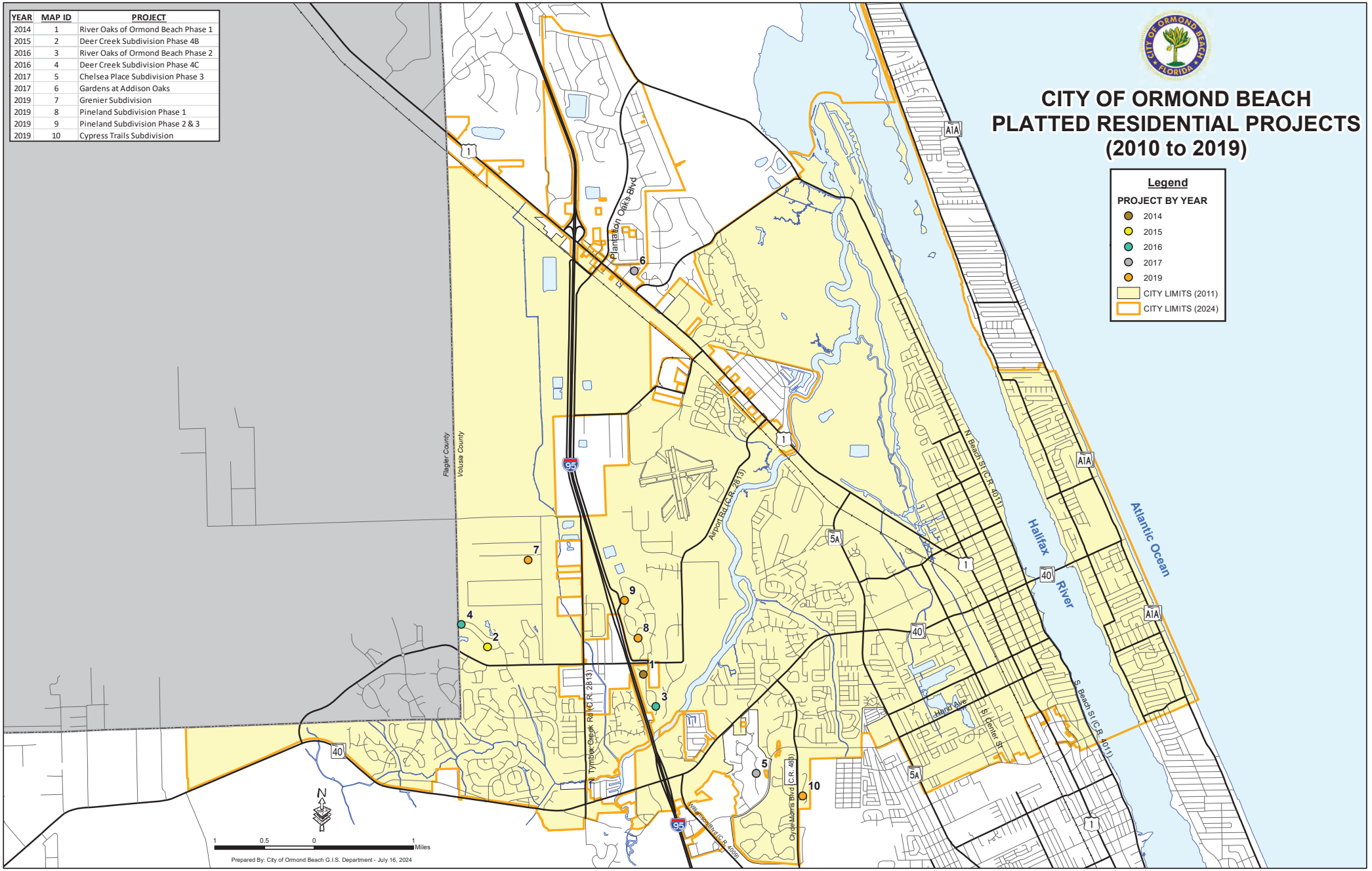
Prepared By: City of Ormond Beach G.I.S. Department - July 16, 2024



YEAR	MAP ID	PROJECT
1990	1	Woodgrove Subdivision
1990	2	Coquina Point Subdivision
1990	3	Broadwater Subdivision
1990	4	Shadow Crossings Unit 1
1990	5	Pine Bluff Trail Subdivision
1990	6	Broderick Subdivision
1991	7	Ormond Green Subdivision Phase 1
1991	8	Chelsea Lakes Subdivision
1991	9	Pine Trails Subdivision Phase 1
1991	10	Breakaway Trails Phase 3 Unit 1
1992	11	Spiveys Farm Subdivision
1992	12	Shadow Crossings Unit 2
1992	13	Shadow Crossings Unit 3
1992	14	Pine Trails Subdivision Phase 2
1994	15	Spring Meadows Subdivision Phase 1
1995	16	Southern Trace Subdivision
1995	17	Reflections Village
1995	18	Shadow Crossings Unit 4
1995	19	Mallards Reach Subdivision
1995	20	Kings Crossings Subdivision Phase 1A
1996	21	Shadow Crossings Unit 2 Phase 1 Replat
1996	22	Breakaway Trails Phase 3 Unit 3A
1996	23	Kings Crossings Subdivision Phase 1B
1996	24	Ormond Lakes Subdivision Unit 1
1996	25	Ormond Lakes Subdivision Unit 2
1996	26	Saddlers Run
1996	27	Ormond Lakes Subdivision Unit 6
1996	28	Chelsford Heights Unit 5 Phase 1
1997	29	Ormond Lakes Subdivision Unit 3 Section A
1997	30	Spring Meadows Subdivision Phase 3
1997	31	Breakaway Trails Phase 3 Unit 3C
1997	32	Ormond Lakes Subdivision Unit 5
1997	33	Spring Meadows Subdivision Phase 2
1997	34	Ormond Lakes Subdivision Unit 4
1998	35	Forest Quest
1998	36	Breakaway Trails Phase 3 Unit 3B
1998	37	Battleship
1999	38	Indian Springs Subdivision
1999	39	Ormond Lakes Subdivision Unit 7
1999	40	Ormond Green Subdivision Phase 2
1999	41	Tymber Crossings Subdivision Phase 1
1999	42	Southern Pines Subdivision Unit 1

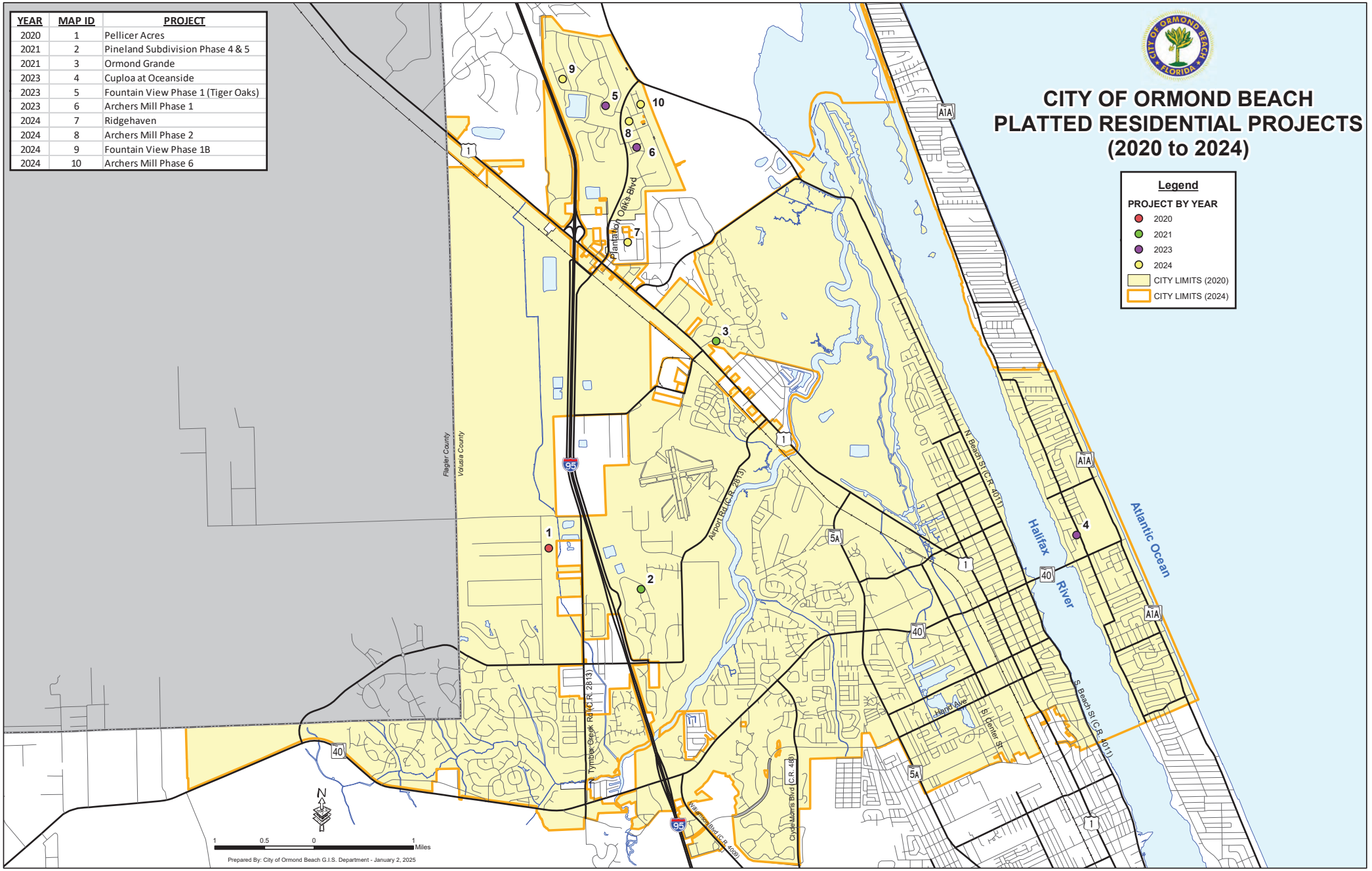


YEAR	MAP ID	PROJECT
2000	1	Ormond Lakes Subdivision Unit 2A
2000	2	Ormond Lakes Subdivision Unit 10 Section A
2000	3	Arbors at Ormond Beach
2000	4	Pine Trails Subdivision Phase 3
2000	5	Chelsford Heights Unit 5 Phase 2
2000	6	Van Wicklen
2000	7	Breakaway Trails Phase 3 Unit 2A
2001	8	Ormond Lakes Subdivision Unit 9
2001	9	Deer Ridge - Replat of Forest Quest
2001	10	Ormond Lakes Subdivision Unit 10 Section B
2002	11	Old Oak
2002	12	Kyska Subdivision
2002	13	Perricelli Subdivision
2002	14	Ormond Lakes Subdivision Unit 12
2002	15	Tymber Crossings Subdivision Phase 2
2002	16	Ormond Lakes Subdivision Unit 11
2002	17	Ormond Lakes Subdivision Unit 3 Section B
2003	18	Breakaway Trails Phase 3 Unit 2B
2003	19	Breakaway Trails Phase 3 Unit 2C
2003	20	Ormond Lakes Subdivision Unit 8
2003	21	Southern Pines Subdivision Unit 2
2003	22	Ellens Subdivision
2004	23	Briargate Subdivision Unit 1 Phase 1
2004	24	Briargate Subdivision Unit 1 Phase 2
2004	25	Creekside PRD
2004	26	Dapriles Subdivision
2004	27	Westland Village Phase 1
2004	28	Tuscany Subdivision
2004	29	Southern Pines Subdivision Unit 3
2006	30	Kellys Subdivision
2006	31	Deer Creek Subdivision Phase 1
2007	32	Deer Creek Subdivision Phase 2
2007	33	Scheld Acres
2008	34	Westland Village Phase 1 Replat
2008	35	Deer Creek Subdivision Phase 3
2009	36	Deer Creek Subdivision Phase 4A



YEAR	MAP ID	PROJECT
2014	1	River Oaks of Ormond Beach Phase 1
2015	2	Deer Creek Subdivision Phase 4B
2016	3	River Oaks of Ormond Beach Phase 2
2016	4	Deer Creek Subdivision Phase 4C
2017	5	Chelsea Place Subdivision Phase 3
2017	6	Gardens at Addison Oaks
2019	7	Grenier Subdivision
2019	8	Pineland Subdivision Phase 1
2019	9	Pineland Subdivision Phase 2 & 3
2019	10	Cypress Trails Subdivision

YEAR	MAP ID	PROJECT
2020	1	Pellicer Acres
2021	2	Pineland Subdivision Phase 4 & 5
2021	3	Ormond Grande
2023	4	Cuploa at Oceanside
2023	5	Fountain View Phase 1 (Tiger Oaks)
2023	6	Archers Mill Phase 1
2024	7	Ridgehaven
2024	8	Archers Mill Phase 2
2024	9	Fountain View Phase 1B
2024	10	Archers Mill Phase 6



Ormond Beach platted residential subdivisions

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
1980	1	Ramble Wood Replat	37, Page 17	40	7.31	July 14, 1980
	2	Arrowhead Village Replat	37, Page 10	40	6.84	July 16, 1980
	3	Cherokee Trails, Phase 2	37, Page 19	28	5.41	July 22, 1980
	4	Lakebridge	37, Pages 24&25	Tracts	59.99	August 1, 1980
	5	Oak Forest, Phase 5	37, Page 28	13	3.98	August 13, 1980
	6	Winding Woods, Unit 1	37, Pages 80-81	34	8.78	October 21, 1980
	7	Arrowhead Village, Unit 2	37, Pages 82 & 83	41	8.43	October 27, 1980
	8	Northbrook, Unit 5	37, Page 84	57	15.64	October 29, 1980
	9	Sherris	37, Page 108	20	5.51	November 19, 1980
	10	Northbrook, Unit 6	37, Page 114	44	14.13	December 1, 1980
			TOTAL:	**317**	**136.02**	
1981	11	Park Place, Phase 1	37, Page 169	45	6.88	April 21, 1981
	12	Arbor Trails, Tract 3	37, Pages 170-171	33	2.97	April 22, 1981
	13	Stratford Place	38, Page 34	31	9.54	September 1, 1981
			TOTAL:	**109**	**19.39**	
1982	14	Lakevue, Tract 6A	38, Page 98	50	3.31	March 17, 1982
	15	Ormond Tomoka	38, Page 128	10	3.12	May 14, 1982
	16	Ormond Washington	38, Page 129	5	1.70	May 14, 1982
	17	Trails, South Forty, Phase 1	38, Pages 134-135	46	28.76	June 15, 1982
	18	Wildwood Villas, Phase 1	38, Page 154	14	3.27	August 17, 1982
	19	Arrowhead Village, Phase 3	38, Page 167	22	4.59	October 13, 1982
	20	Arbor Oaks, Tract 4	38, Pages 169&170	29	2.64	November 1, 1982
	21	Lakevue, Tract 6B	38, Page 178	33	3.31	December 12, 1982
			TOTAL:	**209**	**50.70**	
1983	22	Sawtooth	38, Page 186	52	15.02	February 4, 1983
	23	Wildwood Villas, Phase 2	39, Pages 38 & 39	25	4.95	June 9, 1983
	24	Stratford Place South	39, Pages 61 & 62	35	10,22	September 1, 1983
	25	Park Place, Phase 2	39, Page 101	50	7.12	September 6, 1983
			TOTAL:	**162**	**27.09**	
1984	26	Trails South Forty, Phase 2	39, Page 107	40	8.83	January 12, 1984
	27	Trails North Forty	39, Pages 112-117	148	38.64	January 20, 1984
	28	Misner's Branch @ Winding Wood	39, Pages 120-121	22	3.16	February 10, 1984
	29	Brookwood, 3rd addition	39, Page 152	17	10.51	April 1984
	30	Charleston Square	39, Pages 155 &156	53	19.58	April 13, 1984
	31	South Forty, Unit 3A	39, Page 157 &158	12	2.61	April 23, 1984
	32	Hickory Village	39, Page 168	61	15.26	May 18, 1984
	33	Arbor Lakes, Tract 5	39, Page 182	35	3.00	June 14, 1984
	34	Brooke Station	40, Page 7	15	4.81	August 29, 1984
			TOTAL:	**403**	**106.40**	
1985	35	Winding Woods, Unit 2	40, Pages 69-70	23	6.09	February 6, 1985
	36	Fox Hollow	40, Pages 144-145	40	13.49	July 26, 1985
	37	Tidewater	40, Page 174	15	29.97	December 9, 1985
			TOTAL:	**78**	**49.55**	
1986	38	Rock Ridge Villas	40, Page 85	7	1.57	March 26, 1985
	39	Hunter's Run at Lakebridge	40, Pages 197 & 198	29	3.58	January 14, 1986
	40	Breakaway Trails Ph 1 Unit 1	41, Pages 29-32	120	104.36	April 19, 1986
	41	Breakaway Trails Ph 1 Unit 2	41, Pages 33 &34	76	60.26	April 19, 1986
	42	The Crossings	41, Page 64	36	14.66	August 21, 1986
	43	Hammock Trace, Unit 1	41, Page 65	31	9.45	September 2, 1986
	43	Fox Hollow, Phase 2	41, Page 95	21	7.60	December 16, 1986
			TOTAL:	**320**	**201.49**	

Ormond Beach platted residential subdivisions

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
1987	44	Oak Brook	41, Page 117	30	9.59	February 4, 1987
	45	Carriage Creek at Breakaway Tra	41-119/120	73	30.92	February 10, 1987
	46	Winding Woods, Unit 3	41, Pages 122 & 123	18	5.61	February 20, 1987
	47	Winding Woods, Unit 4	41, Pages 124 & 125	21	8.50	February 20, 1987
	48	Arroyo Oaks	41, Page 143	6	2.05	May 18, 1987
	49	Hammock Trace, Unit 2	41, Page 144	19	5.04	May 20, 1987
	50	Alden Shores	41, Page 153	9	2.86	June 22, 1987
	51	Alsaw	41, Page 165	6	2.54	July 22, 1987
	52	Breakaway Trails Ph 2	41, Pages 185 & 187	97	73.84	October 23, 1987
	53	Aston Park	41, Page 188	32	9.70	October 23, 1987
			TOTAL:	**311**	**150.65**	
1988	54	Sandy Lake	42, Page 14	14	4.15	January 13, 1988
	55	Misner's Branch @ Winding Woods Ph 5B	42, Page 18	9	7.00	January 27, 1988
	56	Whispering Oaks	42, Pages 25 & 26	16	5.80	March 11, 1988
	57	Moss Point	42, Pages 99 &100	19	28.82	October 20, 1988
	58	Hunter's Run at Lakebridge replat	42, Page 101	18	1.26	October 25, 1988
			TOTAL:	**76**	**47.03**	
1989	59	Fernwood	42, Page 118	12	2.96	January 6, 1989
	60	Sailors Row	42, Page 119	13	3.30	January 6, 1989
	61	Harbour Lights	42, Page 143	26	6.42	March 16, 1989
	62	Park Ridge	42, Page 167	70	23.56	May 3, 1989
	63	Lake Walden Cove	42, Pages 175 & 176	22	8.70	May 19, 1989
	64	Ocean Village Villas	42, Pages 192-197	245	39.82	June 28, 1989
	65	Castlegate	42, Page 199	33	11.45	July 3, 1989
	66	Talaquah	43, Page 12	69	22.58	September 11, 1989
			TOTAL:	**490**	**118.79**	
			TOTAL, 1980-1989	**2,475**	**907.10**	2.728

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
1990	1	Woodgrove	43, Page 39	25	6.54	January 3, 1990
	2	Coquina Point	43, Pages 40 & 41	109	57.33	January 11, 1990
	3	Broadwater	43, Pages 60 & 61	60	120.33	March 19, 1990
	4	Shadow Crossings, Unit 1	43, Pages 77-81	108	81.44	April 24, 1990
	5	Pine Bluff Trail	43, Pages 83 & 84	5	25.43	May 14, 1990
	6	Broderick	43, Pages 106 & 107	15	15.07	September 6, 1990
			TOTAL:	**322**	**306.14**	
1991	7	Ormond Green, Phase 1	43, Pages 151-152	50	32.25	April 3, 1991
	8	Chelsea Lakes	43, Page 168	3	10.00	April 24, 1991
	9	Pine Trails, Phase 1	43, Page 194	46	20.49	October 24, 1991
	10	Breakaway Trails Ph 3 Unit 1	44, Pages 1 - 7	200	170.03	December 18, 1991
			TOTAL:	**299**	**232.77**	
1992	11	Spiveys' Farms	44, Page 35	19	5.33	August 31, 1992
	12	Shadow Crossings, Unit 2	44, Pages 49-52	77	79.73	September 16, 1992
	13	Shadow Crossings, Unit 3	44, Pages 53-55	52	32.93	September 16, 1992
	14	Pine Trails, Phase 2	44, Pages 72	24	8.95	December 29,1992
			TOTAL:	**172**	**126.94**	
1993		None				
			TOTAL:	0	0.00	
1994	15	Spring Meadows, Phase 1	44, Pages 128-129	28	77.36	May 16, 1994
			TOTAL:	**28**	**77.36**	

Ormond Beach platted residential subdivisions

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
1995	16	Southern Trace	44, Pages 200 & 201	24	11.08	February 28, 1995
	17	Reflections Village	45, Pages 33 & 34	60	15.97	June 19, 1995
	18	Shadow Crossings, Unit 4	45, Pages 44 & 45	54	26.34	August 24, 1995
	19	Mallards Reach	45, Pages 46 & 47	35	65.52	August 24, 1995
	20	Kings Crossings, Phase 1A	45, Pages 61 & 62	34	19.07	September 28, 1995
			TOTAL:	**207**	**137.98**	
1996	21	Shadow Crossings, Unit 2, Phase 1 Replat	45, Page 90	No new lots		January 4, 1996
	22	Breakaway Trails Ph 3 Unit 3A	45, Pages 94-96	83	43.85	January 11, 1996
	23	Kings Crossings, Phase 1B	45, Pages 110 &111	31	9.57	March 15, 1996
	24	Ormond Lakes, Unit 1	45, Pages 126-129	39	69.66	May 31, 1996
	25	Ormond Lakes, Unit II	45, Page 155	34	13.50	July 31, 1996
	26	Saddlers Run	45, Page 156	70	29.63	August 2, 1996
	27	Ormond Lakes, Unit VI	45, Pages 179-180	26	8.88	December 10, 1996
	28	Chelsford Heights, unit 5, Phase 1	45, Pages 181-183	45	60.68	December 10, 1996
			TOTAL:	**328**	**235.77**	
1997	29	Ormond Lakes, Unit III, Section A	45, Pages 200-201	41	17.42	January 28, 1997
	30	Spring Meadows, Phase 3	46, Pages 27-28	50	Included in Ph 1	March 25, 1997
	31	Breakaway Trails Ph 3 Unit 3C	46, Pages 77 & 78	26	27.98	July 9, 1997
	32	Ormond Lakes, Unit V	46, Pages 74-76	63	53.66	August 20, 1997
	33	Spring Meadows, Phase 2	45, Pages 192-193	29	Included in Ph 1	January 17, 1997
	34	Ormond Lakes, Unit IV	46, Pages 83	43	19.34	September 18, 1997
			TOTAL:	**252**	**118.40**	
1998	35	Forest Quest	46, Page 170	49	32.83	June 24, 1998
	36	Breakaway Trails Ph 3 Unit 3B	46, Pages 173 & 174	77	42.07	July 31, 1998
	37	Battleship	47, Page 2	3	2.00	November 9, 1998
			TOTAL:	**129**	**76.90**	
1999	38	Indian Springs	47, Pages 10 -11	20	21.56	January 15, 1999
	39	Ormond Lakes, Unit VII	47, Pages 29-30	50	26.03	March 5, 1999
	40	Ormond Green, Phase 2	47, Page 102	44	17.78	October 15, 1999
	41	Tymber Crossings, Phase 1	47, Pages 111-112	70	31.04	November 1, 1999
	42	Southern Pines, Unit 1	47, Page 121	31	26.27	November 8, 1999
			TOTAL:	**215**	**122.68**	
			TOTAL, 1990-1999	**1,952**	**1,434.94**	

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
2000	1	Ormond Lakes, Unit II-A	47, Pages 136 &137	33	15.04	February 18, 2000
	2	Ormond Lakes, Unit X, Section A	47, Pages 138 &139	21	11.70	March 7, 2000
	3	Abors at Ormond Beach	47, Page 148	2	3.07	April 3, 2000
	4	Pine Trails, Phase 3	47, Pages 158-159	20	15.03	May 12, 2000
	5	Chelsford Heights, Unit 5, Phase 2	47, Pages 160 & 161	36	37.39	May 16, 2000
	6	Van Wicklen	47, Page 192	2	0.63	September 8, 2000
	7	Breakaway Trails Ph 3 Unit 2A	47, Pages 193- 197	78	42.50	September 8, 2000
			TOTAL:	**192**	**125.36**	
2001	8	Ormond Lakes, Unit IX	48, Pages 65-66	44	20.94	March 12, 2001
	9	Deer Ridge - Replat of Forest Quest	48, Page 87	3	0.74	April 25, 2001
	10	Ormond Lakes, Unit X, Section B	48, Page 131	17	8.93	September 25, 2001
			TOTAL:	**64**	**30.61**	

Ormond Beach platted residential subdivisions

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
2002	11	Old Oak	48, Page 167	2	3.39	January 7, 2002
	12	Kyska	48, Page 185	4	0.70	February 27, 2002
	13	Perricelli	48, Page 190	2	0.87	March 18, 2002
	14	Ormond Lakes, Unit XII	49, Pages 34-37	44	35.83	July 16, 2002
	15	Tymber Crossings, Phase 2	49, Pages 78-79	44	17.86	October 18, 2002
	16	Ormond Lakes, Unit XI	49, Pages 92-93	75	36.80	November 23, 2002
	17	Ormond Lakes, Unit III, Section B	49, Pages 94-95	39	16.67	November 23, 2002
			TOTAL:	**210**	**112.12**	
2003	18	Breakaway Trails Ph 3 Unit 2B	49-Pages 122/125	81	32.79	February 11, 2003
	19	Breakaway Trails Ph 3 Unit 2C	49-Pages 180 -186	73	85.55	May 14, 2003
	20	Ormond Lakes, Unit VIII	49, Pages 195-196	37	45.62	May 30, 2003
	21	Southern Pines, Unit 2	50, Page 45	47	25.87	August 13, 2003
	22	Ellen's	50, Page 69	3	0.60	October 20, 2003
			TOTAL:	**241**	**190.43**	
2004	23	Briargate, Unit 1, Phase 1	50, pages 119-120	42	45.71	February 13, 2004
	24	Briargate, Unit 1, Phase 2	50, pages 121-122	29	10.39	February 13, 2004
	25	Creekside PRD	50, Pages 192-197	66	58.56	May 13, 2004
	26	Daprile's	51, Page 29	3	0.64	July 14, 2004
	27	Westland Village, Phase 1	51, Pages 34-36	48	33.86	August 3, 2004
	28	Tuscany	51, Pages 46-49	52	24.52	June 18, 2004
	29	Southern Pines, Unit 3	51, Pages 88-89	61	21.02	November 19, 2004
			TOTAL:	**301**	**194.70**	
2005		None				
			TOTAL:	**0**	**0.00**	
2006	30	Kelly's Subdivision	52, Page 136	3	0.70	January 19, 2006
	31	Deer Creek, Phase 1	54, Pages 12-23	48	238.39	December 22, 2006
			TOTAL:	**51**	**239.09**	
2007	32	Deer Creek, Phase 2	54, Pages 167-171	62	Part of DC, Ph 1	November 28, 2007
	33	Scheld Acres	54, Pages 124 & 125	3	3.00	June 12, 2007
			TOTAL:	**65**	**3.00**	
2008	34	Westland Village, Phase 1 Replat	55, Pages 4&5	No new lots	No new lots	
	35	Deer Creek, Phase 3	54, Pages 185-189	89	Part of DC, Ph 1	February 13, 2008
			TOTAL:	**89**	**0.00**	
2009	36	Deer Creek, Phase 4A	55, Pages 93-100	48	Part of DC, Ph 1	December 29, 2009
			TOTAL:	**48**	**0.00**	
			TOTAL, 2000-2009	**1,261**	**895.31**	

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
2010		None				
			TOTAL:	**0**	**0.00**	
2011		None				
			TOTAL:	**0**	**0.00**	
2012		None				
			TOTAL:	**0**	**0.00**	
2013		None				
			TOTAL:	**0**	**0.00**	

Ormond Beach platted residential subdivisions

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
2014	1	River Oaks of Ormond Beach, Phase 1	56, Pages 80-81	47	25.01	June 16, 2014
			TOTAL:	**47**	**25.01**	
2015	2	Deer Creek, Phase 4B	56, Pages 127-130	49	Part of DC, Ph 1	March 17, 2015
			TOTAL:	**49**	**0.00**	
2016	3	River Oaks of Ormond Beach, Phase 2	57, Pages 123-126	54	33.26	October 19, 2016
	4	Deer Creek, Phase 4C	57, Pages 109-110	49	Part of DC, Ph 1	June 21, 2016
			TOTAL:	**103**	**33.26**	
2017	5	Chelsea Place, Phase 3	58, Pages 11-17	65	56.47	March 17, 2017
	6	Gardens at Addison Oaks	58, Pages 129	72	10.87	December 13, 2017
			TOTAL:	**137**	**67.34**	
2018		None				
			TOTAL:	0	0.00	
2019	7	Grenier Subdivision	60, Pages 92 & 93	4	20.00	May 8, 2019
	8	Pineland, Phase 1	60, Pages 113-117	44	22.58	June 14, 2019
	9	Pineland Phases 2&3	60, Pages 118-123	70	42.96	June 14, 2019
	10	Cypress Trail	60, Pages 143-146	48	28.65	August 1, 2019
			TOTAL:	**166**	**114.19**	
			TOTAL, 2010-2019	**502**	**239.80**	

Year	#	Plat Name	Map Book/Page	Units	Acreage	Recording Date
2020	1	Pellicer	61, Pages 173 & 174	5	25.00	September 25, 2020
			TOTAL:	**5**	**25.00**	
2021	2	Pineland, Phases 4 & 5	62, Pages 91-99	78	80.54	March 18, 2021
	3	Ormond Grande	62, 140-145	60	11.86	July 16, 2021
			TOTAL:	**138**	**92.4**	
2022		None				
			TOTAL:	**0**	**0**	
2023	4	Cupola at Oceanside	64, Pages 139-140	12	1.48	March 13, 2023
	5	Fountain View, Phase 1 (Tiger Oaks)	65, Pages 56-66	121	100.92	August 25, 2023
	6	Archer's Mill, Phase 1	65, Pages 141-147	94	42.38	November 3, 2024
			TOTAL:	**227**	**144.78**	
2024	7	RidgeHaven	66, Pages 26-43	286	103.45	June 5, 2024
	8	Archer's Mill, Phase 2	66, Pages 54-58	68	25.53	August 19, 2024
	8	Fountain View, Phase 1B	66, 75-85	137	77.91	September 9, 2024
	10	Archer's Mill, Phase 6	66, 154-159	78	46.54	December 30, 2024
			TOTAL:	**569**	**253.43**	
			TOTAL, 2020-2024	**939**	**516**	

Permitted Development Projects, 2010 to 2024

By the numbers: Type of development projects permitted by category:

Type of Use	2010-2019, Number of Projects	2010-2019 Square Feet or Units	2020-2024, Number of Projects	2020-2024 Square Feet or Units
Commercial	38	217,725	15	98,850
House of Worship	2	72,585	0	NA
Industrial	15	353,408	16	567,982
Infrastructure, commercial	1	NA	1	NA
Institutional	11	62,240	8	145,380
Multi-Family	3	212 units	0	NA
Office	8	179,230	3	20,348
Parking/ RV & Boat Storage	6	NA	1	NA
Residential (single-family/townhouses)	5	455	16	1,716
Telecommunication Towers	2	NA	0	NA
Transient Lodging	1	124 units	1	125 units

Note: The information in the table above and in the information below are all permitted developments. No approved development that has not been constructed are included.

Commercial: This includes uses such as retail sales, restaurants, restaurants with drive-thru, convenience gas stations, and banks.

2010-2019:

1. There were new and re-constructed gas stations, including (a) RaceTrac (1670 West Granada Boulevard), (b) Wawa (600 West Granada Boulevard), (c) Sunoco's (1546 West Granada Boulevard, 3 North Yonge, and 460 South Atlantic Avenue).
2. The Shoppes on Granada, 1254 through 1298 West Granada Boulevard, developed new retail uses, including an Aldi and a Starbucks.
3. A number of restaurants were constructed, including (a) Jimmy Johns (300 West Granada Boulevard), (b) Zaxby's (1287 West Granada Boulevard), (c) Maria Bonita expansion (196 West Granada Boulevard), (d) Hull's Seafood expansion (111 West Granada Boulevard), (e) Pumphouse redevelopment (124 West Granada Boulevard), and (f) Dunkin' Donuts redevelopment (1535 N. U.S. Highway 1).

4. Several banks were constructed, including (a) Chase Bank (75 Shadow Lakes Boulevard), (b) Vystar Credit Union (1301 West Granada Boulevard), and Chase Bank redevelopment (1520 West Granada Boulevard).
5. Multiple properties were redeveloped, including (a) CVS (790 West Granada Boulevard), Dollar General (1545 N. US Highway 1), Starbucks (125 East Granada Boulevard), and Surf Style (600 West Granada Boulevard).

2020-2024:

1. Redevelopments: Publix reconstruction (220 North Nova Road) and Ocean Club redevelopment (88 South Atlantic Avenue).
2. North US1 retail: Ace Hardware (1480 North U.S. Highway 1) new retail sales in the North US 1 corridor.
3. Granada Pointe: Culver's (655 West Granada Boulevard) and IHOP (675 West Granada Boulevard).

House of Worship: This category includes churches.

2010-2019:

Tomoka Christian Church (1450 Hand Avenue) constructed a new facility, and Salty Church (221 Vining Court) performed a significant expansion.

2020-2024:

No activity.

Industrial: This category includes warehousing, manufacturing, and other light industrial uses.

2010-2019:

1. S.R. Perrott (1280 N. U.S. Highway 1) constructed a new facility in 2013 and performed an expansion in 2019.
2. Airport Business Park: (a) E-LAB expansion (8 East Tower Circle), (b) Valiant Diners (15 West Tower Circle), (c) Concentrated Aloe (20 West Tower Circle).

2020-2024:

1. Indoor self-storage: (a) All-Aboard Storage (263 S. Nova Road), (b) All-Aboard Storage (Interchange Depot), (c) Stor-It (1405 N. U.S. Highway 1, and (d) Ormond Central (768 West Granada Boulevard).
2. Airport Business Park: (a) GPR1 (105 Runway Drive), (b) Valiant Diners (15 West Tower Circle, (c) Beach House Graphics (7 East Tower Circle).

Infrastructure, Commercial: This category includes a commercial subdivision where the property is cleared and graded and infrastructure, including stormwater, utilities, common roadways, and landscaping, is constructed.

2010-2019:

1. Granada Point: This project is at 600 West Granada Boulevard.

2020-2024:

1. Ormond Central: This project is at 768 West Granada Boulevard.

Institutional: This category includes public facilities such as parks, assisted living facilities, child care centers, and other governmental facilities.

2010-2019:

1. Ormond Beach park facilities: Andy Romano Beachfront Park (839 South Atlantic Avenue), the Sports Complex Field House (80 Doug Thomas Way), and the Environmental Discovery Center (601 Division Avenue) were constructed in this timeframe.
2. Assisted Living Facilities: Sarah House (30 Forest Court) and For Our Parents (495 Sterthaus Drive) were constructed.

2020-2024:

1. Assisted Living Facilities: Paradise Pointe (350 Clyde Morris Boulevard) and Revella (1211 West Granada Boulevard) were constructed.
2. Art Museum: performed a major redevelopment at 78 East Granada Boulevard.
3. Ormond Beach park facilities: South Ormond Neighborhood Center (176 Division) added a gymnasium.

Multifamily: This category includes multi-family developments.

2010-2019:

1. Madison Glen (570 Sterthaus Drive) – 96 units, senior housing.
2. Olive Grove (765 West Granada Boulevard) - 88 affordable/attainable housing units.
3. Ormond Renaissance Condominium (799 Sterthaus Drive) 28 units (one of ten buildings) – new multifamily.

2020-2024:

No activity.

Office: This category includes offices and medical offices.

2010-2019:

4. Security First (1001 Broadway Avenue) is the first development within Ormond Crossings.
5. Olive Grove (775 West Granada Boulevard) and Realty Pros (900 West Granada) constructed new office facilities.

2020-2024:

1. Complete Cardiology (1240 West Granada Boulevard) and Halifax Paving (860 Hull Road) performed office expansions at existing developed properties.

2. Full-Time Construction (1255 North US Highway 1) constructed a new office building.

Parking and Storage: This category includes stand-alone parking lots and RV & boat storage facilities.

2010-2019:

1. RV & boat parking: Stor-It (99 Portland Street), 146 North Orchard Street, and Total Comfort (1345 N. US Highway 1) constructed new RV and boat storage facilities.
2. Volusia County created an off-beach parking lot at 650 South Atlantic Avenue.

2020-2024:

1. RV & boat parking: 835 Hull Road is in the process of creating RV and boat storage.

Residential Development: This category includes the subdivision infrastructure improvements for single-family and townhome developments. Additional building permits are required for the construction of buildings.

2010-2019:

Residential development in Ormond Beach was slowed based on the economy (2010-2015) and a lack of vacant residential land. River Oaks was approved in Volusia County and annexed into the city based on connections to city utilities. Chelsea Place, Phase 3, also annexed based on a utility connection. Cypress Trails and Pineland subdivisions were planned developments approved later in the decade. A list of the residential developments is provided below:

Subdivision	**Lots**
Deer Creek, Phase 4	49
River Oaks	101
Chelsea Place	65
Cypress Trails	48
Pineland	192
Total	**455**

2020-2024:

Ormond Beach annexed the Plantation Oaks subdivision, an approved Development of Regional Impact and Planned Development in Volusia County based upon a connection to city utilities. Other land areas in the Plantation Oaks Boulevard annexed for utility connections included RidgeHaven and Bradford Park. The list below comprises a mix of manufactured homes, townhomes, and various sizes of single-family lots. A list of the residential developments is provided below:

Subdivision	Lots
Ormond Grande, Townhomes	60
Plantation Oaks, Phase 2B, Manufactured Homes	125
Cupola, Townhomes	12
Fountain View, Phase 1A	121
Plantation Oaks, Phase 2C, Manufactured Homes	121
Plantation Oaks, Phase 2D, Manufactured Homes	84
Archer's Mill, Phase 1 (Plantation Oaks)	94
Archer's Mill, Phase 2 (Plantation Oaks)	68
Archer's Mill, Phase 5 (Plantation Oaks)	114
Archer's Mill, Phase 6 (Plantation Oaks)	78
RidgeHaven	286
Tides Edge	15
Fountain View, Phase 1B (Plantation Oaks)	137
Bradford Lakes (Plantation Oaks)	80
Bradford Park, Townhomes	180
Fountain View, Phase 1C	141
Total	**1,716**

Telecommunication Towers: This category includes stand-alone telecommunication towers.

2010-2019:

1. Two telecommunication towers were constructed at 1 South Old Kings Road (now 768 West Granada Boulevard) and 610 South Yonge Street.

2020-2024:

No activity.

Transient Lodging: This category includes hotels and motels.

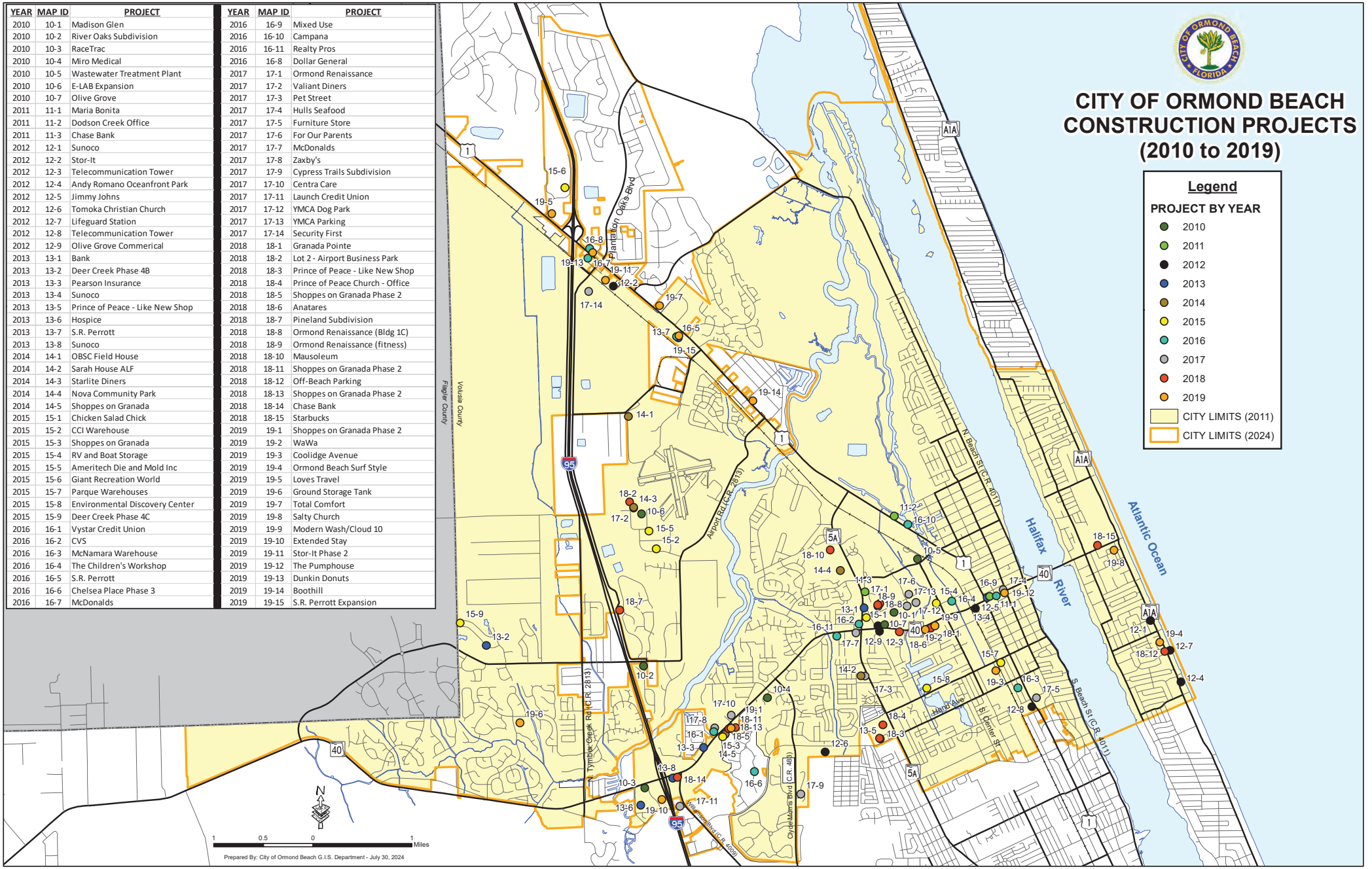
2010-2019:

1. Extended Stay (275 Interchange Boulevard) was constructed.

2020-2024:

2. Ormond Beach Holdings (251 South Atlantic Avenue) is under construction.

YEAR	MAP ID	PROJECT
2010	10-1	Madison Glen
2010	10-2	River Oaks Subdivision
2010	10-3	RaceTrac
2010	10-4	Miro Medical
2010	10-5	Wastewater Treatment Plant
2010	10-6	E-LAB Expansion
2010	10-7	Olive Grove
2011	11-1	Maria Bonita
2011	11-2	Dodson Creek Office
2011	11-3	Chase Bank
2012	12-1	Sunoco
2012	12-2	Stor-It
2012	12-3	Telecommunication Tower
2012	12-4	Andy Romano Oceanfront Park
2012	12-5	Jimmy Johns
2012	12-6	Tomoka Christian Church
2012	12-7	Lifeguard Station
2012	12-8	Telecommunication Tower
2012	12-9	Olive Grove Commerical
2013	13-1	Bank
2013	13-2	Deer Creek Phase 4B
2013	13-3	Pearson Insurance
2013	13-4	Sunoco
2013	13-5	Prince of Peace - Like New Shop
2013	13-6	Hospice
2013	13-7	S.R. Perrott
2013	13-8	Sunoco
2014	14-1	OBSC Field House
2014	14-2	Sarah House ALF
2014	14-3	Starlite Diners
2014	14-4	Nova Community Park
2014	14-5	Shoppes on Granada
2015	15-1	Chicken Salad Chick
2015	15-2	CCI Warehouse
2015	15-3	Shoppes on Granada
2015	15-4	RV and Boat Storage
2015	15-5	Ameritech Die and Mold Inc
2015	15-6	Giant Recreation World
2015	15-7	Parque Warehouses
2015	15-8	Environmental Discovery Center
2015	15-9	Deer Creek Phase 4C
2016	16-1	Vystar Credit Union
2016	16-2	CVS
2016	16-3	McNamara Warehouse
2016	16-4	The Children's Workshop
2016	16-5	S.R. Perrott
2016	16-6	Chelsea Place Phase 3
2016	16-7	McDonalds
2016	16-9	Mixed Use
2016	16-10	Campana
2016	16-11	Realty Pros
2016	16-8	Dollar General
2017	17-1	Ormond Renaissance
2017	17-2	Valiant Diners
2017	17-3	Pet Street
2017	17-4	Hulls Seafood
2017	17-5	Furniture Store
2017	17-6	For Our Parents
2017	17-7	McDonalds
2017	17-8	Zaxby's
2017	17-9	Cypress Trails Subdivision
2017	17-10	Centra Care
2017	17-11	Launch Credit Union
2017	17-12	YMCA Dog Park
2017	17-13	YMCA Parking
2017	17-14	Security First
2018	18-1	Granada Pointe
2018	18-2	Lot 2 - Airport Business Park
2018	18-3	Prince of Peace - Like New Shop
2018	18-4	Prince of Peace Church - Office
2018	18-5	Shoppes on Granada Phase 2
2018	18-6	Anatares
2018	18-7	Pineland Subdivision
2018	18-8	Ormond Renaissance (Bldg 1C)
2018	18-9	Ormond Renaissance (fitness)
2018	18-10	Mausoleum
2018	18-11	Shoppes on Granada Phase 2
2018	18-12	Off-Beach Parking
2018	18-13	Shoppes on Granada Phase 2
2018	18-14	Chase Bank
2018	18-15	Starbucks
2019	19-1	Shoppes on Granada Phase 2
2019	19-2	WaWa
2019	19-3	Coolidge Avenue
2019	19-4	Ormond Beach Surf Style
2019	19-5	Loves Travel
2019	19-6	Ground Storage Tank
2019	19-7	Total Comfort
2019	19-8	Salty Church
2019	19-9	Modern Wash/Cloud 10
2019	19-10	Extended Stay
2019	19-11	Stor-It Phase 2
2019	19-12	The Pumphouse
2019	19-13	Dunkin Donuts
2019	19-14	Boothill
2019	19-15	S.R. Perrott Expansion



YEAR	MAP ID	PROJECT
2020	20-1	Publix
2020	20-2	GoJuice
2020	20-3	OBSC Championship Softball Field
2020	20-4	Casements
2020	20-5	Edgewell
2020	20-6	Calvary Christian Church
2020	20-7	Nova Rd Climate Controlled Storage
2020	20-8	Publix
2020	20-9	Starbucks
2020	20-10	Gernfree
2020	20-11	Art Musuem
2021	21-1	Ormond Grande
2021	21-2	Waffle House
2021	21-3	Plantation Oaks Phase 2B
2021	21-4	KOMN Condo Association
2021	21-5	US 1 Business Park
2021	21-6	Ace Hardware
2021	21-7	McNamara
2021	21-8	Paradise Pointe
2021	21-9	The Cupola
2021	21-10	Plantation Oaks Phase 1A
2021	21-11	Plantation Oaks Phase 2C
2021	21-12	Plantation Oaks Phase 2D
2021	21-13	GPR1
2021	21-14	Perrott Depot
2021	21-15	Volusia Memorial
2022	22-1	SONC Gym Addition
2022	22-2	Riverbend
2022	22-3	Interchange Depot
2022	22-4	Caldera Spas
2022	22-5	Revella
2022	22-6	Celadine
2022	22-7	Ormond Central
2022	22-8	Ocean Club
2022	22-9	Loves Whole Food
2022	22-10	Traders Inn
2023	23-1	Iris

YEAR	MAP ID	PROJECT
2023	23-2	MetroNet Hub
2023	23-3	Archers Mill Phase 1
2023	23-4	Complete Cardiology
2023	23-5	Splash Car Wash
2023	23-6	Hull Road RV/Boat Storage
2023	23-7	Halifax Paving Office
2023	23-8	Stor-It
2023	23-9	Winkler
2023	23-10	Hunters Ridge Indoor Storage
2022	23-21	Valiant Diner Phase 3
2023	23-11	Beach House Graphics
2023	23-12	Corinthian Villas
2023	23-13	2960 Ocean Shore Blvd
2023	23-14	Ormond Central Self Storage
2023	23-15	Archers Mill Phase 1
2023	23-16	Archers Mill Phase 5
2023	23-17	Archers Mill Phase 6
2023	23-18	Mister Car Wash
2023	23-19	Sand Pointe
2023	23-20	Ridgehaven
2023	23-21	Valiant Diner Phase 4
2024	24-1	Tides Edge
2024	24-2	Germfree
2024	24-3	Ormond Beach Holdings
2024	24-4	Fountain View Phase 1B
2024	24-5	Full Time Office
2024	24-6	Culvers
2024	24-7	Archers Mill Amenity Building
2024	24-8	Bradford Lakes
2024	24-9	Bradford Park
2024	24-10	Baileys By the Sea
2024	24-11	MetroNet
2024	24-12	IHOP
2024	24-13	Woodside
2024	24-14	Amberwoods
2024	24-15	Fountain View Phase 1C
2024	24-16	Baileys by the Sea Phase 2

CITY OF ORMOND BEACH CONSTRUCTION PROJECTS (2020 to 2024)

Legend

PROJECT BY YEAR
- 2020
- 2021
- 2022
- 2023
- 2024
- CITY LIMITS (2020)
- CITY LIMITS (2024)

Plantation Oaks Blvd

Volusia County

Flagler County

N

1 0.5 0 1 Miles

Prepared By: City of Ormond Beach G.I.S. Department - January 2, 2025

Permitted Construction Projects, 2010-2019

2010

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	April 12, 2010	570 Sterthaus Drive	Madison Glen	Multi-Family	New	96 units
2	May 12, 2010	River Oaks	100 River Manor	Residential	New	101 units
3	May 18, 2010	1670 West Granada Boulevard	RaceTrac	Commercial	New	4,997
4	October 18, 2010	150 Sage Brush Trail	Miro medical	Office	New	6,543
5	October 20, 2010	550 North Orchard Street	Wastewater Treatment	Industrial	Expansion	54,255
6	November 29, 2010	8 East Tower Circle	E-LAB	Industrial	Expansion	8,000
7	December 6, 2010	765 West Granada Boulevard	Olive Grove	Multi-Family	New	88 units

2011

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	March 4, 2011	195 West Granada Boulevard	Maria Bonita	Commercial	Expansion	3,882
2	April 7, 2011	823 North U.S. Highway 1	Dodson Creek office	Office	New	3,400
3	November 2, 2011	75 Shadow Lakes Boulevard	Chase Bank	Commercial	Redevelopment	4,288

2012

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	June 3, 2012	460 South Atlantic Avenue	Sunoco	Commercial	Redevelopment	2,455
2	June 12, 2012	99 Portland Street	Stor-It	Parking/ RV	New	NA
3	July 9, 2012	1 South Old Kings Road	Tower	Telecommunication tower	New	NA
4	July 12, 2012	839 South Atlantic Avenue	Andy Romano	Institutional	Redevelopment	3,070
5	August 10, 2012	300 West Granada Boulevard	Jimmy Johns	Commercial	Redevelopment	2,750
6	August 30, 2012	1450 Hand Avenue	Tomoka Christian Church	House of Worship	New	61,000
7	August 31, 2012	301 Cardinal Drive	Lifeguard station	Institutional	Redevelopment	2,160
8	October 4, 2012	610 South Yonge Street	Tower	Telecommunication tower	New	NA
9	October 9, 2012	775 West Granada Boulevard	Olive Grove	Office	New	11352

Permitted Construction Projects, 2010-2019

2013

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	January 23, 2013	115 North Nova Road	Bank	Commercial	New	1,800
2	April 26, 2013	1387 West Granada Boulevard	Pearson Insurance	Office	Redevelopment	2,000
3	August 5, 2013	3 North Yonge Street	Sunoco	Commercial	Redevelopment	3,159
4	August 6, 2013	1225 Hand Avenue	Prince of Peace, Like New Shop	Commercial	New	6,260
5	September 9, 2013	235 Booth Road	Hospice	Institutional	Expansion	20,320
6	October 11, 2013	1280 North US Highway 1	S.R. Perrott	Industrial	New	81,200
7	October 23, 2013	1546 West Granada Boulevard	Sunoco	Commercial	Redevelopment	3,150
8	December 4, 2013	150 Business Center Drive	Weber Construction	Industrial	New	7,500

2014

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	March 14, 2014	80 Doug Thomas Way	OB Field House	Institutional	Expansion	4,500
2	March 26, 2014	Deer Creek, Phase 4C	Deer Creek, Phase 4B	Residential	New	49
3	August 1, 2014	30 Forest Court	Sarah House ALF	Institutional	New	10,295
4	August 21, 2014	15 West Tower Circle	Starlite Diners	Industrial	New	21,825
5	November 13, 2014	440 North Nova Road	Nova Rec	Institutional	Redevelopment	NA
6	December 2, 2014	1298 West Granada Boulevard	Shoppes on Granada	Commercial	New	30,673

2015

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	January 13, 2015	75 North Nova Road	Chick Salad Chick	Commercial	Redevelopment	5,322
2	May 12, 2015	7 Sunshine Boulevard	CCI Warehouse	Industrial	Expansion	4,200
3	June 23, 2015	1310 West Granada Boulevard	Shoppes on Granada	Commercial	See Above	See Above
4	July 6, 2015	146 North Orchard Street	RV & Boat Storage	Parking/ RV	New	NA

Permitted Construction Projects, 2010-2019

2015 (Continued)

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
5	July 23, 2015	1 East Tower Circle	Ameritech	Industrial	New	33,000
6	July 23, 2015	280 Destination Daytona Lane	Giant Recreation World	Commercial	New	25,811
7	September 11, 2015	320 Parque Drive	Parque Warehouses	Industrial	New	3,500
8	September 22, 2015	601 Division Avenue	Environmental Discovery Center	Institutional	Expansion	1,980

2016

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	January 7, 2016	1301 West Granada Boulevard	Vystar Credit Union	Commercial	New	4,500
2	February 1, 2016	795 West Granada Boulevard	CVS	Commercial	Redevelopment	13,013
3	February 24, 2016	480 Andalusia Avenue	McNamara	Industrial	New	4,589
4	March 9, 2016	506 Lincoln Avenue	The Children's Workshop	Institutional	Expansion	3,032
5	March 20, 2016	1280 North U.S. Highway 1	S.R. Perrott	Industrial	Expansion	22,000
6	April 20, 2016	463 Nottinghill Street	Chelsea Place, Phase 3	Residential	New	65 SFH lots
7	May 23, 2016	1530 North U.S. Highway 1	McDonald's	Commercial	Expansion	27
8	July 12, 2016	1545 North U.S. Highway 1	Dollar General	Commercial	Redevelopment	9,100
9	August 3, 2016	164 West Granada Boulevard	Mixed Use	Commercial	Redevelopment	2,280
10	August 25, 2016	783 North U.S. Highway 1	Campana	Commercial	New	4,232
11	November 3, 2016	900 West Granada Boulevard	Realty Pros	Office	New	11,400

2017

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	February 28, 2017	875 Sterthaus Drive	Ormond Renaissance	Multi-Family	New	3,500
2	May 4, 2017	15 West Tower Circle	Valiant Diners	Industrial	Expansion	20,000

Permitted Construction Projects, 2010-2019

2017 (Continued)

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
3	June 28, 2017	240 South Nova Road	Pet Street	Commercial	New	5,263
4	July 19, 2017	111 West Granada Boulevard	Hull's Seafood	Commercial	Expansion	2,940
5	August 16, 2017	589 South Yonge Street	Furniture Store	Commercial	Expansion	8,704
6	August 29, 2017	495 Sterthaus Drive	For Our Parents	Institutional	New	15,975
7	September 7, 2017	100 South Nova Road	McDonald's	Commercial	Expansion	49
8	September 13, 2017	1287 West Granada Boulevard	Zaxby's	Commercial	New	3,847
9	September 25, 2017	355 Clyde Morris Boulevard	Cypress Trails	Residential	New	48 SFH lots
10	October 25, 2017	1245 West Granada Boulevard	Centra Care	Office	Redevelopment	5,285
11	October 31, 2017	240 Williamson Boulevard	Launch Credit Union	Commercial	New	4,846
12	December 8, 2017	500 Sterthaus Drive	YMCA Dog Park	Institutional	New	NA
13	December 8, 2017	500 Sterthaus Drive	YMCA Parking	Parking	Expansion	NA
14	December 13, 2017	1001 Broadway Avenue	Security First	Office	New	136,085

2018

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	January 25, 2018	600 West Granada Boulevard	Granada Pointe	Infrastructure	NA	NA
2	February 15, 2018	20 West Tower Circle	Lot 2 Airport Business Park	Industrial	New	40,000
3	March 16, 2018	1225 Hand Avenue	Prince of Peace, Like New	Commercial	Expansion	2,680
4	March 16, 2018	600 South Nova Road	Prince of Peace	Office	Expansion	3,165
5	July 25, 2018	1280 West Granada Boulevard	Shoppes on Granada, Phase 2	Commercial	New	NA
6	~~July 27, 2018~~	~~720 West Granada Boulevard~~	~~Antares~~	Institutional	~~EXPIRED~~	~~123 units~~
7	August 9, 2018	301 Pineland Trail	Pineland subdivision	Residential	New	192 units
8	August 14, 2018	799 Sterthaus Drive	Ormond Renaissance Condo (Building 1C)	Multi-Family	New	28 units

Permitted Construction Projects, 2010-2019

2018 (Continued)

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
9	August 23, 2018	865 Sterthaus Drive	Ormond Renaissance Condo (Fitness)	Multi-Family	New	1,330
10	September 26, 2018	550 North Nova Road	Mausoleum	Institutional	Expansion	908
11	October 11, 2018	1254 West Granada Boulevard	Shoppes on Granada, Phase 2	Commercial	New	2,740
12	October 24, 2018	650 South Atlantic Avenue	Off-Beach parking	Parking	Redevelopment	124 spaces
13	October 29, 2018	1280 West Granada Boulevard	Shoppes on Granada, Phase 2	Commercial	New	5,005
14	November 2, 2018	1520 West Granada Boulevard	Chase Bank	Commercial	Redevelopment	3,470
15	November 7, 2018	125 East Granada Boulevard	Starbucks	Commercial	Redevelopment	2,509

2019

#	Date of permit	Address	Project Name	Use	Type	Units or Square Footage
1	January 25, 2019	1260 West Granada Boulevard	Shoppes on Granada, Phase 2	Commercial	New	21,685
2	February 22, 2019	600 West Granada Boulevard	WaWa	Commercial	New	6,119
3	February 28, 2019	8 Coolidge Avenue	Coolidge Avenue Warehouses	Industrial	New	14,607
4	March 14, 2019	600 South Atlantic Avenue	OB Surf Style	Commercial	Redevelopment	12,195
5	May 2, 2019	1657 North U.S. Highway 1	Love's Travel	Commercial	Expansion	589
6	June 19, 2019	35 Breakaway Trails Way	Ground Storage tank	Institutional	Redevelopment	NA
7	July 31, 2019	1345 North U.S. Highway 1	Total Comfort	Parking/RV	New	150 spaces
8	August 6, 2019	221 Vining Court	Salty Church	House of Worship	Expansion	11,585
9	October 1, 2019	520 West Granada Boulevard	Modern Wash/Cloud 10	Commercial	New	4,927
10	October 3, 2019	275 Interchange Boulevard	Extended Stay	Transient Lodging	New	124 units
11	October 18, 2019	99 Portland Avenue	Stor it, Phase 2	RV & Boat storage	New	NA
12	October 29, 2019	100/124 West Granada Boulevard	The Pumphouse	Commercial	Redevelopment	238
13	November 1, 2019	1535 North U.S. Highway 1	Dunkin Donuts	Commercial	Redevelopment	2,013
14	November 14, 2019	1089 North U.S. Highway 1	Boot Hill	Commercial	Redevelopment	207
15	December 10, 2019	1280 North U.S. Highway 1	S.R. Perrott Expansion	Industrial	Expansion	38,732

Permitted Construction Projects, 2020-2024

2020

#	Address	Project Name	Use	Type	Units or Square Footage
1	220 North Nova Road	Publix	Commercial	Redevelopment	48,387
2	762 South Atlantic Avenue	GoJuice	Commercial	New	100
3	46 Doug Thomas Way	OB Championship Softball Field	Institutional	Redevelopment	0
4	25 Riverside Drive	Casements	Institutional	Expansion	480
5	1190 North U.S. Highway 1	Edgewell	Industrial	Expansion	1,240
6	1687 West Granada Boulevard	Calvary Christian Church	House of Worship	Redevelopment	0
7	263 South Nova Road	Nova Road Climate Controlled Storage	Industrial	New	94,921
8	101 East Granada Boulevard	Publix	Commercial	Change of Use	0
9	1246 West Granada Boulevard	Starbucks	Commercial	New	2,400
10	4 Sunshine Boulevard	Germfree	Industrial	Site work	0
11	78 East Granada Boulevard	Art Museum	Institutional	Expansion	10,537

2021

#	Address	Project Name	Use	Type	Units or Square Footage
1	1255 North US Highway 1	Ormond Grande	Residential	New	60
2	1570 North US Highway 1	Waffle House	Commercial	Renovation	0
3	2389 Destrenan Drive	Plantation Oaks, 2B	Residential	New	125
4	85 Hangar Way	KOMN Condo Association	Industrial	New	39,240
5	1044 North US Highway 1	US 1 Business Park	Industrial	Expansion	12,980
6	1480 North US Highway 1	Ace Hardware	Commercial	New	16,853
7	460 Andalusia Avenue	McNamara	Industrial	New	840
8	350 Clyde Morris Boulevard	Paradise Pointe	Institutional	New	74
9	100 North Halifax Drive	The Cupola	Residential	Redevelopment	12
10	1395 Fountain View Street	Plantation Oaks, 1A	Residential	New	121
11	2124 Esplanada Drive	Plantation Oaks, 2C	Residential	New	121
12	2258 Chretien Drive	Plantation Oaks, 2D	Residential	New	84
13	105 Runway Drive	GPR1	Industrial	New	30,000
14	29 North Perrot Drive	Perrott Depot	Industrial	Expansion	12,540
15	548 North Nova Road	Volusia Memorial	Institutional	Expansion	400

Permitted Construction Projects, 2020-2024

2022

#	Address	Project Name	Use	Type	Units or Square Footage
1	176 Division Avenue	SONC Gym addition	Institutional	Expansion	7,429
2	2080 W. Granada Boulevard	Riverbend	Institutional	Expansion	6,359
3	295 Interchange Boulevard	Interchange Depot	Industrial	New	111,825
4	1141 North U.S. Highway 1	Caldera Spas	Commercial	Change of Use	0
5	1211 West Granada Boulevard	Revella	Institutional	New	120,501
6	Celadine, Flagler County	Celadine	Utilities - OTC	New	99 lots
7	1 South Old Kings Road, 768 West Granada Boulevard	Ormond Central	Infrastructure	Redevelopment	Site Work
8	88 South Atlantic Avenue	Ocean Club	Commercial	Redevelopment	8,596
9	275 Williamson Boulevard	Love's Whole Food	Commercial	Expansion	4,765
10	1355 Ocean Shore Boulevard	Trader's Inn	Utilities - OTC	VC - Utilities	NA
11	15 West Tower Circle	Valiant Diner, Phase 3	Industrial	Expansion	11,250

2023

#	Address	Project Name	Use	Type	Units or Square Footage
1	Flagler County, Iris Forcemain	Iris	Utilities - OTC	New	Utilities
2	124 South Yonge Street	MetroNet Hub	Industrial	New	344
3	3200 Arch Avenue	Archer's Mill, Phase 1	Residential	New	94 lots
4	1240 West Granada Boulevard	Complete Cardiology	Medical	Expansion	4,325
5	55 North Nova Road	Splash Car Wash	Commercial	Redevelopment	9,356
6	835 Hull Road	Hull Road RV/Boat Storage	Storage	New	NA
7	860 Hull Road	Halifax Paving Office	Office	Expansion	10,091
8	1405 N US Highway 1	Stor-It	Industrial	New	123,534
9	1035/1041 South Nova Road	Winkler	Commercial	Redevelopment	Utilities
10	2730 Airport Road	Hunter's Ridge Indoor Storage	Utilities - OTC	New	Utilities
11	7 East Tower Circle	Beach House Graphics	Industrial	Expansion	11,345
12	1926 Ocean Shore Boulevard	Corinthian Villas	Utilities - OTC	Redevelopment	Utilities - 36 units
13	2960 Ocean Shore Boulevard	2960 Ocean Shore Boulevard	Utilities - OTC	New	Utilities - 28 units

Permitted Construction Projects, 2020-2024

2023					
#	Address	Project Name	Use	Type	Units or Square Footage
14	768 West Granada Boulevard	Ormond Central Self Storage	Commercial	New	106,423
15	313 Bracer Way	Archer's Mill, Phase 2	Residential	New	68 lots
16	3665 Bonspiel Drive	Archer's Mill, Phase 5	Residential	New	114 lots
17	3343 Bonspiel Drive	Archer's Mill, Phase 6	Residential	New	78 lots
18	49 South Yonge Street	Mister Car Wash	Commercial	Expansion	Site Work
19	1167 Ocean Shore Boulevard	Sand Pointe	Utilities - OTC	New	Utilities - 17 units
20	1066 Cliff Haven Court	RidgeHaven	Residential	New	286 lots
21	15 West Tower Circle	Valiant Diner, Phase 4	Industrial	Expansion	11,500

2024					
#	Address	Project Name	Use	Type	Units or Square Footage
1	300 South Atlantic Avenue	Tides Edge	Residential	Redevelopment	15 lots
2	4 Sunshine Boulevard	Germfree	Industrial	Expansion	Site work
3	251 South Atlantic Avenue	Ormond Beach Holdings	Transient Lodging	Redevelopment	97,168
4	1379 Morning Walk	Fountain View, Phase 1B	Residential	New	137 lots
5	1255 North US Highway 1	Full Time Office	Office	New	5,932
6	655 West Granada Boulevard	Culvers	Commercial	New	4,443
7	3200 Arch Avenue	Archer's Mill Amenity Building	Residential	New	5,039
8	140 Bradford Lakes Way	Bradford Lakes	Residential	New	80 lots
9	1175 Bradford Park way	Bradford Park	Residential	New	180 lots
10	2360 Ocean Shore Boulevard	Bailey's By the Sea	Utilities - OTC	New	Utilities - 32 units
11	124 South Yonge Street	MetroNet Hub	Industrial	New (re-permit)	344
12	675 West Granada Boulevard	IHOP	Commercial	New	3,550
13	1 Outside the City	Woodside at Ormond Station	Utilities - Flagler County	New	Utilities - 63 units
14	1 Outside the City	Amberwoods	Utilities - Flagler County	New	Utilities - 40 units
15	1160 Fountain View Street	Fountain View, Phase 1C	Residential	New	141 lots
16	2020 Ocean Shore Boulevard	Bailey's By the Sea, Phase 2	Utilities - OTC	New	Utilities - 8 units

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 7:
HOUSING ANALYSIS

Introduction

Based on Chapter 163 of the Florida Statutes, the Housing Element review consists of data and inventory of existing housing and future trends influencing housing provisions within Ormond Beach. This data and analysis uses information from the United States Census Bureau, the American Community Survey (ACS), and the Shimberg Center, Florida Housing Data Clearinghouse.

Population and building permit information

Table 1 displays the census population (**in bold**), population estimates from the University of Florida Business of Economic and Business Research, recorded plats, and building permit data based on housing types.

Table 1: Population and building permit information

Year	Population (1)	Percentage Change	Single-Family lots platted - recorded (2)	Single-Family Permits (3)	Multi-Family Units Permits (3)	Manufactured & 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**
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

Year	Population (1)	Percentage Change	Single-Family lots platted - recorded (2)	Single-Family Permits (3)	Multi-Family Units Permits (3)	Manufactured & Mobile Home Permits (3)
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	2020	**43,080**
2021	44,046	2.24%	138	135	2021	44,046
2022	44,671	1.42%	0	47	2022	44,671
2023	44,935	0.59%	227	19	2023	44,935
2024	45,140	0.46%	569	160	2024	45,140
Totals (2020-2024):			**939**	**495**	**76**	**58**

Notes:

1	Population estimates from the University of Florida Business of Economic and Business Research. 1980, 1990, 2000, 2010, and 2020 in bold are from the U.S. Census.
2	SFH lots plat 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.

Platted lots by decade

Subdivision construction requires platting (preliminary and final plats). Final plats are approved by the city and recorded with the Volusia County Clerk of the Court. After recording a final plat, the platted lots can be sold, and residential units can be constructed. The platted lots provide an inventory of available lots to be built with a building permit.

2010-2019:

No residential plats were recorded from 2010 to 2013. The River Oaks subdivision (101 lots) was platted in 2014 and 2016, and the Deer Creek subdivision (98 lots) was platted in 2015 and 2016. The annexed lands of the Chelsea Place subdivision (65 lots) and the Gardens at Addison Oaks (72 townhome lots) were recorded in 2017. The city-approved planned developments of the Pineland subdivision (114 for 3 phases) and Cypress Trail subdivision (48 lots) were recorded in 2019.

2020-2024:

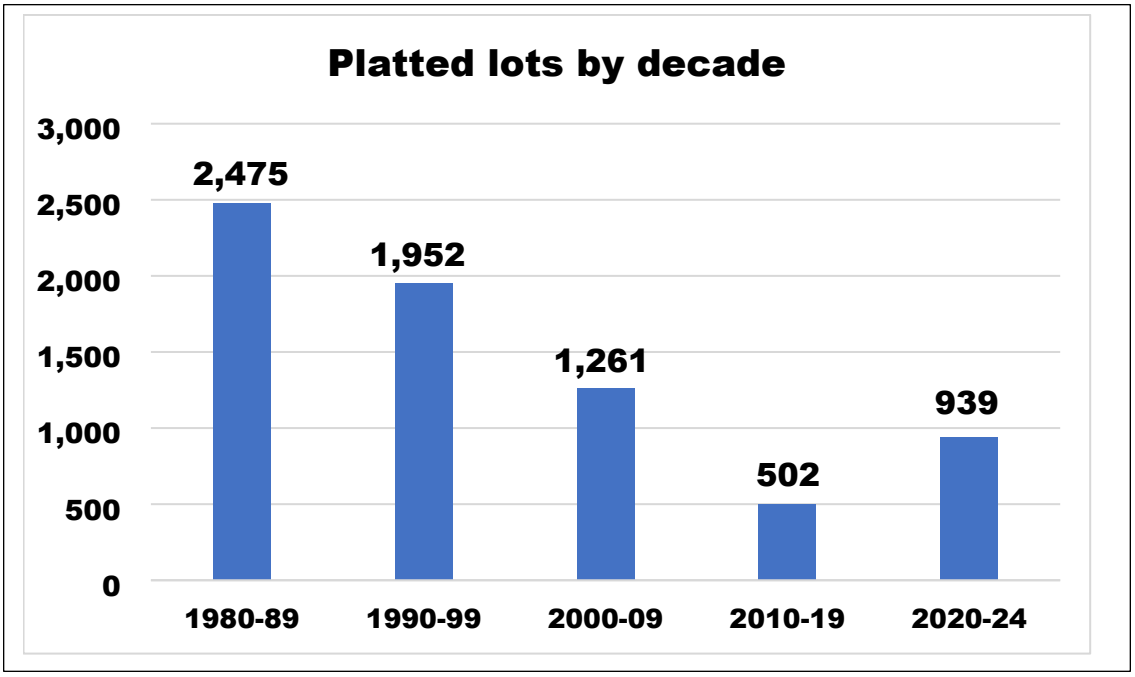
In 2020, the Pellicer subdivision (5 lots) was recorded. The continued buildout of the Pineland subdivision (78 lots in phases 4 and 5) and the Ormond Grande townhome subdivision (60 lots) were recorded in 2021. In 2023, the Cupola at Oceanside townhome project (12 lots) and the first two subdivisions within Plantation Oaks, Fountain View, Phase 1 (121 lots), and Archer's Mill, Phase 1 (94 lots), were recorded. The RidgeHaven subdivision (286 lots), Archer's Mill, Phase

2, (68 lots), Fountain View, Phase 1B, (137 lots), Archer's Mill, Phase 6, (78 lots), Bradford Lakes, (80 lots), and Bradford Park, (180 townhome lots).

Table 2: Platted Lots by Decade

Decade	Lots Platted
1980 – 1989	2,475
1990 – 1999	1,952
2000 – 2009	1,261
2010 – 2019	502
2020 – 2024	939

Sources: Ormond Beach Planning Department and Volusia County Clerk of the Court



Multi-Family Developments

From 2010 to 2024, there have been three multi-family developments, as shown in Table 3. Madison Glen is affordable/attainable senior housing with 96 units. Olive Grove is a tax-credit affordable housing project with 88 units. Ormond Renaissance Condominium construction was one of ten buildings, totaling 28 units of the allowed 280 units in 2017. There has been no additional construction for the Ormond Renaissance Condominium project.

Table 3: Multi-Family Developments, 2010 to 2024

Project Name	Address	Units
Madison Glen	570 Sterthaus Drive	96
Olive Grove	765 West Granada Boulevard	88
Ormond Renaissance Condo	799 Sterthaus Drive	28
	TOTAL:	212

Sources: Ormond Beach Building Department

Tables 4 and 5 list the existing multi-family housing within Ormond Beach. Table 4 lists the apartments under common ownership. Table 5 provides the multi-family condominiums with individual unit property owners.

Table 4: Multi-Family Developments, Apartments

Multi-Family Developments			
Address	**Name**	**Year Built**	**Number**
84 South Beach St	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 Blvd.	Ormond Beach Apartments	1975	10
140 Lincoln Avenue	Ormond Shores Apartments	1981	26
420 Lakebridge Drive	Oaks of Lakebridge	1984	170
1088 W. Granada Blvd.	Fisherman's Landing	1985	154
875 Wilmette Avenue	Willow Pond	1988	162
664 South Nova Road	Prince of Peace	1996	70
1500 San Marco Drive	San Marco	2002	260
600 Crowne Commerce Ct.	Reserve at Ormond Beach	2002	272
100 Hamilton Circle	Bermuda Estates	2004	344
765 West Granada Blvd.	Olive Grove	2010	88
570 Sterthaus Drive	Madison Glenn	2010	96
		TOTAL UNITS	**1908**

Source: Ormond Beach Planning Department

Table 5: Multi-Family Developments, Apartments

Condominiums			
Address	**Name**	**Year Built**	**Number**
815 Oceanshore Blvd.	Ormond Holiday Club	1969	40
915 Oceanshore Blvd.	Shoreham	1970	56
89 South Atlantic Avenue	89 Oceanfront	1971	95
855 Ocean Shore Blvd.	Ocean Club North	1971	46
65 Seton Trail	Seton Court Condo	1971	26
935 Oceanshore Blvd.	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 Blvd.	Escondido	1981	40
395 South Atlantic Avenue	Tidesfall	1981	55
901 South Atlantic Avenue	Aliki Atrium	1981	27
60 North Halifax Drive	Club View Villas	1984	16
203 Orchard Street	Thousand Oaks Condo	1984	54
20 Tomoka Avenue	River Bridge	1985	22
596 North Nova Road	Baymeadows	1985	12
671-689 Wellington Station	Wellington Station	1986	72
1 John Anderson Drive	Ormond Heritage	1994	156
875 Sterthaus Drive	Ormond Renaissance Condo	2017	28
		TOTAL UNITS	**983**

Source: Ormond Beach Planning Department

Mobile and Manufactured Homes

Table 6 identifies the mobile home parks and manufactured home communities. A total of 306 additional manufactured home lots have been approved for the Plantation Oaks development, which is completing infrastructure improvements. There are 443 existing mobile homes within mobile home parks and 1,880 manufactured home units in four master-planned communities.

Table 6: Mobile and Manufactured Homes

Mobile and Manufactured Homes

Mobile Home Parks	
Project Name	**Units**
Arroyo Mobile Home Park	52
Camelot Mobile Home Park	97
Granada Trailer Park	22
Life Village Mobile Home Park	165
Ridgecrest Mobile Home Park	95
Sweet Gum Mobile Home Park	12
Total	443

Manufactured Home Communities	
Project Name	**Units**
Aberdeen	522
Bear Creek	638
Falls	599
Plantation Oaks	121
Total	1,880

Sources: Volusia County Property Appraiser and Ormond Beach Planning Department

Assisted Living Facilities & Nursing Homes

The Florida Agency for Health Care Administration provides information on assisted living facilities and nursing homes. There are 759 licensed beds in assisted living facilities and 453 licensed beds listed as nursing homes, totaling 1,212 licensed beds. Paradise Point and Aden Senior Living are new projects completed in the last two years.

Table 7: Assisted Living Facilities and Nursing Homes

Facility	Type	Street Address	Licensed Beds
Bridgeview Center	Nursing Home	350 South Ridgewood Avenue	139
Avante at Ormond Beach	Nursing Home	170 North Old Kings Road	133
Ormond Rehabilitation and Nursing Center	Nursing Home	103 Clyde Morris Boulevard	60
Coquina Center	Nursing Home	170 North Center Street	120
Grand Villa of Ormond Beach	Assisted Living Facility	535 North Nova Road	115
Ormond In the Pines	Assisted Living Facility	101 Clyde Morris Boulevard	95
Brookdale West Ormond Beach	Assisted Living Facility	240 Interchange Boulevard	60
Brookdale Ormond Beach	Assisted Living Facility	550 Wilmette Avenue	70
Gold Choice Ormond Beach	Assisted Living Facility	1410 Hand Avenue	75
Sarah House III, The	Assisted Living Facility	1001 Old Tomoka Road	24
Sarah House IV (The)	Assisted Living Facility	30 Forest Court	35
Ormond Manor	Assisted Living Facility	495 Sterthaus Drive	26
Paradise Pointe Ormond Beach	Assisted Living Facility	350 Clyde Morris Boulevard	100
Aden Senior Living	Assisted Living Facility	1211 West Granada Boulevard	160
		TOTAL:	1,212

Source: Florida Agency for Health Care Administration, https://quality.healthfinder.fl.gov/Facility-Provider/All?&type=1

Assisted Housing Inventory: Property List

The Shimberg Center, Florida Housing Data, provides properties within Ormond Beach, that provides affordable housing, as shown in Table 8. The Madison Glen and Olive Grove projects have been completed since the last Evaluation and Appraisal Report.

Table 8: Assisted Housing Inventory

Development Name	Street Address	Housing Programs	Total Units	Assisted Units	Overall year of subsidy expiration
Fisherman's Landing Program	1088 West Granada Blvd.	Local Bonds	154	31	2032
Madison Glen	592 Sterthaus Drive	Exchange	96	96	2061
Olive Grove	765 W Granada Blvd	Exchange; Housing Credits 9%	88	88	2062
Ormond Shores Apartments	140 Lincoln Ave.	Rental Assistance/HUD	26	26	2043
Prince of Peace Villas	664 S Nova Road	Rental Assistance/HUD; Section 202 Capital Advance	70	69	2037
San Marco	1500 San Marco Drive	Extremely Low Income; Housing Credits 4%;Local Bonds	260	260	2062
Turnkey 41	100 New Britain Ave. Apt A	Public Housing	41	41	NA
		TOTAL:	735	611	

Source: Shimberg Center – Florida Housing Data

Projected Residential Development

City staff maintains lists of proposed projects, developments under construction, and approved residential developments. Several factors, such as infrastructure costs, available contractors for construction, interest rates, and market demand for housing, will determine the timing of the residential development.

Table 9: Projected Residential Housing

Projected Residential Development		
Manufactured Housing		
Project Name	**Project Status**	**Lots/Units**
Plantation Oaks, Phases C & D	Under construction	**205**

Single-Family		
Project Name	**Project Status**	**Lots/Units**
Plantation Oaks, Archer's Mill, Phase 2	Under construction	68
Plantation Oaks, Archer's Mill, Phase 3	Preliminary Plat approved	59
Plantation Oaks, Archer's Mill, Phase 4	Preliminary Plat approved	111
Plantation Oaks, Archer's Mill, Phase 5	Under construction	114
Plantation Oaks, Archer's Mill, Phase 6	Under construction	78
Plantation Oaks, Bradford Lakes	Under construction	80
Bradford Park	Under construction	180
Enclave	Preliminary Plat approved	12
Plantation Oaks, Fountain View, Phase 1B	Under construction	137
Plantation Oaks, Fountain View, Phase 1C	Preliminary Plat approved	141
Plantation Oaks, Fountain View, Phase 1D	Preliminary Plat approved	103
Plantation Oaks, Fountain View, Phase 1E	Preliminary Plat approved	110
Plantation Oaks, Fountain View, Phase 1F	Preliminary Plat approved	97
RidgeHaven	Under construction	286
Tattersall at Tymber Creek	Preliminary Plat approved	129
	Total:	**1,705**

Master Planned		
Project Name	**Project Status**	**Lots/Units**
Ormond Crossings	Development Agreement approved	**2,950**

Multi-Family		
Project Name	**Project Status**	**Lots/Units**
121 East	Zoning approved	24
Regal	Approved site plan/zoning	310
Ormond Enclave	Zoning approved	64
Ormond Renaissance	Approved site plan/zoning	252
Tymber Creek Apartments	Approved site plan/zoning	270
	Total:	**920**

Others		
Project Name	**Project Status**	**Lots/Units**
1845 North US 1	Conceptual	400
Little Tomoka Village	In Review	31
	Total:	**431**
Residential lots in the development process		**6,211**

Dwelling Units by Structure Type

The U.S. Census Bureau, American Community Survey, provides residential structures by type. Table 10 provides the residential structure type within Ormond Beach and Volusia County. There are 21,295 residential units within the City of Ormond Beach. Single-family units comprise 65% of the housing unit inventory, the same percentage as Volusia County. As a percentage of the housing totals, Ormond Beach has 18% of the multi-family housing stock, compared to 21% for Volusia County. Mobile and manufactured homes comprise 10% of the Ormond Beach housing inventory, 2% higher than Volusia County.

Table 10: Dwelling Units by Structure

Housing Units by Type	Ormond Beach Units	Percent	Volusia County Units	Percent
Single-Family Detached	13,863	65%	177,760	65%
Single-Family Attached	1,197	6%	10,631	4%
Duplex	341	2%	5,404	2%
Multi-family	3,751	18%	56,696	21%
Mobile Homes	2,143	10%	23,084	8%
Total	**21,295**	**100%**	**273,835**	**100%**

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Dwelling Units by Tenure

The U.S. Census Bureau, American Community Survey, provides housing units by tenure. Table 11 shows 76% of residential units are owner occupied and 24% are renter occupied within Ormond Beach.

Table 11: Dwelling Units by Tenure

Housing Units by Tenure	Ormond Beach Units	Percent	Volusia County Units	Percent
Owner occupied	14,351	76%	167,784	72%
Renter occupied	4,520	24%	64,889	28%
Total	**18,871**	**100%**	**232,673**	**100%**

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Housing Vacancy

The U.S. Census Bureau, American Community Survey, provides vacant housing by unit types. The City is experiencing a vacancy rate of 11% compared to 15% by Volusia County. Vacant housing can be caused by seasonal and occasional use or in the sales or rental process.

Table 12: Vacancy Status of Housing Units

Vacant Housing Units by Type	Ormond Beach Units	Percent	Volusia County Units	Percent
Total Housing Units	21,295	NA	273,835	NA
Occupied Housing Units	18,871	89%	232,673	85%
Vacant Housing Units	2,424	11%	41,162	15%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Housing Age

The U.S. Census Bureau, American Community Survey, provides the year when the residential inventory of the City was constructed. Table 13 shows 62% of the City's housing inventory was constructed from 1970 to 1999. As residential construction occurred, the amount of available vacant land has decreased, as show from the year 2010 forward. The City has annexed two land areas that will lead to additional residential inventory. The first land area is Ormond Crossings, annexed in 2004, which has a master plan approval for 2,950 residential units. The second land area is Plantation Oaks, annexed in 2015, and surrounding lands that will develop into approximately 2,200 residential units.

Table 13: Dwelling Units by Age of Construction

Year Structured was Built	Ormond Beach Units	Percent	Volusia County Units	Percent
Built 2020 or later	82	0.39%	2,667	0.97%
Built 2010 to 2019	1,050	4.93%	17,502	6.39%
Built 2000 to 2009	3,086	14.49%	46,202	16.87%
Built 1990 to 1999	4,004	18.80%	40,770	14.89%
Built 1980 to 1989	4,495	21.11%	66,174	24.17%
Built 1970 to 1979	4,745	22.28%	48,944	17.87%
Built 1960 to 1969	1,650	7.75%	20,309	7.42%
Built 1950 to 1959	1,583	7.43%	20,255	7.40%
Built 1940 to 1949	303	1.42%	4,870	1.78%
Built 1939 or earlier	297	1.39%	6,142	2.24%
Totals	**21,295**	**100.00%**	**273,835**	**100.00%**

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Monthly Housing Rent

The U.S. Census Bureau, American Community Survey, provides the monthly gross rents. Table 14 shows the majority of renters pays $1,000 to $1,499 for rent with a median rent price of $1,230. Note that this information is from 2022 and rental rates have increased in the last two years.

Table 14: Gross Housing Rent as of 2022

Monthly Gross Housing Rent	Ormond Beach Units	Percent	Volusia County Units	Percent
Occupied units paying rent	4,260	NA	61,570	NA
No rent paid	260	NA	3,319	NA
Less than $500	26	0.61%	2,422	3.93%
$500 to $999	1,027	24.11%	12,905	20.96%
$1,000 to $1,499	1,971	46.27%	26,342	42.78%
$1,500 to $1,999	824	19.34%	13,977	22.70%
$2,000 to $2,499	300	7.04%	3,752	6.09%
$2,500 to $2,999	41	0.96%	1,278	2.08%
$3,000 or more	71	1.67%	894	1.45%
Median (dollars)	$1,230	100.00%	$1,271	100.00%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Monthly Cost of Owner Occupied Units (With Mortgage)

The U.S. Census Bureau, American Community Survey, provides the monthly gross costs for owner-occupied residential units. Table 15 shows a median mortgage of $1,717 for Ormond Beach. Note that this information is from 2022 and mortgage rates have increased in the last two years.

Table 15: Owner Costs with Mortgage as of 2022

Monthly Cost of Owner Occupied Units (With Mortgage)	Ormond Beach Units	Percent	Volusia County Units	Percent
Housing Units with a Mortgage	7,528	NA	92,344	NA
Less than $500	55	0.73%	1,130	1.22%
$500 to $999	788	10.47%	13,819	14.96%
$1,000 to $1,499	1,857	24.67%	31,045	33.62%
$1,500 to $1,999	2,021	26.85%	24,868	26.93%
$2,000 to $2,499	1,504	19.98%	11,512	12.47%
$2,500 to $2,999	599	7.96%	4,987	5.40%
$3,000 or more	704	9.35%	4,983	5.40%
Median (dollars)	1,717	100.00%	1,503	100.00%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Mortgage Status of Owner Occupied Units

The U.S. Census Bureau, American Community Survey, provides mortgage status of owner occupied units. Table 16 shows that 47.5% of the owner occupied units do not have a mortgage.

Table 16: Mortgage Status of Owner Occupied Units

Mortgage Status	Ormond Beach Units	Percent	Volusia County Units	Percent
Owner-Occupied Units	14,351	NA	167,784	NA
Housing units with a mortgage	7,528	52.46%	92,344	55.04%
Housing units without a mortgage	6,823	47.54%	75,440	44.96%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Value of Owner Occupied Housing Units

The U.S. Census Bureau, American Community Survey, provides the value of owner occupied housing units. Table 17 shows that the median value of owner occupied units was $297,700 in 2022.

Table 17: Owner Occupied Units by Value

Owner Occupied Units by Value	Ormond Beach Units	Percent	Volusia County Units	Percent
Owner-occupied units	14,351		167,784	
Less than $50,000	852	5.94%	9,800	5.84%
$50,000 to $99,999	1,208	8.42%	10,132	6.04%
$100,000 to $149,999	675	4.70%	13,804	8.23%
$150,000 to $199,999	853	5.94%	22,029	13.13%
$200,000 to $299,999	3,658	25.49%	52,944	31.55%
$300,000 to $499,999	5,048	35.18%	43,716	26.05%
$500,000 to $999,999	1,672	11.65%	13,005	7.75%
$1,000,000 or more	385	2.68%	2,354	1.40%
Median (dollars)	$297,700	100.00%	$251,400	100.00%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Household Income

The U.S. Census Bureau, American Community Survey, provides information on household income. Table 18 shows a median household income in Ormond Beach of $65,238 and a per capita income of $42,899. The table shows 9.6% of the population in poverty.

Table 18: Household Income

Income	Ormond Beach	Volusia County
Median Household Income (2022)	$65,238	$63,075
Per Capita income (2022)	$42,899	$35,364
Persons in Poverty, in percent	9.6%	12.2%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Rent to Income Ratio

The U.S. Census Bureau, American Community Survey, provides information on rent to income ratios. Table 19 shows 51.47% of renters in Ormond Beach are paying 35% or more of their income to rent.

Table 19: Rent to Income Ratio

Monthly Gross Housing Rent	Ormond Beach Units	Percent	Volusia County Units	Percent
Occupied units paying rent	4,224	NA	59,837	NA
Not computed	296	NA	5,052	NA
Less than 15.0 percent	244	5.78%	6,070	10.14%
15.0 to 19.9 percent	389	9.21%	7,090	11.85%
20.0 to 24.9 percent	358	8.48%	6,793	11.35%
25.0 to 29.9 percent	538	12.74%	6,392	10.68%
30.0 to 34.9 percent	521	12.33%	5,208	8.70%
35.0 percent or more	2,174	51.47%	28,284	47.27%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Mortgage Costs to Income Ratio

The U.S. Census Bureau, American Community Survey, provides information on the mortgage cost to income ratios. Table 20 shows that a majority of households with a mortgage are paying less than 30 percent of their income on the mortgage.

Table 20: Mortgage Costs to Income Ratio

Housing Units with a Mortgage	Ormond Beach Units	Percent	Volusia County Units	Percent
Housing units with a mortgage	7,467	NA	91,667	NA
Less than 20.0 percent	3,486	46.69%	39,034	42.58%
20.0 to 24.9 percent	1,018	13.63%	14,058	15.34%
25.0 to 29.9 percent	942	12.62%	9,174	10.01%
30.0 to 34.9 percent	264	3.54%	6,412	6.99%
35.0 percent or more	1,757	23.53%	22,989	25.08%
Not computed	61	0.82%	677	0.74%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

All Households, Cost Burden by Income, 2022 Estimate

The Shimberg Center for Housing Studies provides costs burden of all households shown as Table 21.

Table 21: All Households, Cost Burden by Income

Geography	Household Income	30% or less	30.1-50%	More than 50%
Volusia County	30% AMI or less	2,709	2,833	16,939
Volusia County	30.01-50% AMI	9,180	8,566	10,970
Volusia County	50.01-80% AMI	22,940	16,140	5,584
Volusia County	80.01-100% AMI	18,725	6,595	973
Volusia County	Greater than 100% AMI	109,993	6,692	879
Ormond Beach	30% AMI or less	92	148	1,267
Ormond Beach	30.01-50% AMI	681	727	732
Ormond Beach	50.01-80% AMI	1,884	1,444	486
Ormond Beach	80.01-100% AMI	1,362	627	180
Ormond Beach	Greater than 100% AMI	9,925	331	104

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Renter Households, Cost Burden by Income, 2022 Estimate

The Shimberg Center for Housing Studies provides costs burden of renter households shown as Table 22.

Table 22: Renter Households, Cost Burden by Income

Geography	Household Income	30% or less	30.1-50%	More than 50%
Volusia County	30% AMI or less	1,022	806	9,240
Volusia County	30.01-50% AMI	1,915	3,375	5,824
Volusia County	50.01-80% AMI	4,599	8,312	2,510
Volusia County	80.01-100% AMI	4,667	2,241	285
Volusia County	Greater than 100% AMI	19,905	1,357	196
Ormond Beach	30% AMI or less	37	27	607
Ormond Beach	30.01-50% AMI	59	138	462
Ormond Beach	50.01-80% AMI	376	800	183
Ormond Beach	80.01-100% AMI	338	236	27
Ormond Beach	Greater than 100% AMI	1,390	91	16

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Owner-Occupied Households, Cost Burden by Income, 2022 Estimate

The Shimberg Center for Housing Studies provides costs burden of owner occupied households shown as Table 23.

Table 23: Owner Occupied Households, Cost Burden by Income

Geography	Household Income	30% or less	30.1-50%	More than 50%
Volusia County	30% AMI or less	1,687	2,027	7,699
Volusia County	30.01-50% AMI	7,265	5,191	5,146
Volusia County	50.01-80% AMI	18,341	7,828	3,074
Volusia County	80.01-100% AMI	14,058	4,354	688
Volusia County	Greater than 100% AMI	90,088	5,335	683
Ormond Beach	30% AMI or less	55	121	660
Ormond Beach	30.01-50% AMI	622	589	270
Ormond Beach	50.01-80% AMI	1,508	644	303
Ormond Beach	80.01-100% AMI	1,024	391	153
Ormond Beach	Greater than 100% AMI	8,535	240	88

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Inventory of Standard/Substandard Units

The U.S. Census Bureau, American Community Survey, provides housing units with substandard units as Table 21.

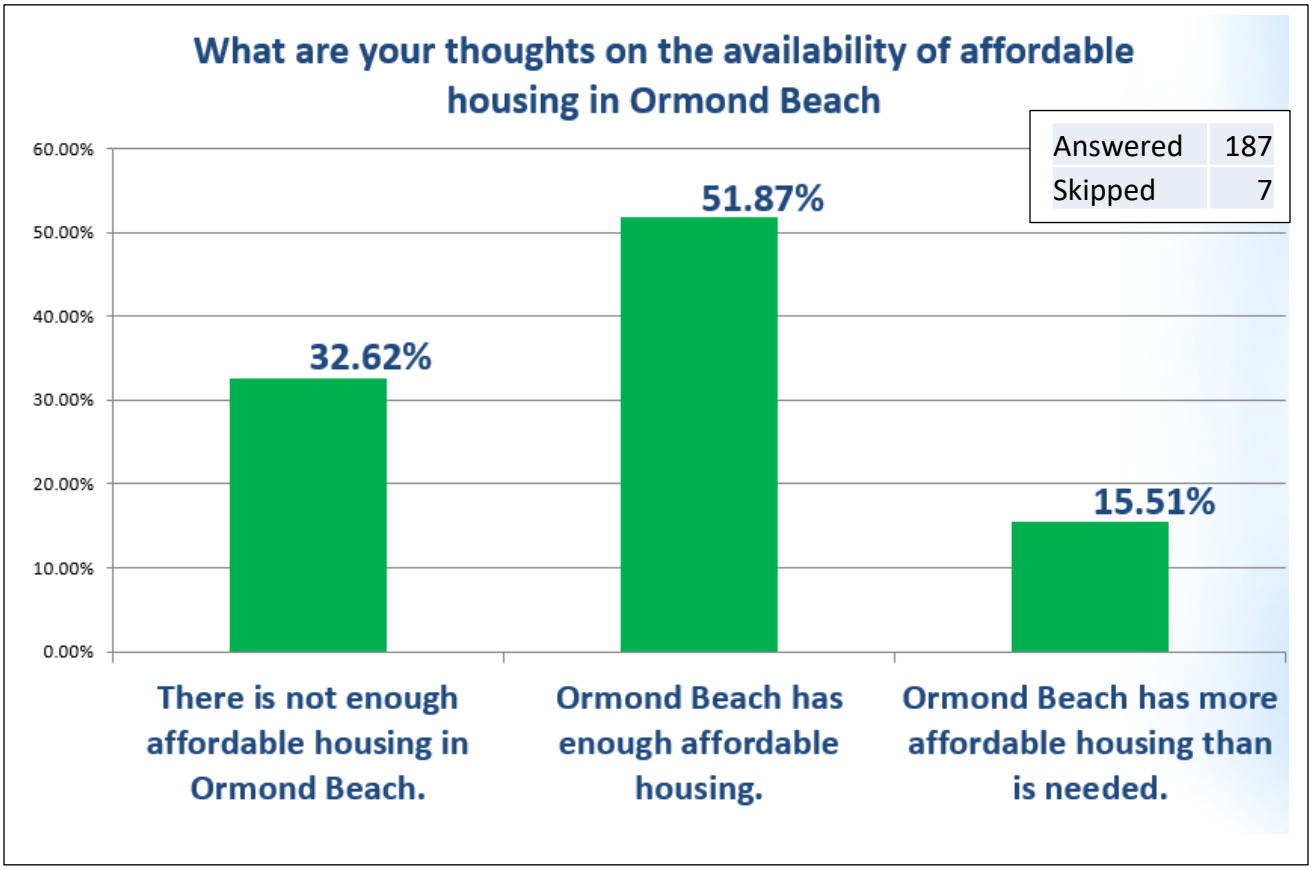
Table 24: Substandard Units

Substandard Housing	Ormond Beach Units	Percent	Volusia County Units	Percent
Occupied housing units	18,871	NA	232,673	NA
Lacking complete plumbing facilities	14	0.07%	508	0.22%
Lacking complete kitchen facilities	130	0.69%	1,525	0.66%
No telephone service available	288	1.53%	2,275	0.98%

Source: U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022

Ormond Beach Comprehensive Plan 2045 Survey

Survey Results - Question #2



Ormond Beach Comprehensive Plan 2045 Survey

Survey Results - Question #3

If you feel that there is not enough affordable housing in the city, do you have any thoughts on appropriate solutions?

Subsidize Purchases:

- "Instead of spending the money to build affordable housing complexes...use the funds to subsidize purchases for people who qualify."

Regulate Developers / Avoid New Apartment Complexes:

- "Require developers to provide affordable housing as well as the ones they want approved."
- "An affordable housing trust fund via developer impact fees."
- "Stop building apartments and build housing communities with smaller houses."
- "There is an abundance of homes and way too many apartment complexes."

Utilize Abandoned Properties:

- "Turn former buildings into affordable housing, i.e., former schools, former churches and shopping centers. They can be made into apartments for senior fixed income housing."

Lower Costs for Housing Development:

- "Make it easier to build all kinds of housing with an emphasis on multifamily (apartments, duplexes, triplexes) to drive down costs."
- "Modify the lot size and setback requirements in selected neighborhoods."
- "Stop creating more and more expensive building codes and permits we have to acquire to do basic renovations."

Ormond Beach Comprehensive Plan 2045 Survey

Survey Results - Question #3 Continued

If you feel that there is not enough affordable housing in the city, do you have any thoughts on appropriate solutions?

Incentivize:

- "Collect impact fees from new development to offer subsidies for affordable housing."
- "Incentives for landlords to make housing more affordable."
- "The City should encourage redevelopment and the allowance of density within the city Center."
- "The city should provide incentives to those who are willing to put sweat equity or rehab existing homes that aren't the new construction"

External Solutions:

- "Discussion with other cities Ormond size, that have incorporated affordable housing."
- "Should not be just low income but affordable housing for the middle class as well. We need rent caps especially for those living in a 55 and older community. Florida wages need to go up, people can't afford 2000 and up for rent."

Support Hometown Heroes Program:

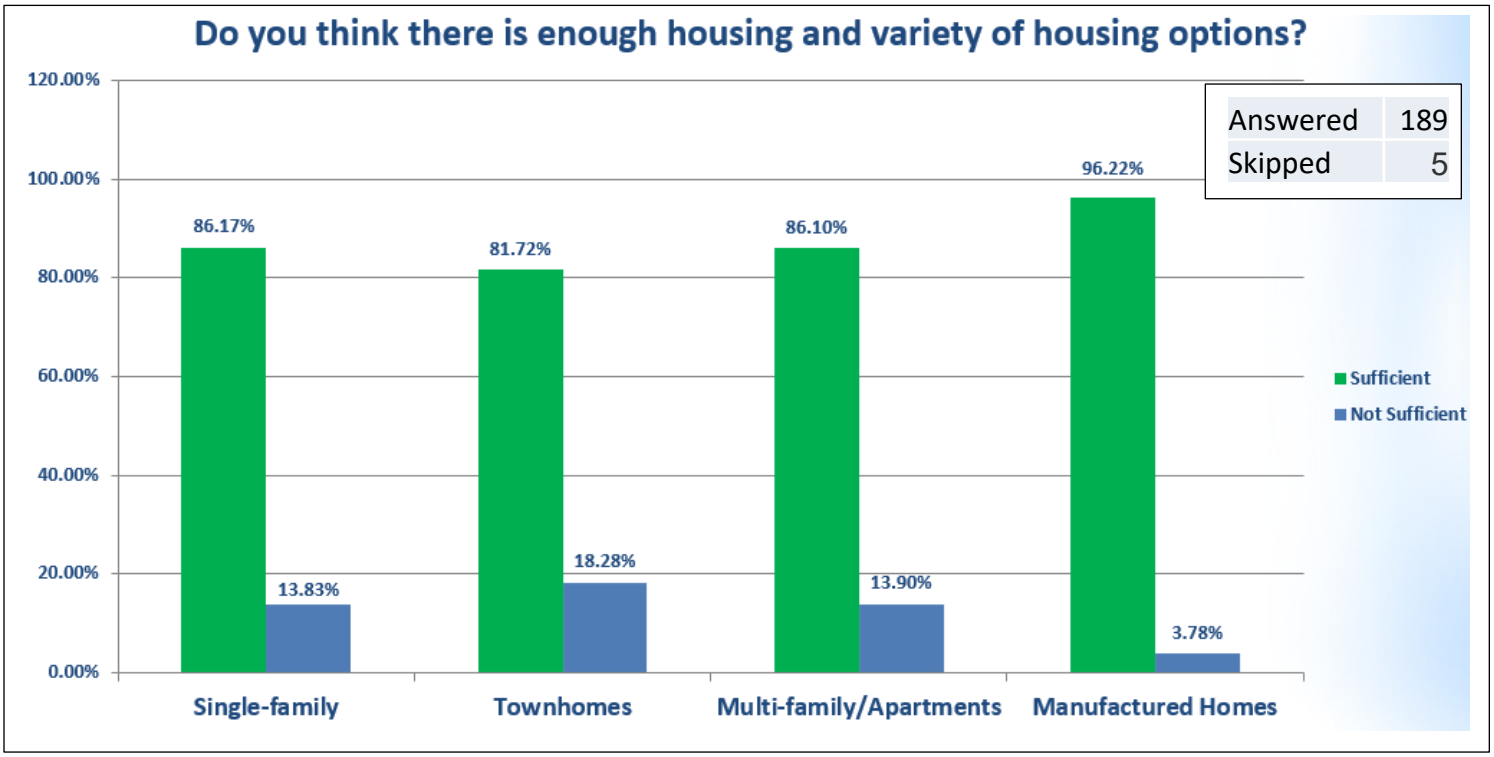
- "Keep asking the legislature to appropriate money for Hometown Heroes to make home ownership possible, instead of renting."

Increase Inventory and Variety:

- "Build more homes. More inventory = lower prices."
- "New builds need a variety of price ranges for homes."
- "Tiny homes areas..... with a common space for some gardens."
- "More senior complexes like Madison Glenn would be great."
- "Higher density units to preserve green and forested areas."

Ormond Beach Comprehensive Plan 2045 Survey

Survey Results - Question #8



COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 8:

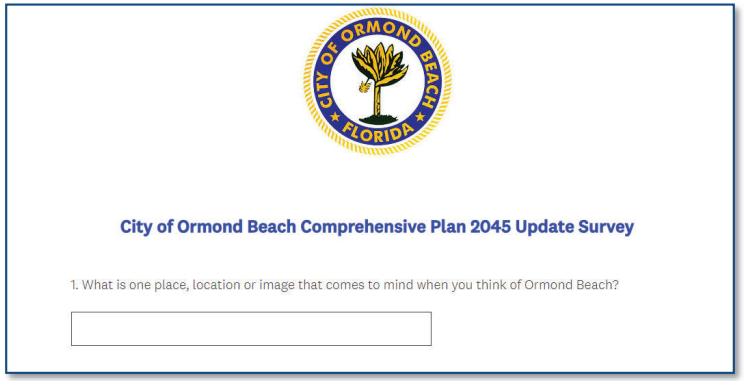
PUBLIC INPUT, SURVEY, AND COMMUNITY MEETING INPUT

Comprehensive Plan 2045 Update

Comprehensive Plan 2045 Survey



https://www.surveymonkey.com/r/CompPlan2045UpdateSurvey



Comprehensive Plan 2045 Update

Comprehensive Plan 2045 Survey Number of Responses

August 5, 2024 = 1

August 20, 2024 = 131

August 29, 2024 = 176

September 17, 2024 = 194

September 30, 2024 = 196

Comprehensive Plan 2045 Update

Survey Questions

1. What is one place, location or image that comes to mind when you think of Ormond Beach?
2. What are your thoughts on the availability of affordable housing in Ormond Beach?
3. If you feel that there is not enough affordable housing in the city, do you have any thoughts on appropriate solutions?
4. How should Ormond Beach prioritize improving or expanding infrastructure improvements?
5. What is one feature or improvement that could be added to Ormond Beach that would improve the quality of life?
6. What is something you currently enjoy about Ormond Beach?
7. What are the top two priorities that you believe Ormond Beach should focus on over the next 20 years?
8. Do you think there is enough housing and variety of housing options?
9. Please rank these from most important to least important.

   Community Preservation, Economic Development, Transportation and Mobility, Housing

   Parks & Recreation, Land Use & Development, Environmental Conservation, and Utilities
10. In a few words, describe your vision for Ormond Beach.
11. What are the biggest challenges you believe that Ormond Beach currently experiences or you believe the city will face over the next decade?
12. What are the top three concerns you have related to future development within Ormond Beach?
13. Please provide any other comments, thoughts or other issues you feel should be discussed in the Comprehensive Plan 2045 update.

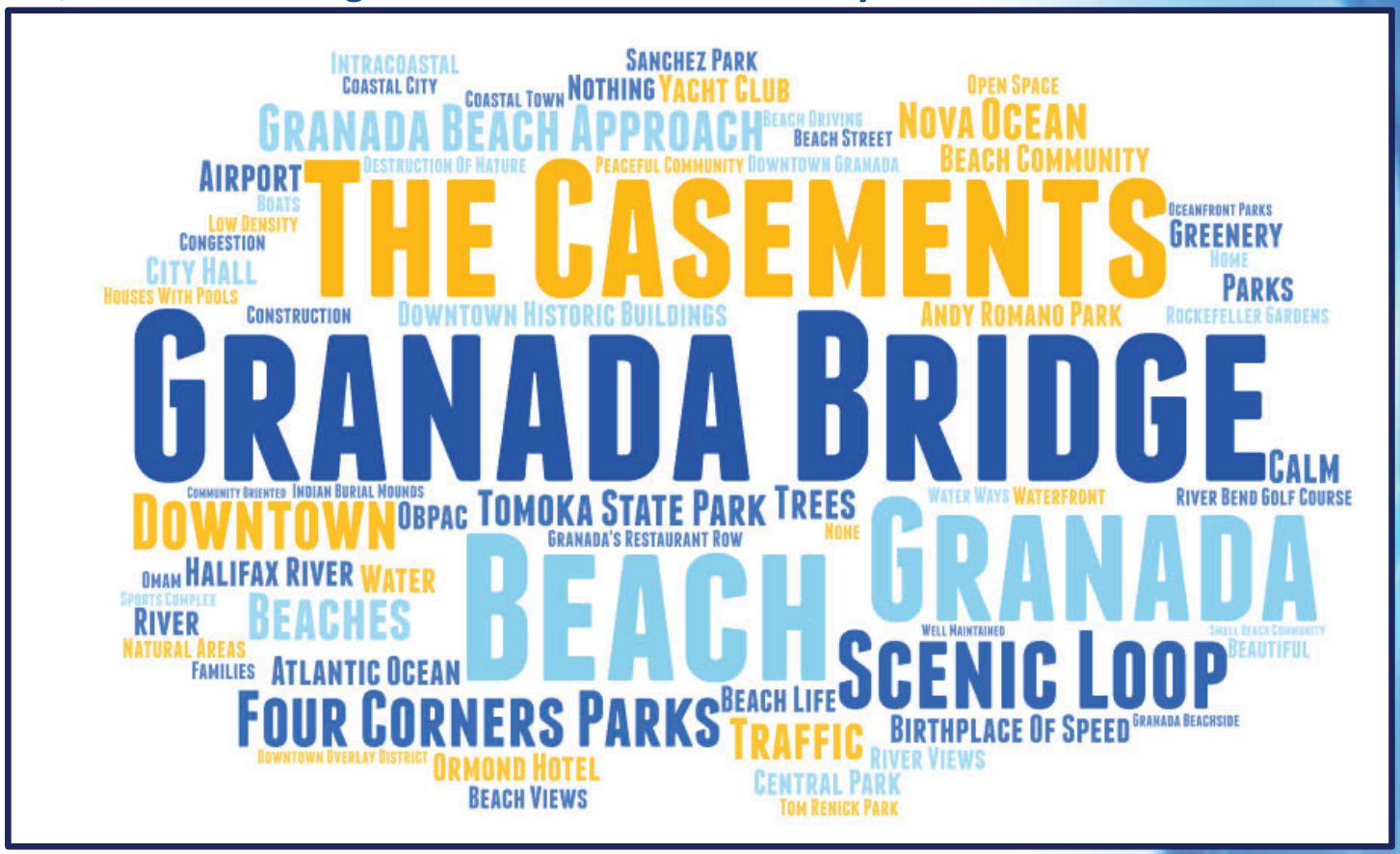
Comprehensive Plan 2045 Update

Survey Results - Question #1

What is one place, location or image that comes to mind when you think of Ormond Beach?

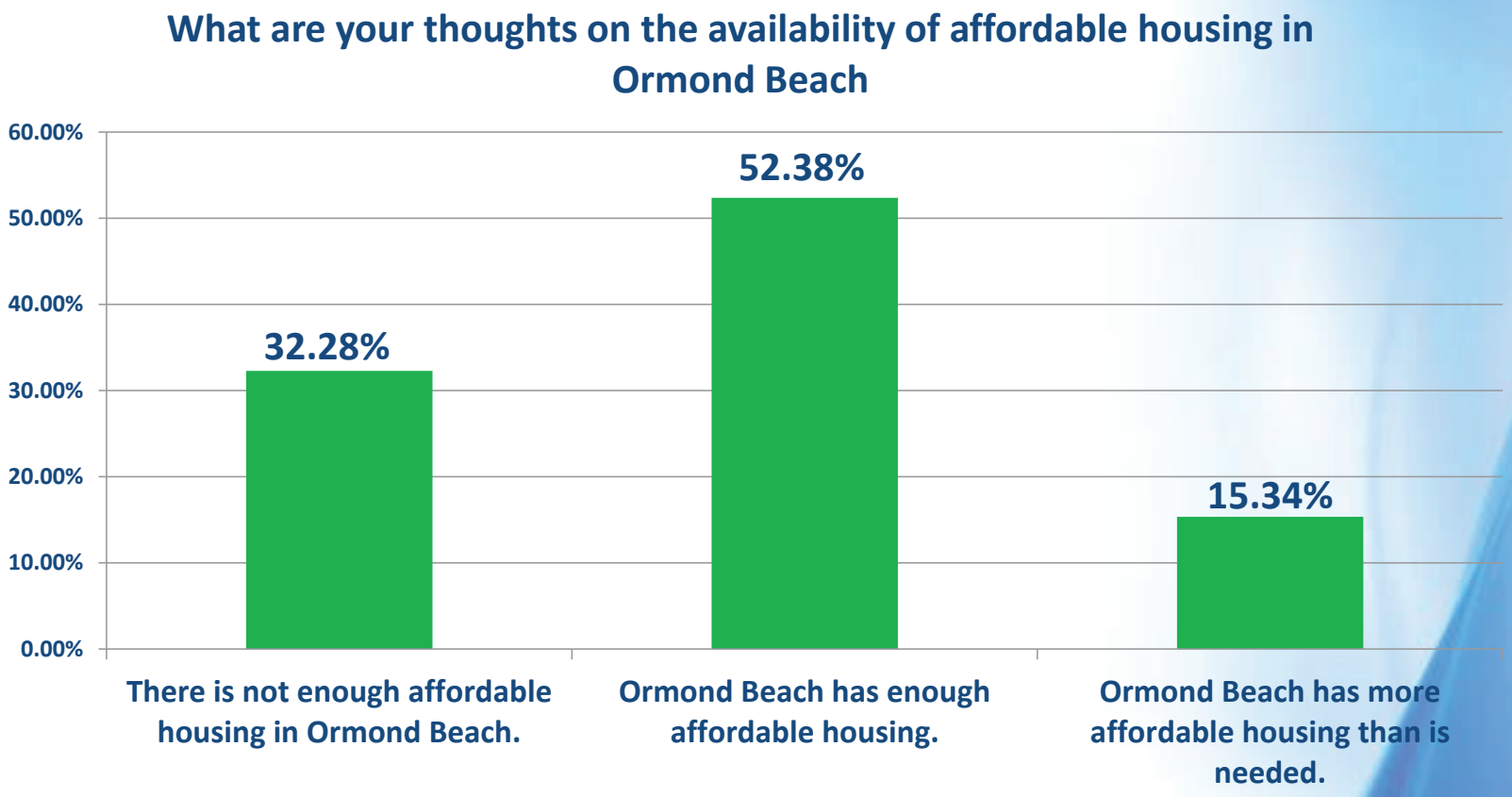
Granada Bridge	28
The Casements	20
Beach	19
Granada	15
Scenic Loop	15
Beaches	9
Four Corners Parks	8
Downtown	7
Granada Beach Approach	5
Traffic	4
Ocean	4
Tomoka State Park	3
Atlantic Ocean	2
Halifax River	2
Coastal City	1
Beach Street	1

Answered	189
Skipped	7



Comprehensive Plan 2045 Update

Survey Results - Question #2



Answered	189
Skipped	7

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Survey Results - Question #3

If you feel that there is not enough affordable housing in the city, do you have any thoughts on appropriate solutions?

Subsidize Purchases:

- "Instead of spending the money to build affordable housing complexes...use the funds to subsidize purchases for people who qualify."

Regulate Developers / Avoid New Apartment Complexes:

- "Require developers to provide affordable housing as well as the ones they want approved."
- "An affordable housing trust fund via developer impact fees."
- "Stop building apartments and build housing communities with smaller houses."
- "There is an abundance of homes and way too many apartment complexes."

Utilize Abandoned Properties:

- "Turn former buildings into affordable housing, i.e., former schools, former churches and shopping centers. They can be made into apartments for senior fixed income housing."

Lower Costs for Housing Development:

- "Make it easier to build all kinds of housing with an emphasis on multifamily (apartments, duplexes, triplexes) to drive down costs."
- "Modify the lot size and setback requirements in selected neighborhoods."
- "Stop creating more and more expensive building codes and permits we have to acquire to do basic renovations."

Answered	80
Skipped	116

Incentivize:

- "Collect impact fees from new development to offer subsidies for affordable housing."
- "Incentives for landlords to make housing more affordable."
- "The City should encourage redevelopment and the allowance of density within the City Center."
- "The city should provide incentives to those who are willing to put sweat equity or rehab existing homes that aren't the new construction."

External Solutions:

- "Discussion with other cities Ormond size, that have incorporated affordable housing."
- "Should not be just low income but affordable housing for the middle class as well. We need rent caps especially for those living in a 55 and older community. Florida wages need to go up, people cant afford 2000 and up for rent."

Support Hometown Heroes Program:

- "Keep asking the legislature to appropriate money for Hometown Heroes to make home ownership possible, instead of renting."

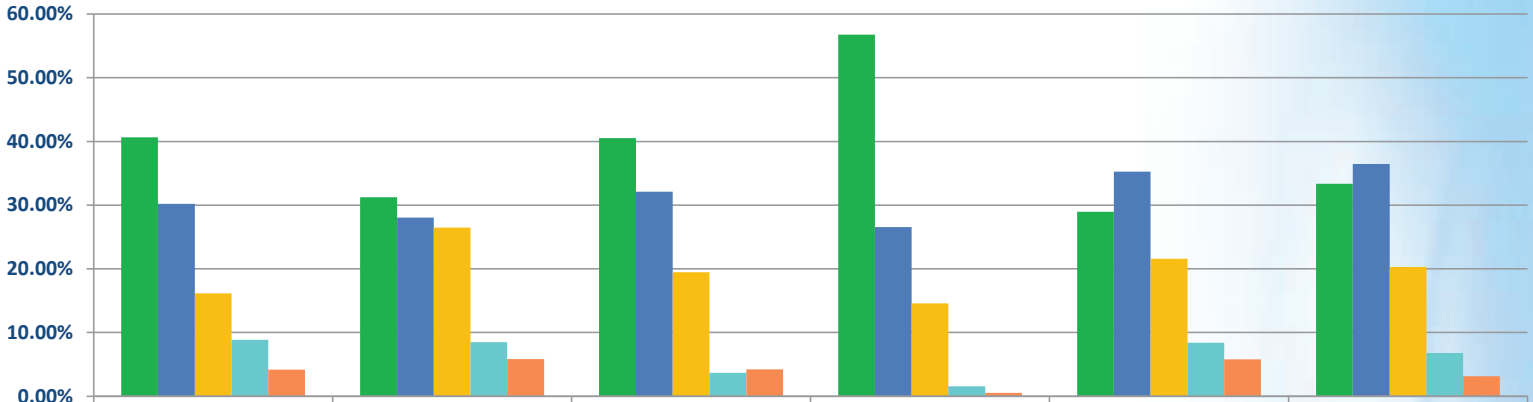
Increase Inventory and Variety:

- "Build more homes. More inventory = lower prices."
- "New builds need a variety of price ranges for homes."
- "Tiny homes areas..... with a common space for some gardens."
- "More senior complexes like Madison Glenn would be great."
- "Higher density units to preserve green and forested areas."

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Survey Results - Question #4

How should Ormond Beach prioritize improving or expanding infrastructure improvements?



	Roadway expansion (with State FDOT and Volusia County)	Trail expansion	Missing sidewalk corridors	Stormwater Improvements	Additional Park & Recreation Facilities	Utilities (re-use, water and sewer)
High Priority	40.63%	31.22%	40.53%	56.77%	28.95%	33.33%
Moderate Priority	30.21%	28.04%	32.11%	26.56%	35.26%	36.46%
Neutral	16.15%	26.46%	19.47%	14.58%	21.58%	20.31%
Low Priority	8.85%	8.47%	3.68%	1.56%	8.42%	6.77%
Not a Priority	4.17%	5.82%	4.21%	0.52%	5.79%	3.13%

Answered	194
Skipped	2

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Survey Results - Question #5

What is one feature or improvement that could be added to Ormond Beach that would improve the quality of life?

Traffic Improvements:

- "Traffic improvements. And PLEASE repaint direction arrows at lights and stop signs."
- "Turn lanes at major intersections."
- "Better traffic flow. Larger bicycle lanes in both directions. Central turn lane in A1A North of Granada."
- "Traffic control on Granada Blvd. Consider lower speed limit."
- "Another bridge to beachside and get rid of the median on Granada there's so much traffic now it's getting ridiculous."

Enhance Parks and Green Spaces:

- "More community gardens."
- "More natural areas, less economic development."
- "Expand park areas with well-maintained sidewalks and exercise areas."
- "Improve the parks we have and purchase more lands for public use when available along the waterfronts."
- "Park expansion with well maintained sidewalks and exercise area."
- "Outdoor covered sitting areas as shelter from sun and rain for walkers."
- "Make a 24-hour basketball gym only accessible to Ormond Beach residents."

Answered	183
Skipped	13

Increase Bike and Pedestrian Infrastructure:

- "More protected bike lanes, wider sidewalks, more crosswalks."
- "A comprehensive bike trail network and more sidewalks."
- "Safer paths AWAY from motor vehicles."
- "More multi-purpose use trails (i.e., bike and walking)."
- "The creation of communities and developments that prioritize the pedestrian and do not require the use of a car."
- "Interconnecting sidewalks and trails, especially along John Anderson and N. Beach St."

Reduce Building and Development:

- "Stop tearing down trees and building so much. The quaint small-town feeling of Ormond is gone."
- "Less development and protect wildlife and greenspace."
- "Stop clear-cutting and require developers to build around existing trees and plant life."
- "STOP BUILDING!!! The growth is out of control."
- "Discourage projects that will negatively impact the history, culture and appeal of OB."

Comprehensive Plan 2045 Update

Survey Results - Question #5 (continued)

What is one feature or improvement that could be added to Ormond Beach that would improve the quality of life?

Upgrade Infrastructure:

- "Expand the sewer system."
- "Sewer connection from septic to public along A1A."
- "More medical care facilities."
- "Bury the Utility Lines....would reap back cost in 3 hurricanes and make enduring a storm much safer and more pleasant."
- "More commerce and parks west of I-95."

Preserve the Local Character:

- "No more dense housing (apartments)."
- "Public art, fountains & permanent monuments that pay tribute to our history."
- "Clean up the North US 1 area."
- "A community appearance board like some other communities have."
- "Ormond Beach should prioritize creating a vibrant downtown area along Granada."

Public Safety:

- "Police enforcement, traffic and appearance, in gated communities. Pay for Ormond Beach police officers need to be equivalent or more to surrounding cities and county."
- "Removing homeless and panhandlers."
- "Lighting along beach street sidewalks like Holly Hill & Daytona did."

Answered	183
Skipped	13

Develop Public Spaces and Facilities:

- "Build a community center."
- "Ormond Beach needs an Event Center."
- "Consider relocating the library to a waterfront event center."
- "An indoor public pool."
- "Continued development of waterfront areas for entertainment / recreation."
- "Moving the City offices and library and activating that amazing property, views and the riverfront. Ideas would be a hotel and 1st level shops/restaurants ....the hotel could offer boating adventures with the new dock. The Ormond hotel used to offer boating excursions (-: The taxes from this property alone would eventually pay for the move."
- "Bocce Ball Courts beach side of Halifax River."
- "Public Parking with Showers and Bathrooms."
- "Municipal golf course, more adult rec sports leagues."
- "Availability of the big beach wheelchairs that can be taken into the ocean and provided through advertising of companies. Also, the big sand-free beach access mats that make it accessible to bring a wheelchair onto the beach as well as beach carts."
- "Inside/outside entertainment such as a top golf, nice bowling center, food hall."

Comprehensive Plan 2045 Update

Survey Results - Question #6

What is something you currently enjoy about Ormond Beach?

- **Small-Town Charm**
  - Community Feel
  - Small town atmosphere
- **Natural Beauty and Outdoor Activities**
  - Beaches and Parks
  - Green Spaces
- **Recreational and Cultural Amenities**
  - Local Attractions
  - Public Services
  - Public spaces
- **Quality of Life**
  - Safety and Cleanliness
  - Accessibility and Convenience

Answered	181
Skipped	15



Comprehensive Plan 2045 Update

Survey Results - Question #7

What are the top two priorities that you believe Ormond Beach should focus on over the next 20 years?

1. Traffic Management and Infrastructure Improvement:

- "Traffic congestion, particularly on Granada Avenue."
- "Enhanced infrastructure, including road expansions, bike lanes, and safer pedestrian routes."
- "Development to provide adequate infrastructure to prevent overburdening existing systems."

2. Controlled Development and Preservation of Green Spaces:

- "Slow down residential and commercial development."
- "Protect small-town charm."
- "Overdevelopment is leading to loss of green spaces and increased flooding."
- "Preserve natural areas and existing neighborhoods."

3. Community and Amenities:

- "Addition of parks and community centers."
- "Enhanced aesthetic/appeal and mixed use development in the downtown and beachside areas."

Answered	187
Skipped	9

4. Environmental Protection/Conservation:

- "Preserve natural areas including wetlands and trees."
- "Ensure new developments are persevering open spaces, and managing stormwater runoff and protecting local waterways."

5. Affordable Housing and Community Needs:

- "More affordable housing options without overcrowding. Some suggest reusing."
- "Repurpose existing buildings instead of building new ones."
- "More community spaces, parks, and facilities that cater to families and seniors."

6. Preserving Character:

- "Charm of Ormond Beach."
- "Historical resources and small-town feel."
- "Thoughtful growth that aligns with the values and needs of the residents."

Comprehensive Plan 2045 Update

Survey Results - Question #7 (cont.)

What are the top two priorities that you believe Ormond Beach should focus on over the next 20 years? (Proposed Solutions)

Development Control:
- "Enforce moratoriums on new building."
- "Manage and limit housing growth."
- "Stop overdevelopment and protect green spaces."
- "Maintain low-density development."

Infrastructure Improvements:
- "Upgrade roads, including widening A1A and John Anderson Drive."
- " Improve stormwater infrastructure and drainage. "
- " Expand and improve utility infrastructure. "
- " Add more sidewalks and bicycle lanes for safer mobility. "
- " Develop a bike network and improve pedestrian routes. "
- " Consider water taxis for transportation along the Halifax River.

Traffic Management:
- " Enforce speed limits. "
- " Implement traffic control measures, including roundabouts and smart traffic lights. "
- " Address traffic congestion, especially in high-traffic areas like Granada. "

Beautification and Community Amenities:
- " Enhance downtown aesthetics with landscaping and public art. "
- " Create more public parks and green spaces. "
- " Develop mixed-use areas that encourage walking and cycling. "

Answered	187
Skipped	9

Environmental Preservation:
- " Protect natural habitats and prevent clear-cutting of trees. "
- " Focus on sustainable development practices. "
- " Address issues of flooding through environmental conservation."

Community Services:
- " Increase hospital and emergency service capacity. "
- " Enhance educational facilities and quality of schools. "
- " Address homelessness and improve community safety. "
- " Implement measures to prepare for hurricanes. "

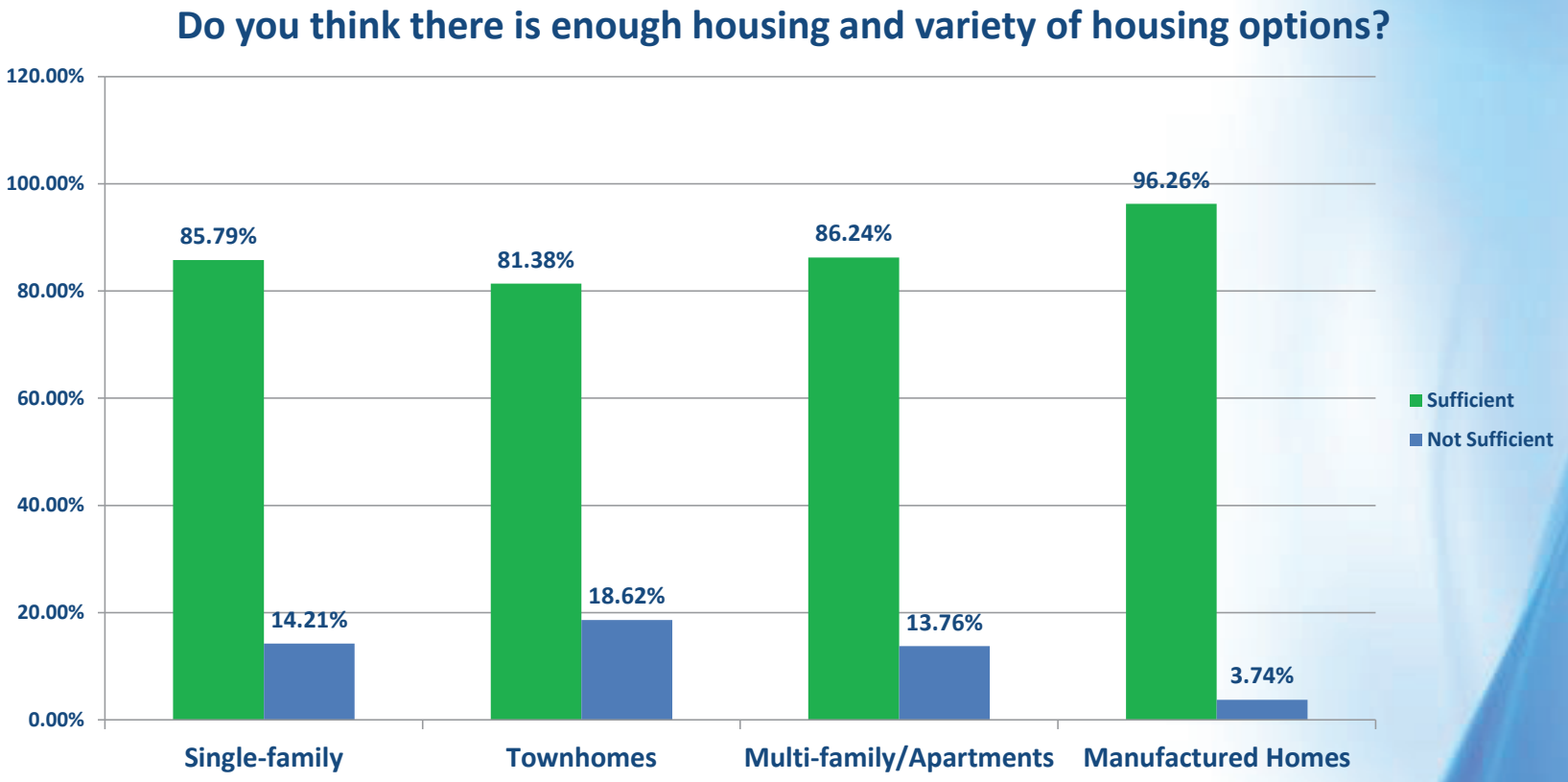
Cultural and Recreational Development:
- " Develop community centers and cultural venues. "
- " Create more waterfront restaurants and public meeting spaces. "

Zoning and Land Use:
- " Implement strict zoning regulations to control industrial development. "
- " Preserve existing historical neighborhoods and buildings. "

Tax and Budget Management:
- " Focus on maintaining low taxes and responsible spending. "
- " Seek state and federal funding for community projects. "

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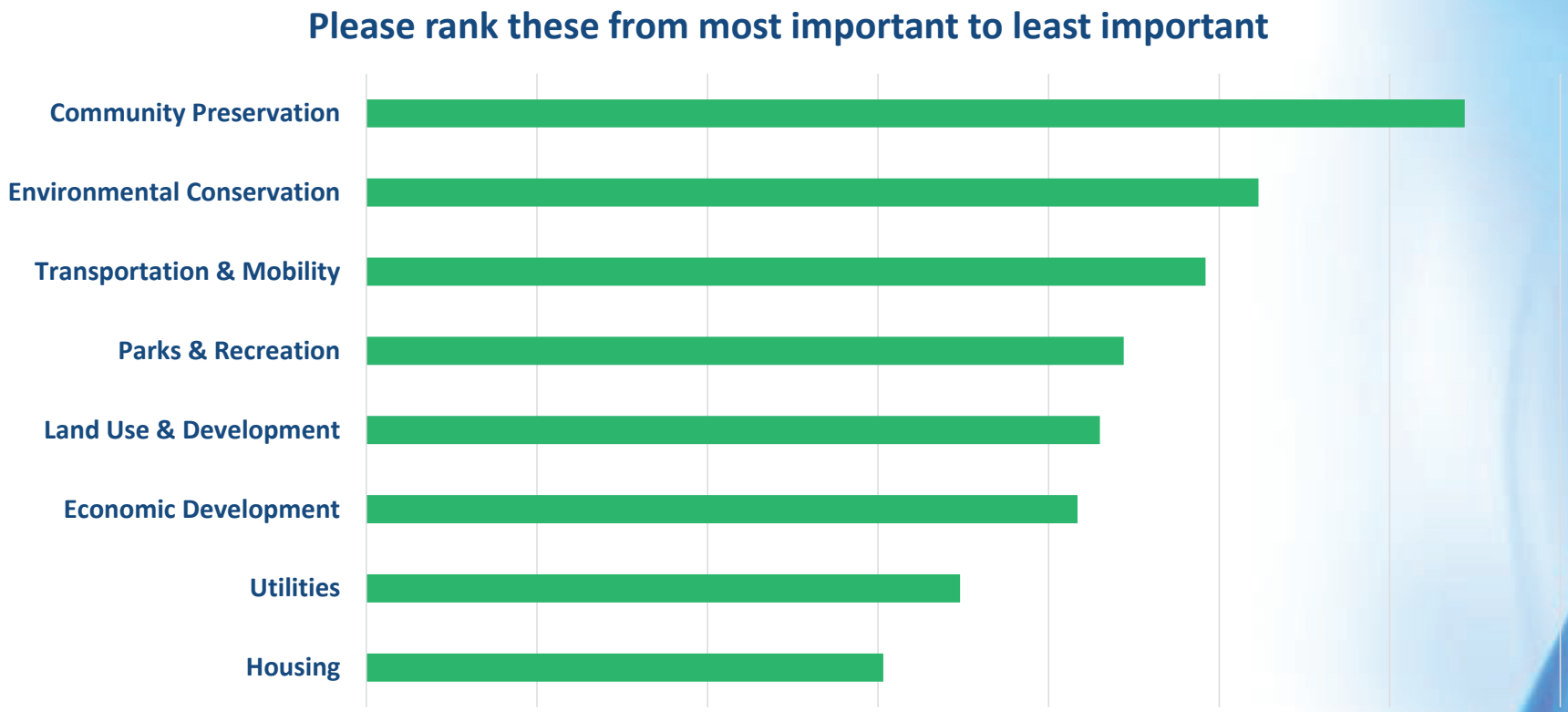
Survey Results - Question #8



Answered	191
Skipped	5

Comprehensive Plan 2045 Update

Survey Results - Question #9



Answered	195
Skipped	1

Comprehensive Plan 2045 Update

Survey Results - Question #10

In a few words, describe your vision for Ormond Beach

Summary of responses only - see survey results worksheet 9.30.2024 for detailed responses

- **Preserve Small-Town Feel:** Respondents want Ormond Beach to retain its quaint, small-town atmosphere while keeping the historic charm. Family friend community.
- **Manage Growth Responsibly:** Maintain a balance of development and quality of life. Concern that growth that is leading to congestion, environmental degradation, and loss of green spaces. There should be controlled and thoughtful development that preserves existing natural areas.
- **Enhance Green Spaces and Environment:** Maintain and expand green spaces, protect natural environments, and improve sustainability efforts.
- **Improve Infrastructure:** Better infrastructure to support growth, including improved roads, utilities, and public transportation. Maintain and enhance existing facilities rather than building new ones.
- **Community and Family-Friendly Environment:** Remain a family-friendly community with accessible amenities and a high quality of life. Support of local businesses, parks, recreational opportunities and cultural/community events.
- **Avoid Overdevelopment:** Concern that excessive development could lead to overcrowding, increased traffic, and a loss of character.
- **Maintain Cleanliness and Safety:** Ensure that the city remains clean, safe, and attractive.

Answered	173
Skipped	23

Comprehensive Plan 2045 Update

Survey Results - Question #11

What are the biggest challenges you believe that Ormond Beach currently experiences, or you believe the city will face over the next 20 years?

1. **Infrastructure:**
   Roads: Traffic congestion and inadequate road infrastructure to handle growing population.
   Sewers & Septic Systems: Current systems insufficient for the expanding community.
   Stormwater Management: Flooding.

2. **Emergency Services:**
   Police and Law Enforcement: Managing crime and traffic issues.
   Fire and Rescue Services: Capacity of emergency services to handle increased demand.

3. **Public Services:**
   Healthcare: Availability and quality of medical care, including mental health services.
   Education: Overcrowding in schools and need for more educational facilities.

4. **Environmental Services:**
   Green Space: Perseveration of natural areas and management of environmental impact from development.
   Parks and Recreation: More recreational spaces and facilities.

5. **Affordable Housing:**
   Housing Options: Lack of availability of affordable housing and its impact on neighborhoods.

6. **Transportation:**
   Public Transit: Better public transportation options to accommodate growing population.
   Bicycle and Pedestrian Facilities: Improved facilities for non-motorized transportation.

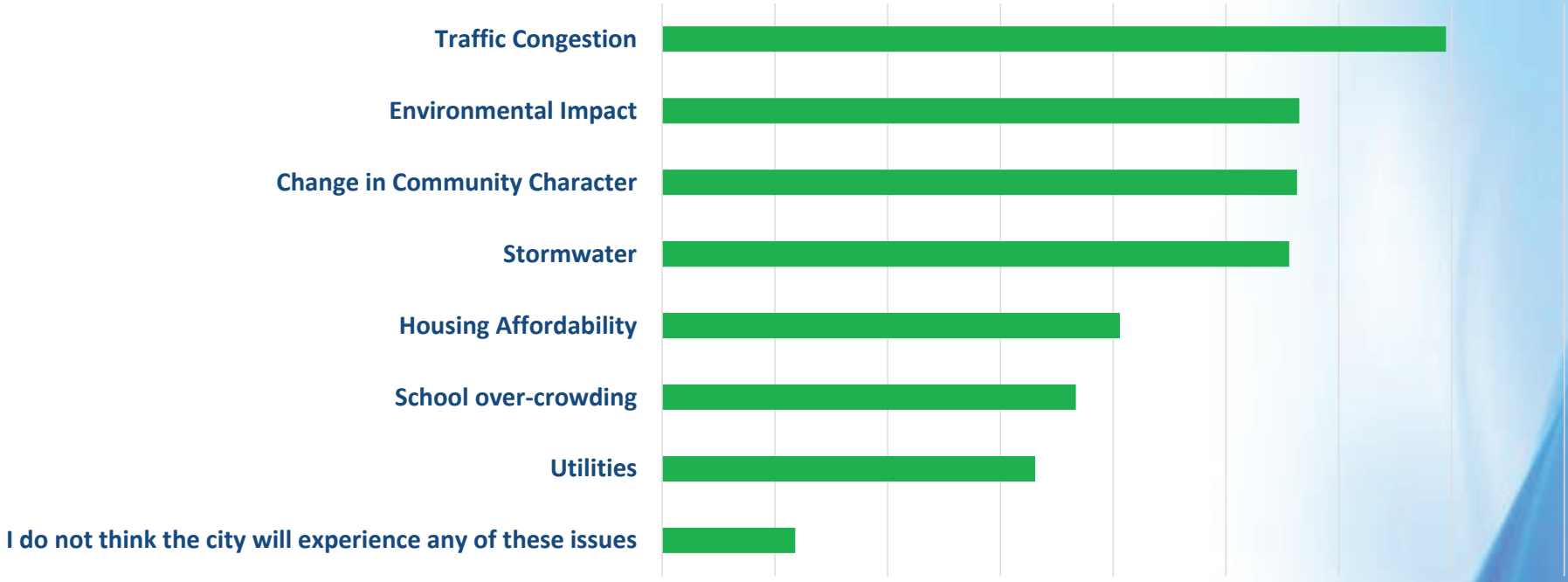
Answered	186
Skipped	10

17

Comprehensive Plan 2045 Update

Survey Results - Question #12

What are the top three concerns you have related to future development within Ormond Beach?



Answered	192
Skipped	4

Comprehensive Plan 2045 Update

Survey Results - Question #13

Please provide any other comments, thoughts, or issues you feel should be discussed in the Comprehensive Plan 2045 update.

Summary of responses only - see survey results worksheet 9.30.2024 for detailed responses

Growth Management:

- Limit annexation and overdevelopment, particularly in green spaces.
- Implement a moratorium on new developments to address existing infrastructure issues.
- Enforce stricter zoning regulations to prevent unwanted developments.

Infrastructure Improvements:

- Upgrade the Granada Bridge and the downtown area for better aesthetics and functionality.
- Bury utilities to prepare for hurricanes.
- Improve roads and parking, particularly near busy intersections.

Community Engagement:

- Increase transparency and communication from city leaders to residents, prioritizing citizen input over special interest groups.
- Establish programs for local businesses to volunteer in schools and communities.

Environmental Preservation:

- Preserve parks and green spaces, halt clear-cutting, and maintain the natural character of the area.
- Encourage responsible land use, including the establishment of more parks and recreational spaces.

Answered	115
Skipped	81

Comprehensive Plan 2045 Update

Survey Results - Question #13 (cont.)

Please provide any other comments, thoughts, or issues you feel should be discussed in the Comprehensive Plan 2045 update.

Summary of responses only - see survey results worksheet 9.30.2024 for detailed responses

Economic Development:

- Focus on attracting small businesses rather than large developments.
- Enhance downtown as a destination for shopping and dining.

Recreation and Quality of Life:

- Develop more bike paths, walking trails, and dog parks.
- Address the need for community centers and summer programs for kids.

Sustainable Practices:

- Ensure new developments adhere to stronger building codes for climate resilience.
- Research successful community growth models from other cities to inform local decisions.

Public Safety and Services:

- Improve code enforcement and police facilities.
- Address traffic safety with better signage and speed control measures.

Transportation and Access:

- Improve public transportation options and pedestrian pathways.
- Consider additional access points to the beach and better routes for evacuations.

Community Identity:

- Maintain Ormond Beach's small-town charm and character through careful planning and community-focused policies.

Answered	115
Skipped	81

Comprehensive Plan 2045 Update

2nd Community Engagement Meeting

Thursday January 16, 2025

City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

What is one place, location or image that comes to mind when you think of Ormond Beach?

Answered	**189**
Skipped	**7**

Respondent ID	Response Date	Responses
114692044833	Sep 18 2024 02:36 PM	Home
114691156008	Sep 17 2024 04:45 PM	The Beach
114684819763	Sep 09 2024 08:25 PM	Granada - “Main Street”
114684784685	Sep 09 2024 07:21 PM	Community involvement, concern for green space.
114684358420	Sep 09 2024 10:53 AM	Casements
114684290117	Sep 09 2024 09:40 AM	The Bridge
114683429922	Sep 07 2024 03:58 PM	Dunes to the beach with natural vegetation with out tourists.
114683429070	Sep 07 2024 03:55 PM	The beach itself
114683418154	Sep 07 2024 03:18 PM	Little church at base of bridge
114680788831	Sep 04 2024 12:25 PM	Casements
114680585408	Sep 04 2024 08:53 AM	Peaceful beach community
114680215191	Sep 03 2024 08:15 PM	Beach
114680005115	Sep 03 2024 03:00 PM	The Loop
114678254396	Aug 31 2024 02:16 PM	the loop
114677355981	Aug 30 2024 07:33 AM	Granada bridge over the river
114677063608	Aug 29 2024 09:34 PM	The area parks surrounding the Granada Bridge and the downtown area
114677000430	Aug 29 2024 07:43 PM	The Tomoka River
114676819599	Aug 29 2024 03:59 PM	four corners parks
114676418248	Aug 29 2024 09:48 AM	Casements and casement park
114674970353	Aug 27 2024 03:42 PM	Nice small coastal city that needs to stay small and not grow.
114674966047	Aug 27 2024 03:37 PM	The Casements
114674798008	Aug 27 2024 12:26 PM	The 4 corners of the bridge
114674746857	Aug 27 2024 11:30 AM	The view from the top of the Granada bridge
114674710537	Aug 27 2024 10:53 AM	The historic loop
114674706645	Aug 27 2024 10:49 AM	The Casements
114674694926	Aug 27 2024 10:36 AM	Beach Street
114674680256	Aug 27 2024 10:22 AM	River Bend Golf Course
114674677002	Aug 27 2024 10:18 AM	Congestion
114674676558	Aug 27 2024 10:18 AM	Atlantic Ocean & Halifax River
114674670410	Aug 27 2024 10:11 AM	The increase in traffic recently
114674668505	Aug 27 2024 10:09 AM	Crossing the Halifax River on Granada at sunset
114674664547	Aug 27 2024 10:04 AM	THE BEACH and families having family fun
114674663398	Aug 27 2024 10:03 AM	Home
114674273941	Aug 26 2024 08:47 PM	Grenada Street
114674060444	Aug 26 2024 03:02 PM	The waterfront
114674058488	Aug 26 2024 03:00 PM	Classic Beach Community
114674041489	Aug 26 2024 02:39 PM	the Casements and the riverside park next to it
114673984829	Aug 26 2024 01:33 PM	ocean
114673979337	Aug 26 2024 01:27 PM	The Granada bridge
114673902708	Aug 26 2024 11:59 AM	The Ormond Hotel / Casements History

114673880068	Aug 26 2024 11:35 AM	The loop
114673817030	Aug 26 2024 10:30 AM	Small beach town
114673478848	Aug 25 2024 09:30 PM	Boats on the intracoastal
114673402419	Aug 25 2024 05:04 PM	Historic downtown
114673226667	Aug 25 2024 06:47 AM	tomaka state park and the loop
114673100465	Aug 24 2024 08:04 PM	Too much trafgic
114672740643	Aug 23 2024 11:09 PM	Granada Bridge / The Loop
114672549851	Aug 23 2024 04:01 PM	The Granada Bridge
114672380159	Aug 23 2024 11:53 AM	Construction
114672317455	Aug 23 2024 10:33 AM	Granada Blvd.
114672273188	Aug 23 2024 09:37 AM	Downtown on Granada
114671883660	Aug 22 2024 06:25 PM	Granada Bridge
114671706092	Aug 22 2024 01:52 PM	The Casements
114671419604	Aug 22 2024 07:28 AM	Beach
114671220483	Aug 21 2024 11:12 PM	Granada Bridge
114671162814	Aug 21 2024 08:57 PM	The Loop
114671161549	Aug 21 2024 08:54 PM	Sanchez Park
114671031940	Aug 21 2024 04:45 PM	Granada Bridge
114670765308	Aug 21 2024 11:11 AM	Granada bridge
114670698971	Aug 21 2024 09:51 AM	Beautiful greenery and water
114670649490	Aug 21 2024 08:44 AM	Casements
114670192748	Aug 20 2024 05:10 PM	The granada bridge
114669990173	Aug 20 2024 01:05 PM	Granada Bridge
114669277114	Aug 19 2024 02:55 PM	Casements
114669269523	Aug 19 2024 02:44 PM	Peak of Granada Bridge over Intracoastal.
114668687484	Aug 18 2024 05:35 PM	The first place to get to the beach before you get to Daytona when coming from the north.
114668641041	Aug 18 2024 02:43 PM	The Loop
114668615233	Aug 18 2024 01:10 PM	City Hall and County Library area
114668198516	Aug 17 2024 10:03 AM	Ormond Beach Scenic Loop and Trail
114668175530	Aug 17 2024 08:58 AM	Restaurant row on granada
114668139144	Aug 17 2024 07:00 AM	Granada blvd
114668060353	Aug 17 2024 01:46 AM	The pristine beaches north of Granada
114667895547	Aug 16 2024 05:31 PM	The Beach
114667887645	Aug 16 2024 05:16 PM	beach
114667826196	Aug 16 2024 03:35 PM	Houses with Pools
114667749888	Aug 16 2024 01:39 PM	Sadly, NONE
114667618395	Aug 16 2024 10:37 AM	Beach life
114667341013	Aug 16 2024 12:49 AM	The granada beach approach
114667231607	Aug 15 2024 07:56 PM	Granada bridge
114667157856	Aug 15 2024 05:28 PM	the casements
114667145463	Aug 15 2024 05:07 PM	Granada Bridge
114667062207	Aug 15 2024 03:10 PM	The view of the Granada Bridge heading East.
114667059913	Aug 15 2024 03:08 PM	Traffic on Granada Blvd
114667038102	Aug 15 2024 02:41 PM	The Oceqn
114666951199	Aug 15 2024 12:53 PM	Beaches
114666937262	Aug 15 2024 12:36 PM	River views

114666857887	Aug 15 2024 11:00 AM	The beach
114666835265	Aug 15 2024 10:32 AM	The Airport
114666828954	Aug 15 2024 10:24 AM	The Atlantic Ocean
114666810987	Aug 15 2024 10:02 AM	The beach views
114666798187	Aug 15 2024 09:44 AM	The Casements
114666790823	Aug 15 2024 09:33 AM	Granada street
114666783868	Aug 15 2024 09:22 AM	Beaches
114666778725	Aug 15 2024 09:14 AM	Trees lining many streets and more green space than in neighboring Daytona Beach or south Florida.
114666772970	Aug 15 2024 09:05 AM	The Loop
114666771043	Aug 15 2024 09:02 AM	Tomoka State Park area.
114666757938	Aug 15 2024 08:39 AM	Casements
114666755921	Aug 15 2024 08:35 AM	The Casements
114666751186	Aug 15 2024 08:27 AM	section of Granada Blvd between US1 and Beach Street
114666747414	Aug 15 2024 08:19 AM	destruction of nature
114666740302	Aug 15 2024 08:06 AM	The Beach
114666736890	Aug 15 2024 07:59 AM	The bridge
114666731152	Aug 15 2024 07:47 AM	Parks around the bridge
114666725633	Aug 15 2024 07:35 AM	the yacht club
114666720810	Aug 15 2024 07:25 AM	Granada and A1A
114666720961	Aug 15 2024 07:25 AM	Beach
114666716833	Aug 15 2024 07:17 AM	OMAM
114666710998	Aug 15 2024 07:04 AM	The parks
114666697578	Aug 15 2024 06:33 AM	I love the natural areas of Ormond Beach, they should be preserved and we should allow more areas to become naturalized.
114666694775	Aug 15 2024 06:26 AM	Peaceful community
114666694522	Aug 15 2024 06:26 AM	Beach
114666464798	Aug 14 2024 08:02 PM	I think of the Granada beach approach or the casements
114666362934	Aug 14 2024 04:48 PM	Birthplace of speed, indian burial mounds, Ormond Hotel.
114666349225	Aug 14 2024 04:28 PM	Beach Approach at Granada..an arched sign like Daytona has would nice.
114666117192	Aug 14 2024 11:38 AM	Granada bridge
114665329861	Aug 13 2024 01:11 PM	The Loop
114665286072	Aug 13 2024 12:15 PM	Downtown
114665110565	Aug 13 2024 08:24 AM	Downtown Ormond
114664817062	Aug 12 2024 09:06 PM	The Loop
114664604293	Aug 12 2024 03:14 PM	The river
114664436526	Aug 12 2024 11:44 AM	The bridge. I love it!
114663461010	Aug 10 2024 07:47 AM	The Loop
114663107390	Aug 09 2024 02:44 PM	Downtown Overlay District
114663094365	Aug 09 2024 02:23 PM	Ormond Beach beach approach
114663012183	Aug 09 2024 12:16 PM	The beach
114662811289	Aug 09 2024 07:00 AM	Granada Bridge and the surrounding historic buildings in that area
114662808933	Aug 09 2024 06:55 AM	The bridge
114662582347	Aug 08 2024 08:41 PM	Our beautiful beaches
114662346395	Aug 08 2024 02:03 PM	The Granada Bridge
114662219137	Aug 08 2024 11:28 AM	The parks at the bridge
114662147464	Aug 08 2024 10:01 AM	Intersection of Granada and Nova

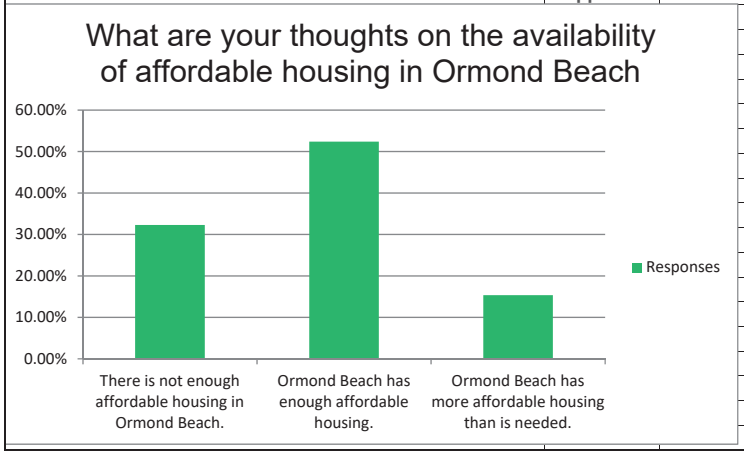
114662087204	Aug 08 2024 08:44 AM	Central Park
114661990725	Aug 08 2024 05:32 AM	The beach approach at Granada
114661810666	Aug 07 2024 10:18 PM	Granada, beach
114661789054	Aug 07 2024 09:32 PM	Scenic Loop and the preservation of natural beauty & Open Space
114661668445	Aug 07 2024 05:37 PM	Tom Rednick Park beach
114661642825	Aug 07 2024 04:59 PM	paradise
114661622289	Aug 07 2024 04:33 PM	The beach
114661546872	Aug 07 2024 02:55 PM	Downtown and the river
114661463161	Aug 07 2024 01:08 PM	City Hall/ 4 Corners
114661432126	Aug 07 2024 12:28 PM	The historic buildings downtown
114661405401	Aug 07 2024 11:58 AM	The beach
114661400920	Aug 07 2024 11:53 AM	Granada Bridge
114661356794	Aug 07 2024 11:02 AM	Beach
114661348995	Aug 07 2024 10:53 AM	Parks and people parking in their front yards
114661329132	Aug 07 2024 10:29 AM	Downtown
114661237761	Aug 07 2024 08:27 AM	Nothing
114661230607	Aug 07 2024 08:15 AM	the low density compared to cities with similar amenities
114661224319	Aug 07 2024 08:04 AM	The Granada Bridge
114661215165	Aug 07 2024 07:48 AM	Andy Romano parking area
114661165417	Aug 07 2024 06:08 AM	The bridge parks
114661061001	Aug 07 2024 02:24 AM	The Casements
114660979273	Aug 06 2024 10:55 PM	Beach
114660966685	Aug 06 2024 10:26 PM	Sports complex
114660919281	Aug 06 2024 08:45 PM	The Casements
114660880782	Aug 06 2024 07:27 PM	Granada
114660864064	Aug 06 2024 06:54 PM	The Casements
114660827057	Aug 06 2024 05:52 PM	Small beach community with clean safe beaches
114660786151	Aug 06 2024 04:52 PM	Calm
114660785104	Aug 06 2024 04:50 PM	The Casements
114660764770	Aug 06 2024 04:26 PM	Beach
114660759645	Aug 06 2024 04:20 PM	The beach
114660722238	Aug 06 2024 03:37 PM	Our downtown area
114660696241	Aug 06 2024 03:09 PM	Granada Blvd
114660685176	Aug 06 2024 02:57 PM	The beach
114660684138	Aug 06 2024 02:56 PM	View of ocean and river from top of the Granada bridge
114660663180	Aug 06 2024 02:29 PM	Granada Beachside
114660591292	Aug 06 2024 01:05 PM	Loop
114660565162	Aug 06 2024 12:34 PM	Beach
114660555099	Aug 06 2024 12:22 PM	Downtown Ormond (W Granada)
114660548241	Aug 06 2024 12:14 PM	The Boy Scout house/yacht club with the blue Christmas trees.
114660542884	Aug 06 2024 12:08 PM	Birthplace of Speed
114660539317	Aug 06 2024 12:04 PM	Driving on the Beach and Central Park
114660512359	Aug 06 2024 11:33 AM	Andy Romano Park
114660503935	Aug 06 2024 11:24 AM	Granada
114660501792	Aug 06 2024 11:21 AM	Oceanfront parks
114660497660	Aug 06 2024 11:16 AM	Ocean
114660496826	Aug 06 2024 11:15 AM	Granada

114660492419	Aug 06 2024 11:10 AM	Water ways and the Ocean
114660490029	Aug 06 2024 11:08 AM	Granda bridge
114660489603	Aug 06 2024 11:07 AM	Beach
114660482090	Aug 06 2024 10:59 AM	A well maintained, community oriented, beautiful coastal town, and a great place to live, work and raise a family.
114660465442	Aug 06 2024 10:39 AM	Granada
114660452468	Aug 06 2024 10:24 AM	Traffic
114660450767	Aug 06 2024 10:22 AM	OBPAC
114660444357	Aug 06 2024 10:15 AM	Four corners at Bridge
114660443069	Aug 06 2024 10:13 AM	The Granada Bridge with its the four corner parks is an iconic image.
114660403902	Aug 06 2024 09:26 AM	Casements
114659871859	Aug 05 2024 03:46 PM	Tomoka State Park

City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

What are your thoughts on the availability of affordable housing in Ormond Beach

Answer Choices	Responses	
There is not enough affordable housing in Ormond Beach.	32.28%	61
Ormond Beach has enough affordable housing.	52.38%	99
Ormond Beach has more affordable housing than is needed.	15.34%	29
	Answered	**189**
	Skipped	**7**

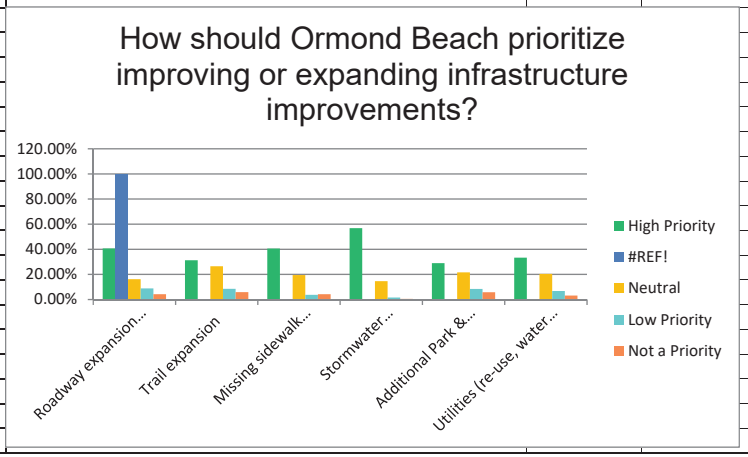


	A	B	C
1	City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024		
2	**If you feel that there is not enough affordable housing in the city, do you have any thoughts on appropriate solutions?**		
3	**Answered**	**80**	
4	**Skipped**	**116**	
5			
6			
7	Respondent ID	Response Date	Responses
8	114684784685	Sep 09 2024 07:21 PM	Please just no more over-building. Live on the outskirts of Ormond Beach and save and improve your current home for a nice resale price and then move to Ormond Beach if you want to.
9	114683429922	Sep 07 2024 03:58 PM	I don't think they're in Ormond, but some of the empty malls could be recon converted into communities.
10	114680585408	Sep 04 2024 08:53 AM	I don’t know if there’s adequate affordable housing, but I strongly stress that this town is very full already, I hope the government professionals want to keep this town, peaceful, and not overloaded with people and the roads are full already, there’s really not room for any more traffic and people.
11	114677355981	Aug 30 2024 07:33 AM	Nope
12	114674966047	Aug 27 2024 03:37 PM	There is an uptick of homeless even in the trails. Affordable housing would not be in reach for these folks. The jobs that surround OB are not very high end, however you run the risk of slums if you lower the housing standards, then as with Clyde Morris, Williamson, LPGA,,crime spikes. Remember OB was the home for high end professionals, that's change so you need to strike a careful balance.
13	114674798008	Aug 27 2024 12:26 PM	Values have come up so much that people cannot afford to down size or live here. I think perhaps instead of spending the money to build affordable housing complexes...which reduces the values of neighboring properties...use the funds to subsidize purchases for people who qualify. It seems easier and will help to sell our over abundance of inventory.
14	114674746857	Aug 27 2024 11:30 AM	Not sure. Can't grow to the east. I don't know much about affordable housing. Real estate and rents seem to be rising faster than ever.
15	114674677002	Aug 27 2024 10:18 AM	Stop building overpriced apartments . Require developers to build housing that is truly affordable given the areas low wages
16	114674676558	Aug 27 2024 10:18 AM	Please, no more apartment buildings and storage units along our thorofares.
17	114674670410	Aug 27 2024 10:11 AM	Housing seems to be keeping up
18	114674273941	Aug 26 2024 08:47 PM	Please prioritize the development of mixed-use and/or affordable housing projects that do not financially run on enormous profit margins; Ormond Beach needs development that people can comfortably live in commensurate to their lower wages.
19	114674060444	Aug 26 2024 03:02 PM	It's certainly NOT more apartment complexes. Rents are overpriced and can exceed the cost of a mortgage. New housing developments without the added expense of an HOA with smaller home options may be a solution.
20	114674041489	Aug 26 2024 02:39 PM	Is there a way to put more abandoned houses on the market? More tax deed sales would be great.
21	114673902708	Aug 26 2024 11:59 AM	None. Affordable housing is mostly affected by personal choice and willingness to live within their means. There are plenty of homes available that don’t meet “the aesthetic” of what this younger generation are looking for. The city should provide incentives to those who are willing to put sweat equity or rehab existing homes that aren’t the new construction models younger people are looking for. Quality neighborhoods are dying out because no one is offering an opportunity to revitalize older homes. Such a waste of property to let them go unrehabilitated.
22	114673478848	Aug 25 2024 09:30 PM	Liberalize zoning and building restrictions to allow developers big and small to fill the gaps.
23	114673402419	Aug 25 2024 05:04 PM	What exactly is the definition of affordable housing?
24	114673100465	Aug 24 2024 08:04 PM	No more apartments
25	114672740643	Aug 23 2024 11:09 PM	1. Keep asking the legislature to approopriate money for Hometown Heroes to make home ownership possible, isntead of renting. 2. Consider smaller lot sizes / tiny homes in certain areas. 3. Build more homes. More inventory = lower prices.
26	114672380159	Aug 23 2024 11:53 AM	Collect impact fees from new development to offer subsidies for affordable housing
27	114672273188	Aug 23 2024 09:37 AM	Make it easier to build all kinds of housing with an emphasis on multifamily (apartments, duplexes, triplexes) to drive down costs. Allow more infill.
28	114671419604	Aug 22 2024 07:28 AM	Less taxes
29	114671162814	Aug 21 2024 08:57 PM	na
30	114671161549	Aug 21 2024 08:54 PM	Quit building apartments and build housing communities with smaller houses
31	114670698971	Aug 21 2024 09:51 AM	I give our city government the credit for being able to implement a strategy; you just need the will to do it!
32	114670649490	Aug 21 2024 08:44 AM	Dont build anymore apartments. There is enough housing. Ormond is full. NO fuel farm

	A	B	C
33	114669277114	Aug 19 2024 02:55 PM	Is there a way to incentivize landlords/lessors to offer clean, safe affordable housing close to bus stops, etc? I wish I knew how to implement social/business policy without subsidies. It's usually a supply/vs demand issue. Not enough affordable housing means either living on the street or somewhere unsafe & in poor living conditions. To build more affordable housing you need affordable land & maybe a structure where you waive the developer's cost of putting in the roads, curbs, gas, electric, sewer, water, lighting & common area landscaping as long as the city can have a say in the rent. Maybe we need to look at what other cities have done successfully & try to replicate? How bout we have the capacity to help people find affordable housing that meets their needs?? This is a tough one.
34	114669269523	Aug 19 2024 02:44 PM	Many apt complexes have been built the past few years along Williamson, Clyde Morris, etc. near the hospital and manufactured Plantation Oaks communities built between Old Dixie and US 1.
35	114668615233	Aug 18 2024 01:10 PM	N/A
36	114668546999	Aug 18 2024 09:26 AM	NO MORE SUBSIDIZED, LOW-RENT HOUSING! We do NOT want Ormond to look like the crime ridden big cities!
37	114668175530	Aug 17 2024 08:58 AM	N/a
38	114668139144	Aug 17 2024 07:00 AM	There is an abundance of homes and way too many apartment complex. None of them are affordable
39	114667887645	Aug 16 2024 05:16 PM	Stop raising taxes every year and find ways to lower home insurance. Stop creating more and more expensive building codes and permits we have to acquire to do basic renovations.
40	114667618395	Aug 16 2024 10:37 AM	Na
41	114667341013	Aug 16 2024 12:49 AM	I don't know how much affordable housing there is. Its not my season of life.
42	114666951199	Aug 15 2024 12:53 PM	More senior complexes like Madison Glenn would be great.
43	114666857887	Aug 15 2024 11:00 AM	Reserve some of the massive amount of development taking place for community that are not house-rental-only.
44	114666844491	Aug 15 2024 10:43 AM	Apartments would seem go be the best at this time, even though rents are sky high also. When I first moved to FL, I lived in a subsidized apartment complex, which helped until I was on my feet and could afford more. Are there many in Ormond Beach? I can't remember seeing any when I looked in 2005. Maybe that is a part of the solution?
45	114666783868	Aug 15 2024 09:22 AM	NA
46	114666778725	Aug 15 2024 09:14 AM	Higher density units to preserve green and forested areas.
47	114666771043	Aug 15 2024 09:02 AM	Multi family units rather than single family housing should be prioritized.
48	114666755921	Aug 15 2024 08:35 AM	I wish I knew.
49	114666710998	Aug 15 2024 07:04 AM	Either regulate or build affordable housing
50	114666694522	Aug 15 2024 06:26 AM	Instead of building all high price apartments and houses look at alternative lower cost housing.
51	114666464798	Aug 14 2024 08:02 PM	There are enough neighborhoods being built
52	114666362934	Aug 14 2024 04:48 PM	Send them to Daytona or Palm Coast.
53	114666349225	Aug 14 2024 04:28 PM	"affordable" is the operative number. I don't like all the "perks" companies get to put up apartments with a "certain" number with lower cost,and get massive tax breaks...most apartments turn to condos around 10 years...so builders got all their money up front,then leave.I believe ALL cities should get imput from surrounding areas,as Ormonds roads,schools,parks will be impacted,with NO tax income into Ormond.Just as Hunter's Ridge did...It is is Flagler,yet has no entrance/exit into Flagler...The Avalon Park will impact Ormond having a major entrance on Booth road,dumping onto Granada,The Interstate off ramp,Ormonds traffic,yet NO plans are in the works to widen Granada(not talking making a turn lane).Also our recharge water area is being surrounded by housing. Tiny house communities more affordable than manufactured. Ormond older communities for single families are too small for todays families.
54	114666117192	Aug 14 2024 11:38 AM	Stop building apartments and build homes
55	114665286072	Aug 13 2024 12:15 PM	Turn former buildings into affordable housing, i.e., former schools, former churches and shopping centers. They can be made into apartments for senior fixed income housing.
56	114664436526	Aug 12 2024 11:44 AM	Regulation!! starting with DeSantis and with local governments. We like him, but he's way too all for capitalization over ppl. It's the one area we are disappointed in with him.
57	114663107390	Aug 09 2024 02:44 PM	Research how other cities have made provisions and build our own program.
58	114662808933	Aug 09 2024 06:55 AM	A committee to explore vacant buildings for infill or properties that are vacant to develop.
59	114662582347	Aug 08 2024 08:41 PM	Please do NOT build more housing, improve the infrastructure FIRST to prepare for the future!
60	114662219137	Aug 08 2024 11:28 AM	Modify the lot size and setback requirements in selected neighborhoods. For example Collins and Bryant south of hand. Possible overlay district.
61	114662087204	Aug 08 2024 08:44 AM	Allow mixed use development on key commercial corridors like N. US 1, Nova Road, S. US 1, AIA and in the downtown to build density and amenities.

	A	B	C
62	114661668445	Aug 07 2024 05:37 PM	Incentives for landlords to make housing more affordable
63	114661622289	Aug 07 2024 04:33 PM	Use some of the empty buildings as apartments
64	114661463161	Aug 07 2024 01:08 PM	The City should encourage redevelopment and the allowance of density within the city Center
65	114661348995	Aug 07 2024 10:53 AM	Tiny homes areas..... with a common space for some gardens
66	114661329132	Aug 07 2024 10:29 AM	New builds need a variety of price ranges for homes. Help fight to regulate home owners insurance.
67	114661237761	Aug 07 2024 08:27 AM	Build more affordable housing . Stop bankrolling luxury apartments
68	114661230607	Aug 07 2024 08:15 AM	building more apartments and increasing density is NOT the answer, the City's charm is that it is NOT full of low income and subsidized housing
69	114661215165	Aug 07 2024 07:48 AM	Vacant buildings or homes that could be used fir temporary housing
70	114661165417	Aug 07 2024 06:08 AM	N/A
71	114660979273	Aug 06 2024 10:55 PM	More reasonably priced homes not apartments. Not cookie cutter Dr Horton either.
72	114660786151	Aug 06 2024 04:52 PM	Accept, housing crisis is a national issue, stop trying to solve national issue here locally by having disportionate share of affordable housing.
73	114660785104	Aug 06 2024 04:50 PM	N/A
74	114660685176	Aug 06 2024 02:57 PM	An affordable housing trust fund via developer impact fees. The developers are making profits while increased development impacts our traffic, chances of flooding, natural environment.
75	114660663180	Aug 06 2024 02:29 PM	Renovate or update, stop adding to the drainage issues by overbuilding.
76	114660565162	Aug 06 2024 12:34 PM	Should not be just low income but affordable housing for the middle class as well. We need rent caps especially for those living in a 55 and older community. Florida wages need to go up, people cant afford 2000 and up for rent.
77	114660542884	Aug 06 2024 12:08 PM	Ormond has a large population of elderly. Nicely appointed elderly housing would be a great asset.
78	114660539317	Aug 06 2024 12:04 PM	I lived in Holly Hill in the 60 on Audrey Dr, the neighborhood was wonderful, then the city built the projects on Jimmie Anne Dr, our neighborhood deteriorated from then on along with the rest of Holly Hill. The last thing we need is people that don't respect their living accomidations, we already have plenty of appartments being built on the edge of Ormond Beach on or near Williamson, Clyde Morris and LPGA. Ormond residents safety is more important!
79	114660501792	Aug 06 2024 11:21 AM	Put systems in place to lower insurance rates to make home ownership more attainable as well as be able to lower rents due to less overhead.
80	114660497660	Aug 06 2024 11:16 AM	Require developers to provide affordable housing as well as the ones they want approved.
81	114660496826	Aug 06 2024 11:15 AM	N/a - there are plenty of rentals and far too many that border Ormond Beach just south of Granada. It is a worry that there will be far too much crime because of this.
82	114660492419	Aug 06 2024 11:10 AM	Don't want low income housing in Ormond. There is enough in Holly Hill and daytona.
83	114660490029	Aug 06 2024 11:08 AM	Fund an affordable housing program
84	114660489603	Aug 06 2024 11:07 AM	Unfortunately most housing is unaffordable now. There is no quick and easy solution, but options should be researched.
85	114660482090	Aug 06 2024 10:59 AM	Honestly, not sure how to do that! Purchasing a home in Ormond Beach has always been more expensive, compared to neighboring cities. In fact, when I bought my first home, I bought in Daytona Beach, because that was what I could afford at the time. When I became more financially capable , I purchased in Ormond Beach.
86	114660465442	Aug 06 2024 10:39 AM	Insurance needs to be addressed.
87	114660450767	Aug 06 2024 10:22 AM	Discussion with other cities Ormond size, that have incorporated affordable housing.

	A	B	C	D	E	F	G	H	I	J	K
1	City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024										
2	**How should Ormond Beach prioritize improving or expanding infrastructure improvements?**										
3		High Priority			Neutral		Low Priority		Not a Priority		Total
4	Roadway expansion (with State FDOT and Volusia County)	40.63%	78	58	16.15%	31	8.85%	17	4.17%	8	192
5	Trail expansion	31.22%	59	53	26.46%	50	8.47%	16	5.82%	11	189
6	Missing sidewalk corridors	40.53%	77	61	19.47%	37	3.68%	7	4.21%	8	190
7	Stormwater Improvements	56.77%	109	51	14.58%	28	1.56%	3	0.52%	1	192
8	Additional Park & Recreation Facilities	28.95%	55	67	21.58%	41	8.42%	16	5.79%	11	190
9	Utilities (re-use, water and sewer)	33.33%	64	70	20.31%	39	6.77%	13	3.13%	6	192
10										**Answered**	**194**
11										**Skipped**	**2**



City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

What is one feature or improvement that could be added to Ormond Beach that would improve the quality of life?

Answered	**183**
Skipped	**13**

Respondent ID	Response Date	Responses
114692044833	Sep 18 2024 02:36 PM	More exotic/invasive vegetation & vine removal throughout City and require or enforce removal from private properties. Areas are overrun and impacting sensitive habitats, some of which provide basic needs for protected species - ie - Sanchez Park/Brazilian Pepper and Manatees
114691156008	Sep 17 2024 04:45 PM	Remove septic tanks and provide service to beachside county areas
114684819763	Sep 09 2024 08:25 PM	Continued development of waterfront areas for entertainment / recreation.
114684784685	Sep 09 2024 07:21 PM	If we have a "willing seller" for the Tomoka Oaks Golf Course land, PLEASE put an 18-hole golf course back there. The State was trying to put about 4 different golf courses in our State Parks. That is not a good idea. "We" have a perfect spot for an 18-hole golf course. In our Parks and Rec survey of 2022, a golf course was mentioned on pp. 132, 149, 155, 186, 192 and page 231. We need recreation for our families and a golf course would be welcomed.
114684358420	Sep 09 2024 10:53 AM	Moratorium on development of new residential neighborhoods and apartment complexes until their impact on traffic, flooding, and medical infrastructure has been fully evaluated to ensure these areas can absorb new growth.
114684290117	Sep 09 2024 09:40 AM	Bury the Utility Lines....would reap back cost in 3 hurricanes and make enduring a storm much safer and more pleasant.
114683429922	Sep 07 2024 03:58 PM	Improve traffic patterns before you allow any more new apartment buildings or neighborhoods to be built. I realize part of the problem is Daytona resident West of 95 all dumping on Granada but that affects all of us who live here and suck with it.
114683429070	Sep 07 2024 03:55 PM	improving walk and bicycle access that is safe
114683418154	Sep 07 2024 03:18 PM	High end looking LANDSCAPE
114680788831	Sep 04 2024 12:25 PM	a community appearance board like some other communities have
114680585408	Sep 04 2024 08:53 AM	Ormond Beach has a great quality of life, we just don't want to see too much change in the population, it already takes over 20 minutes just to go from east to west, we just want to keep it manageable traffic and a manageable amount of people in thisbeautiful beach town
114680005115	Sep 03 2024 03:00 PM	STOP BUILDING!!! The growth is out of control.
114678254396	Aug 31 2024 02:16 PM	Stop bulding all over.
114678165469	Aug 31 2024 10:39 AM	Police enforcement, traffic and appearance, in gated communities. Pay for Ormond Beach police officers need to be equivalent or more to surrounding cities and county.
114677355981	Aug 30 2024 07:33 AM	Sewer not septic
114677000430	Aug 29 2024 07:43 PM	Turn lanes at major intersections
114676819599	Aug 29 2024 03:59 PM	traffic control on Granada Blvd. Consider lower speed limit. Drivers are out of control, never see law enforcement
114676418248	Aug 29 2024 09:48 AM	Develop our downtown (S. of bridge)with more shops, restaurants etc.
114674970353	Aug 27 2024 03:42 PM	Clean out the homeless people, panhandling, and illegal alien element within Ormond Beach.
114674966047	Aug 27 2024 03:37 PM	There isn't any. It was not planned well decades ago.
114674798008	Aug 27 2024 12:26 PM	Moving the City offices and library and activating that amazing property, views and the riverfront. Ideas would be a hotel and 1st level shops/restaurants ....the hotel could offer boating adventures with the new dock. The Ormond hotel used to offer boating excursions (-: The taxes from this property alone would eventually pay for the move.
114674746857	Aug 27 2024 11:30 AM	No response
114674710537	Aug 27 2024 10:53 AM	Public art, fountains & permanent monuments that pay tribute to our history (i.e., The Birthplace of Speed, John Anderson, John D Rockefeller, etc.). Add Palm trees within the center road barriers on A1A similar to those on Granada. Get rid of bus bench billboard ads on A1A, looks trashy.
114674706645	Aug 27 2024 10:49 AM	more landscaping
114674703589	Aug 27 2024 10:45 AM	No more dense housing (apartments)
114674680256	Aug 27 2024 10:22 AM	Golfing. Nothing to do but beach, bars & restaurants. Not only good for locals, but for visitors also.
114674677002	Aug 27 2024 10:18 AM	Stop building wawas, storage units , fast food restaurants and destroying green spaces
114674676558	Aug 27 2024 10:18 AM	Clean up the North US 1 area. Use enforcement, if necessary.
114674670410	Aug 27 2024 10:11 AM	Traffic control
114674668505	Aug 27 2024 10:09 AM	Clean up US #1 North
114674664547	Aug 27 2024 10:04 AM	Bocce Ball Courts beach side of Halifax River.
114674663398	Aug 27 2024 10:03 AM	More medical care facilities
114674273941	Aug 26 2024 08:47 PM	The creation of communities and developments that prioritize the pedestrian and do not require the use of a car. Many communities out by i-95 are very isolated due to cars being the only viable transportation in the area.
114674060444	Aug 26 2024 03:02 PM	More utilization of our waterfront areas.

114674058488	Aug 26 2024 03:00 PM	Outdoor covered sitting areas as shelter from sun and rain for walkers
114674041489	Aug 26 2024 02:39 PM	Prohibiting cars from driving on the Atlantic beach.
114673984829	Aug 26 2024 01:33 PM	Improve Downtown Ormond Beach. Specifically Granada Blvd.
114673902708	Aug 26 2024 11:59 AM	Lighting along beach street sidewalks like Holly Hill & Daytona did.
114673880068	Aug 26 2024 11:35 AM	Stop the over building and clear cutting the land.
114673817030	Aug 26 2024 10:30 AM	Pay the police a higher salary and keep out the homeless
114673478848	Aug 25 2024 09:30 PM	Grade separated bicycle lanes.
114673402419	Aug 25 2024 05:04 PM	More shade structures at Parks and allow ability to have truck vendors or others provide food services and make them destinations during certain periods of the week or month
114673226667	Aug 25 2024 06:47 AM	Stop building and taking away open land
114673100465	Aug 24 2024 08:04 PM	Less developers
114672740643	Aug 23 2024 11:09 PM	I would like to see an Ormond Beach City Center, similar to what Port Orange has. City Government, EOC, Police, Library, Event Center, Recreation, etc. (It would have been nice to do something like that at the old Memorial Hospital site.)
114672549851	Aug 23 2024 04:01 PM	Ormond Beach needs an Event Center. What if you relocated the Library and made that into a waterfront event center?
114672380159	Aug 23 2024 11:53 AM	More bike lanes , a farmer's market that is not strictly during business hours so people who work can attend
114672317455	Aug 23 2024 10:33 AM	Scrap the realignment plan for Granada Blvd. and come up with a more realistic one suitable for the only east/west corridor in Ormond Beach. The in progress plan will severely impact traffic congestion, emergency services response and operations with questionable benefits to citizens and visitors.
114672273188	Aug 23 2024 09:37 AM	More protected bike lanes, wider sidewalks, more crosswalks.
114671883660	Aug 22 2024 06:25 PM	Removing homeless and panhandlers
114671706092	Aug 22 2024 01:52 PM	Less building when there are so many vacant commercial properties
114671419604	Aug 22 2024 07:28 AM	Interconnecting sidewalks and trails, especially along John Anderson and n beach st
114671220483	Aug 21 2024 11:12 PM	Prevent road expansion as a way to deter any further overpopulation.
114671162814	Aug 21 2024 08:57 PM	na
114671161549	Aug 21 2024 08:54 PM	More community gardens
114671031940	Aug 21 2024 04:45 PM	Stop cutting down trees for development.
114670765308	Aug 21 2024 11:11 AM	more crosswalks or cross-bridge for residents and visitors to safely walk from one end to another. More safety signals for pedestrians
114670698971	Aug 21 2024 09:51 AM	Stop the unabated development without corresponding infrastructure improvement. Residents are VERY UNHAPPY about the way all this development is taking place, with corresponding traffic tie ups and accidents!
114670649490	Aug 21 2024 08:44 AM	No fuel farm
114670192748	Aug 20 2024 05:10 PM	Ormond Beach should prioritize creating a vibrant downtown area along Granada, filled with more restaurants and lively businesses. To achieve this, we need to thoughtfully relocate establishments like boxing gyms to different parts of town, ensuring the downtown becomes a hub of activity and community. Additionally, we should focus on enhancing our school system, providing our children with a strong foundation to grow up here, and consider bringing a football stadium to Ormond to foster local pride and opportunities
114669990173	Aug 20 2024 01:05 PM	Community/Event Center
114669277114	Aug 19 2024 02:55 PM	I personally feel that this is an extremely active community so sidewalks, roads & lighting all for safety purposes I find necessary & living beachside by Andy Romano Park I'm grateful for what has transpired to create more safety on A1A, but man of our roads & sidewalks and the lighting at dusk & dawn is not safe for walkers, joggers, bicyclists, and dog walkers.
114669269523	Aug 19 2024 02:44 PM	Town Center near Ross Common Publix. Why do proposed projects there never materialize? Halifax Plantation subdivisions keep being built.
114668641041	Aug 18 2024 02:43 PM	Stop clear-cutting and require developers to build around existing trees and plant life
114668615233	Aug 18 2024 01:10 PM	I think of the Daytona Beach Ocean Walk area's colored brick roadway at a couple intersections. I always thought a comparable one would look so nice at Granada and Beach Street and perhaps Granada and A1A the same turquoise and sand color. Perhaps in the center "Ormond Beach".
114668546999	Aug 18 2024 09:26 AM	Stop bringing in all these cheap apartments!
114668198516	Aug 17 2024 10:03 AM	Lush native plants on public property and maintain trees and vegetation with best practices.
114668175530	Aug 17 2024 08:58 AM	We need another bridge. It is unsafe to only have one bridge in Ormond for evacuation purposes. Not only that, our population and traffic have increased to the point that the bridge is often backed up. If there is an event at the Casements on top of that, traffic becomes unmanageable.
114668139144	Aug 17 2024 07:00 AM	Stop tearing down trees and building apartments, car washes, storage buildings and dollar stores. Preserve what little beauty is left of Ormond
114668060353	Aug 17 2024 01:46 AM	Keeping height limits on buildings on the beachside.
114667895547	Aug 16 2024 05:31 PM	Developers should ALWAYS pay impact fees for roadways, police, fire, schools, etc.
114667887645	Aug 16 2024 05:16 PM	Better sidewalks everywhere and lanes for bikes on all roads (John Anderson) Stop ripping out trees for overdevelopment. We don't need more carwashes, condos and storage. Provide more beach access, parks, boat ramps. Save the trees and swamps. Stop building on Grenada. More hospitals.
114667826196	Aug 16 2024 03:35 PM	Public Parking with Showers and Bathrooms
114667749888	Aug 16 2024 01:39 PM	Stop overdeveloping
114667618395	Aug 16 2024 10:37 AM	Less apartments and another hospital

114667341013	Aug 16 2024 12:49 AM	A more central location for family/community events. Port Orange has City Center and never seems to have parking issues. We have the Casements and parking and traffic are in the middle of everything
114667231607	Aug 15 2024 07:56 PM	Less development
114667157856	Aug 15 2024 05:28 PM	activities center
114667145463	Aug 15 2024 05:07 PM	Create a real sense of downtown...
114667062207	Aug 15 2024 03:10 PM	A comprehensive bike trail network and more sidewalks. My street is very busy and is s commuter cut-through but we have no sidewalks.
114667059913	Aug 15 2024 03:08 PM	Less new development
114667038102	Aug 15 2024 02:41 PM	Less corporate franchises. We don't need more National fast food or convenience stores. Prefer to see more locally owned restaurants and stores. No more strip malls.
114666951199	Aug 15 2024 12:53 PM	Better access on Granada. Doing all the improvements with the medians just creates more backup. I pray that people are not stuck in traffic when an ambulance has to get thru there. Enlarge Granada, don't put in more medians.
114666937262	Aug 15 2024 12:36 PM	Movie theater
114666857887	Aug 15 2024 11:00 AM	More multi-purpose use trails (i.e., bike and walking)
114666844491	Aug 15 2024 10:43 AM	Figure out a solution to the traffic issues we are having. It seems like, since I moved here in 2012, we have gone from only having occasional traffic backups during high season, to constantly having traffic backups. I realize there is no easy solution, as we are locked into too few roads to handle the traffic, but something has to be done! It is not unusual to see traffic backed up one or almost 2 lights on Granada at certain times of the day. The small town atmosphere we had here is quickly disappearing.
114666835265	Aug 15 2024 10:32 AM	An indoor public pool.
114666828954	Aug 15 2024 10:24 AM	Leave it alone and stop spending OUR money
114666810987	Aug 15 2024 10:02 AM	Sewer connection from septic to public along A1A
114666798187	Aug 15 2024 09:44 AM	Traffic control ;
114666790823	Aug 15 2024 09:33 AM	Inside/outside entertainment such as a top golf, nice bowling center, food hall
114666783868	Aug 15 2024 09:22 AM	Quit building storage facilities, car washes. Add a nice park that has cook out area, shaded space and a fishing pond for the kids.
114666778725	Aug 15 2024 09:14 AM	More and safer mixed use paths that connect with various areas of the city & beyond. Safer paths AWAY from motor vehicles. It is not enough to have an 18-24" bike lane. Increase sidewalk side to protect bicyclists and pedestrians alike.
114666772970	Aug 15 2024 09:05 AM	Less building and reforestation is needed here
114666771043	Aug 15 2024 09:02 AM	Discourage projects that will negatively impact the history, culture and appeal of OB. Bike and walking paths throughout the city would be nice.
114666755921	Aug 15 2024 08:35 AM	More concerts
114666751186	Aug 15 2024 08:27 AM	Taking volume off Granada Blvd - it takes too long to get from I-95 exit to beachside A1A
114666747414	Aug 15 2024 08:19 AM	Infrastructure is due to the overbuilding of greedy developers and those who benefit with little or no thought to expanding our roads.
114666740302	Aug 15 2024 08:06 AM	Stop developing
114666736890	Aug 15 2024 07:59 AM	More something that can be stopped - stop cutting down so many trees and clearing land. Don't add apartments or big developments.
114666731152	Aug 15 2024 07:47 AM	Slow traffic in neighborhoods
114666725633	Aug 15 2024 07:35 AM	More commerce and parks west of 95. Right now anyone who lives out here has to cross the interstate to do almost anything, unless it's a trip to Walgreens or to get gas. Even worse for city parks, where the nearest one is Riverbend. And how can our most major road not have a single park on it? (I don't count the one downtown next to city hall, as that is more of just a shaded sitting area for people to take cigarette breaks).
114666720810	Aug 15 2024 07:25 AM	Taxes and staying up with city codes as far as how one keeps the junk out of there property etc
114666720961	Aug 15 2024 07:25 AM	Stop tearing down trees and building so much. The quaint small town feeling of Ormond is gone, which is why my family moved here 24 years ago. Traffic is grown out of control, Granada has become a nightmare to drive on, as well as A1A.
114666716833	Aug 15 2024 07:17 AM	Sidewalks
114666710998	Aug 15 2024 07:04 AM	More or larger emergency room facilities
114666697578	Aug 15 2024 06:33 AM	More natural areas, less economic development. Do not remove all the natural areas to build, etc. That is killing the area.
114666694522	Aug 15 2024 06:26 AM	Quit allowing so much building without thinking of consequences with flooding, road congestion
114666694775	Aug 15 2024 06:26 AM	Another bridge to beachside and get rid of the median on Granada there's so much traffic now it's getting ridiculous
114666464798	Aug 14 2024 08:02 PM	Make a 24 hour basketball gym only accessible to ormond beach residents. One complaint that I have is that after 5 a clock, in the South Ormond Recreational center, there is a large group of 20 people who come and hog up the basketball court, running full courts, which is against the rules. Most of the people there aren't even from Ormond.
114666362934	Aug 14 2024 04:48 PM	Expanding sewage and water to Ormond by the Sea
114666349225	Aug 14 2024 04:28 PM	Require ALL new communities whether apartment or housing have rain retrieval drums as they have in Australia and people off grid in Hawaii. We are drawing water from the springs in Deland area,as salt water has moved further West since I was on The first committee for this review(It was pass US1 then). Everyone needs water.
114666117192	Aug 14 2024 11:38 AM	More walkability
114665329861	Aug 13 2024 01:11 PM	Municipal golf course, more adult rec sports leagues, in recent years the city has lost almost all of their leagues while cities like port orange have a well run organized leagues for various sports
114665286072	Aug 13 2024 12:15 PM	Availability of the big beach wheelchairs that can be taken into the ocean and provided through advertising of companies. Also, the big sand-free beach access mats that make it accessible to bring a wheelchair onto the beach as well as beach carts. (The costs could be offset by companies sponsoring the mats by having their logo or name imprinted on the mats at each entrance.)

114665110565	Aug 13 2024 08:24 AM	Reduce land clearing
114664817062	Aug 12 2024 09:06 PM	Park expansion with well maintained sidewalks and exercise area.
114664604293	Aug 12 2024 03:14 PM	Maybe not allowing so many big franchises to ruin the small beach town feel. And doing something about the awful traffic on Granada Blvd.
114664436526	Aug 12 2024 11:44 AM	Traffic improvements. And PLEASE repaint direction arrows at lights and stop signs. They are barely visible and a hazard. Thank you!
114663461010	Aug 10 2024 07:47 AM	Improve the parks we have and purchase more lands for public use when available along the waterfronts.
114663107390	Aug 09 2024 02:44 PM	Build a community center.
114663094365	Aug 09 2024 02:23 PM	Put a public golf course back at Tomoka Oaks
114663012183	Aug 09 2024 12:16 PM	Zoning needs to be reviewed and addressed
114662811289	Aug 09 2024 07:00 AM	Stop building apartments. Stop building period. Don’t change zoning in favor of businesses that don’t help current residents. Tymber Creek Apartments comes to mind.
114662808933	Aug 09 2024 06:55 AM	A golf course
114662582347	Aug 08 2024 08:41 PM	Underground utilities
114662346395	Aug 08 2024 02:03 PM	I think our quality of life is very good
114662219137	Aug 08 2024 11:28 AM	Traffic Concurrency
114662147464	Aug 08 2024 10:01 AM	Street cameras and safety for pedestrians
114662087204	Aug 08 2024 08:44 AM	Removing the height restrictions in the downtown and beachside.
114661990725	Aug 08 2024 05:32 AM	Bike friendly trails
114661810666	Aug 07 2024 10:18 PM	Better traffic flow. Larger bicycle lanes in both directions. Central turn lane in A1A North of Granada.
114661789054	Aug 07 2024 09:32 PM	More greenery and not allowing the raping of our forests by big developers
114661668445	Aug 07 2024 05:37 PM	Disabled access to beach
114661642825	Aug 07 2024 04:59 PM	More freshwater fishing locations or stock the existing locations with more fish
114661622289	Aug 07 2024 04:33 PM	Quit bulldozing trees
114661546872	Aug 07 2024 02:55 PM	Upgrades to sports and recreation facilities
114661463161	Aug 07 2024 01:08 PM	Bike lanes that are separate from traffic.
114661432126	Aug 07 2024 12:28 PM	Addressing speeding on roadways
114661405401	Aug 07 2024 11:58 AM	Walkable downtown area with more shops and restaurants similar to New Smyrna Beach
114661400920	Aug 07 2024 11:53 AM	Sidewalks along John Anderson Drive
114661356794	Aug 07 2024 11:02 AM	Road updates
114661348995	Aug 07 2024 10:53 AM	Make sure people are keeping the sidewalks clear of vegetation so walking does not send kids/adults into the road. Enforce the Neighborhood codes. Publish a code every time you make a Facebook post. Tired of the boats in the front yards.
114661329132	Aug 07 2024 10:29 AM	Better restaurants!
114661237761	Aug 07 2024 08:27 AM	Less development
114661230607	Aug 07 2024 08:15 AM	more policing
114661224319	Aug 07 2024 08:04 AM	Slow down development
114661215165	Aug 07 2024 07:48 AM	Less development and protect wildlife and greenspace.
114661165417	Aug 07 2024 06:08 AM	Leasing parking spots from the building g owner near Granda and a-1-a for beach access to Granada approach
114661061001	Aug 07 2024 02:24 AM	Expanded use and growth of what should otherwise be a very walkable downtown
114660979273	Aug 06 2024 10:55 PM	Lower property tax
114660966685	Aug 06 2024 10:26 PM	Improve transportation from school to sports programs that aren't offered on campus. You'll attract so many young families who are dual working parents which is common with today's economy.
114660919281	Aug 06 2024 08:45 PM	More parking for shops along Granada Farm market needs more vendors
114660880782	Aug 06 2024 07:27 PM	Paved bike routes throughout the mainland
114660864064	Aug 06 2024 06:54 PM	More natural areas and less building.
114660786151	Aug 06 2024 04:52 PM	Remove dogs
114660785104	Aug 06 2024 04:50 PM	More trails for walking dogs
114660764770	Aug 06 2024 04:26 PM	Getting on owners about run down or vacant properties
114660759645	Aug 06 2024 04:20 PM	Open to public paddle ball/tennis courts.
114660696241	Aug 06 2024 03:09 PM	More Parks - less condos
114660685176	Aug 06 2024 02:57 PM	Continue to fight proposed fuel farm and have developers reinvest in our community to maintain quality of life.
114660684138	Aug 06 2024 02:56 PM	Designation of some roadways, especially in neighborhoods with very limited access to major roadways, as ‘Golf Cart’ roadways.
114660663180	Aug 06 2024 02:29 PM	Bike lanes and wide shoulders elsewhere to improve transportation options. Not only for the environment, but for a more active lifestyle, and accessible for those who don't drive.
114660591292	Aug 06 2024 01:05 PM	Less development
114660565162	Aug 06 2024 12:34 PM	Need more stores, shopping facilities on Nova. Not dollar tree, family dollar type stores. Nova rd looks like a poor area, needs cleaning up.

114660555099	Aug 06 2024 12:22 PM	An additional department store. We currently must travel to a neighboring city.
114660548241	Aug 06 2024 12:14 PM	Less clear cutting and over-development.
114660542884	Aug 06 2024 12:08 PM	Neighborhood roads in historic ormond are dismal and need repaving. Sidewalks should be installed. Finish the city sewer to populated areas still on septic.
114660539317	Aug 06 2024 12:04 PM	Safe bicycle lanes to and from the beach and Central Park.
114660512359	Aug 06 2024 11:33 AM	Expanded sewer system
114660503935	Aug 06 2024 11:24 AM	Add walking and running trails
114660497660	Aug 06 2024 11:16 AM	Like a Fun Spot for the kids. Keeps them busy and safe.
114660496826	Aug 06 2024 11:15 AM	Safer roads and sidewalks. Slower speeds on roads. Beautify the neighborhoods around Central Park. Right now, those neighborhoods and houses around the park a major deterrent to visiting the park.
114660492419	Aug 06 2024 11:10 AM	Fix traffic in the downtown granada area
114660490029	Aug 06 2024 11:08 AM	Build additional boat ramps
114660489603	Aug 06 2024 11:07 AM	Less development, less heavy industrial.
114660482090	Aug 06 2024 10:59 AM	Improved roadways to alleviate back up on Granada, especially Nova Road to Tymbercreek Road.
114660465442	Aug 06 2024 10:39 AM	Get insurance under control.
114660452468	Aug 06 2024 10:24 AM	Quit tearing trees down
114660450767	Aug 06 2024 10:22 AM	Less traffic.
114660444357	Aug 06 2024 10:15 AM	More walking trails.
114660443069	Aug 06 2024 10:13 AM	Storm water improvements that protect and improve water quality into the future
114660403902	Aug 06 2024 09:26 AM	Less growth

	A	B	C
1	City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024		
2	**What is something you currently enjoy about Ormond Beach?**		
3	**Answered**	**181**	
4	**Skipped**	**15**	
5			
6			
7	Respondent ID	Response Date	Responses
8	114692044833	Sep 18 2024 02:36 PM	Access to Beach and River, variety of restaurants, amenities available.
9	114691156008	Sep 17 2024 04:45 PM	It's a fantastic setting with water throughout.
10	114684819763	Sep 09 2024 08:25 PM	Feeling of community.
11	114684784685	Sep 09 2024 07:21 PM	The open land that is still here, although it is dwindling. I love the trails, the beach and the restaurants.
12	114684358420	Sep 09 2024 10:53 AM	Small town feel
13	114684290117	Sep 09 2024 09:40 AM	The downtown restaurants in the Rose Villa vicinity where you can park and walk from one to the other....very rare and very nice.
14	114683429922	Sep 07 2024 03:58 PM	That when you're on the top of the bridge, you see natural beauty, instead of lots of development.
15	114683429070	Sep 07 2024 03:55 PM	The ability to find parking to get to the beach
16	114683418154	Sep 07 2024 03:18 PM	Water
17	114680788831	Sep 04 2024 12:25 PM	overlooking the river
18	114680585408	Sep 04 2024 08:53 AM	Its quaint, safe, clean.
19	114680005115	Sep 03 2024 03:00 PM	The green space.
20	114678254396	Aug 31 2024 02:16 PM	Not much, 40 is a nightmare
21	114678165469	Aug 31 2024 10:39 AM	Small town vibe, but is growing to much,
22	114677355981	Aug 30 2024 07:33 AM	Smaller town feel
23	114677063608	Aug 29 2024 09:34 PM	The parks and public areas. The beach access. Romano Park
24	114677000430	Aug 29 2024 07:43 PM	It has a small-town feel but still has everything you need.
25	114676819599	Aug 29 2024 03:59 PM	living in an upscale area
26	114676418248	Aug 29 2024 09:48 AM	Beaches, no high rises, peaceful, friendly.
27	114674970353	Aug 27 2024 03:42 PM	It's a Republican run city and isn't screwed up with stupid Democrat and socialist policies and programs that cost a ton of money and never work.
28	114674966047	Aug 27 2024 03:37 PM	The employees at City Hall. (You can now guess who this is)
29	114674798008	Aug 27 2024 12:26 PM	The people, the 4 corner parks and fit loop, the history, our city officials and commissioners!
30	114674746857	Aug 27 2024 11:30 AM	Somewhat of a small town feel.
31	114674710537	Aug 27 2024 10:53 AM	The mainstreet area, the bridge/Cassen Park, Granada from Cassen to the main beach access.
32	114674706645	Aug 27 2024 10:49 AM	quality of life
33	114674694926	Aug 27 2024 10:36 AM	Beautiful sceneries
34	114674680256	Aug 27 2024 10:22 AM	Parks- beautiful & plentiful
35	114674676558	Aug 27 2024 10:18 AM	Small town feel within a beautiful setting.
36	114674677002	Aug 27 2024 10:18 AM	F
37	114674670410	Aug 27 2024 10:11 AM	Friendly people. Weather is good.
38	114674668505	Aug 27 2024 10:09 AM	Quality of government, it all stops & starts with City Hall
39	114674664547	Aug 27 2024 10:04 AM	Walking all the parks and walking the beach.
40	114674663398	Aug 27 2024 10:03 AM	Beach, good neighbors, wonderful library.
41	114674273941	Aug 26 2024 08:47 PM	Grenada Street is a great downtown area that should be used as a model for commercial development, in contrast to large strip malls and parking lots.
42	114674060444	Aug 26 2024 03:02 PM	Our beachfront & waterways
43	114674058488	Aug 26 2024 03:00 PM	Uncrowded well-maintained free beaches
44	114673984829	Aug 26 2024 01:33 PM	Art Festival
45	114673979337	Aug 26 2024 01:27 PM	The beach

	A	B	C
46	114673902708	Aug 26 2024 11:59 AM	Somehow, stills feels like a small town but all the expansion west at I-95 corridor make me nervous. The inner core of Ormond is dying out and the city is moving west and not reinvesting in the heart of the Ormond Beach.
47	114673880068	Aug 26 2024 11:35 AM	The small town feeling that we are losing. Stop the crazy cheap building.
48	114673817030	Aug 26 2024 10:30 AM	All the trees on the loop, Granada and through out the area
49	114673478848	Aug 25 2024 09:30 PM	The Magic Forest
50	114673402419	Aug 25 2024 05:04 PM	Appreciate the well manicured landscaping, and needs to be extended gradually throughout the city
51	114673226667	Aug 25 2024 06:47 AM	the beauty and the loop
52	114673100465	Aug 24 2024 08:04 PM	It was beautiful quiet small town atmosphere.
53	114672740643	Aug 23 2024 11:09 PM	Everything! It is beautiful and clean, with a wonderful downtown, great shopping and restaurants, parks, the arts, nightlife, outdoor activities, rich history, leisure and recreation facilities. But the best part is the PEOPLE!
54	114672549851	Aug 23 2024 04:01 PM	The way that the City keeps the landscaping so beautiful.
55	114672380159	Aug 23 2024 11:53 AM	Access to beaches, new Riverbend MTN bike park, central park trails and Environmental Center
56	114672317455	Aug 23 2024 10:33 AM	Natural amenities such as beach, river and nature parks that have not been seriously affected by poor growth management.
57	114671883660	Aug 22 2024 06:25 PM	Mostly everything.
58	114671706092	Aug 22 2024 01:52 PM	The parks and beaches
59	114671419604	Aug 22 2024 07:28 AM	Beach
60	114671220483	Aug 21 2024 11:12 PM	Festivals at the Casements.
61	114671162814	Aug 21 2024 08:57 PM	small community feeling
62	114671161549	Aug 21 2024 08:54 PM	Driving the loop
63	114671031940	Aug 21 2024 04:45 PM	a sense of community
64	114670765308	Aug 21 2024 11:11 AM	the local restaurants and cleanliness
65	114670698971	Aug 21 2024 09:51 AM	The fact that I can get to shopping, doctors, leisure within 15 minutes of my home
66	114670649490	Aug 21 2024 08:44 AM	local feel
67	114670192748	Aug 20 2024 05:10 PM	I love the Granada area of our city, from the park and the local events organized by Ormond Mainstreet to the great restaurants.
68	114669990173	Aug 20 2024 01:05 PM	the Parks
69	114669277114	Aug 19 2024 02:55 PM	Beaches, parks, restaurants-all fabulous!! We love living here. Is it possible to do to our beaches what they are doing to Flagler Beach beaches? It looks amazing in Flagler Beach!
70	114669269523	Aug 19 2024 02:44 PM	Previously, it's small town feeling. Now with all the housing development and imported from California Palm Tree Islands (instead of indigenous FL Palms) on Granada causing tremendous traffic, it's lost it's Tree City small town feeling. Still calmer than Daytona and Palm Coast.
71	114668615233	Aug 18 2024 01:10 PM	Casement, Cassin Park area, library/city hall with all the oak trees, the pretty palm trees along downtown corridor, any area with pretty shady oak, and the park docks looking at the river and of course the ocean which I never go to but I do love it.
72	114668546999	Aug 18 2024 09:26 AM	Low crime
73	114668198516	Aug 17 2024 10:03 AM	Driving on the beach and the beach
74	114668175530	Aug 17 2024 08:58 AM	The sense of community. We love being able to walk up Granada and visit the different shops and restaurants.
75	114668139144	Aug 17 2024 07:00 AM	Beach and parks, variety of shopping and restaurants, but don’t need more. Improve present areas instead of building more
76	114668060353	Aug 17 2024 01:46 AM	The beaches
77	114667895547	Aug 16 2024 05:31 PM	Very friendly people. I've lived here for many years and enjoy the variety of people, places and events.
78	114667826196	Aug 16 2024 03:35 PM	The Beach
79	114667749888	Aug 16 2024 01:39 PM	Not as much as 10 years ago We lost the small town image
80	114667618395	Aug 16 2024 10:37 AM	Beach area now is looking great
81	114667341013	Aug 16 2024 12:49 AM	Everything I really need is here except a Trader Joes
82	114667231607	Aug 15 2024 07:56 PM	Aesthetics
83	114667157856	Aug 15 2024 05:28 PM	recreation
84	114667145463	Aug 15 2024 05:07 PM	The library and bridge parks.

	A	B	C
85	114667062207	Aug 15 2024 03:10 PM	The beach town vibe, the small size, the green space and trees and our beautiful beach.
86	114667059913	Aug 15 2024 03:08 PM	The pace of life
87	114667038102	Aug 15 2024 02:41 PM	I like the downtown because it's well preserved and the historic architecture is very pretty.
88	114666951199	Aug 15 2024 12:53 PM	You're away from the touristy districts yet close enough to take part in everything happening in Volusia County.
89	114666937262	Aug 15 2024 12:36 PM	Library
90	114666857887	Aug 15 2024 11:00 AM	Nice community, availability of services
91	114666844491	Aug 15 2024 10:43 AM	The fact that many people here seem to want to retain the small town feeling. The fact that the area of the town is smaller also, so we don't feel like we have to drive 30 minutes to get into town.
92	114666835265	Aug 15 2024 10:32 AM	Kayaking Central Park.
93	114666828954	Aug 15 2024 10:24 AM	The Atlantic Ocean
94	114666810987	Aug 15 2024 10:02 AM	I love everything about Ormond. Small beach community, quaint down town, nice events at the Casements, fireworks over the Granada bridge.
95	114666790823	Aug 15 2024 09:33 AM	The quietness of it
96	114666783868	Aug 15 2024 09:22 AM	The beach and small town feel.
97	114666778725	Aug 15 2024 09:14 AM	Slower pace than nearby Daytona. More green space. Proximity and easy access to the beach.
98	114666772970	Aug 15 2024 09:05 AM	Love the location, weather, people.
99	114666771043	Aug 15 2024 09:02 AM	The small city feel of the area.
100	114666757938	Aug 15 2024 08:39 AM	The improved gardens and building at Granada and Halifax
101	114666755921	Aug 15 2024 08:35 AM	Proximity to everything I need
102	114666751186	Aug 15 2024 08:27 AM	Demographic makeup of the community
103	114666747414	Aug 15 2024 08:19 AM	Not much anymore due to total destruction of green space.
104	114666740302	Aug 15 2024 08:06 AM	Small town feel
105	114666731152	Aug 15 2024 07:47 AM	Central Park,
106	114666725633	Aug 15 2024 07:35 AM	the sense of community with other longtime residents. Also the downtown, which is a mixed feeling of old town, hundred year old Ormond with the modern amenities and restaurant options.
107	114666720961	Aug 15 2024 07:25 AM	The beach
108	114666720810	Aug 15 2024 07:25 AM	Hospital doctors medical stuff all right here but could us more. Seems like they are all moving to port orange
109	114666716833	Aug 15 2024 07:17 AM	Quiet
110	114666710998	Aug 15 2024 07:04 AM	Quiet/calm
111	114666697578	Aug 15 2024 06:33 AM	I love all the natural areas.
112	114666694775	Aug 15 2024 06:26 AM	The city park and facilities employees there always so nice when you see them out in the community working.
113	114666694522	Aug 15 2024 06:26 AM	Safety
114	114666464798	Aug 14 2024 08:02 PM	The natural beauty.
115	114666362934	Aug 14 2024 04:48 PM	It still has a small town "vibe". If you go somewhere you're more than likely to run into someone you know.
116	114666349225	Aug 14 2024 04:28 PM	I enjoyed the small town feel,up until about 5 years ago...I don't like sitting, waiting to make left hand turn (no light) for 128 cars going by both sides(yes I count them each time). center where Space coast cred.,and Subway are. I can't put a finger on anything right now...since it is not the small town it was.
117	114666117192	Aug 14 2024 11:38 AM	The downtown area
118	114665329861	Aug 13 2024 01:11 PM	The small town feel, yet there's a decent amount of things to do. Clean beaches, nice parks.
119	114665286072	Aug 13 2024 12:15 PM	Our library and downtown vibe.
120	114665110565	Aug 13 2024 08:24 AM	Lower levels of tourists than other beach communities
121	114664817062	Aug 12 2024 09:06 PM	I walk the park daily, as do many residents with homes in the area.
122	114664604293	Aug 12 2024 03:14 PM	I love the community events at the casements and seasonal festivals. The parks are also very well kept.
123	114664436526	Aug 12 2024 11:44 AM	Everything. I love the town feel. Ppl are mostly friendly. Easy access to other places. It's a pretty town, well kept (except for directional street arrows). Still has that quiet feel and few slum areas.
124	114663461010	Aug 10 2024 07:47 AM	Hometown feeling. It is mine.
125	114663107390	Aug 09 2024 02:44 PM	The quality of life in general. The River.
126	114663094365	Aug 09 2024 02:23 PM	Clean streets low crime

	A	B	C
127	114663012183	Aug 09 2024 12:16 PM	Laid back lifestyle small town vibe and sense of community
128	114662811289	Aug 09 2024 07:00 AM	Small town feel…. If we can keep it.
129	114662808933	Aug 09 2024 06:55 AM	Being on east side of 95 with everything close
130	114662582347	Aug 08 2024 08:41 PM	The beach!
131	114662346395	Aug 08 2024 02:03 PM	Small town feel with lots of vibrant businesses
132	114662219137	Aug 08 2024 11:28 AM	Small town where things are simply better here.
133	114662147464	Aug 08 2024 10:01 AM	Location
134	114662087204	Aug 08 2024 08:44 AM	Downtown
135	114661990725	Aug 08 2024 05:32 AM	It's beautiful with a wonderful community and great place to raise kids
136	114661810666	Aug 07 2024 10:18 PM	Not too commercialized as of yet. Please keep it this way. Deter national chains. Encourage local businesses.
137	114661789054	Aug 07 2024 09:32 PM	The Beach and the Scenic Loop and the parks
138	114661668445	Aug 07 2024 05:37 PM	Beach proximity
139	114661642825	Aug 07 2024 04:59 PM	The climate and locations of all the stores that I use
140	114661622289	Aug 07 2024 04:33 PM	My neighborhood except for the Persis'
141	114661546872	Aug 07 2024 02:55 PM	Our sports and recreation areas
142	114661463161	Aug 07 2024 01:08 PM	Downtown area
143	114661432126	Aug 07 2024 12:28 PM	The beach and the parks
144	114661405401	Aug 07 2024 11:58 AM	The beach...although I worry that it is shrinking
145	114661400920	Aug 07 2024 11:53 AM	Beach; Small-town feel; weather; downtown improvements
146	114661356794	Aug 07 2024 11:02 AM	Beach
147	114661348995	Aug 07 2024 10:53 AM	Accessibility to riverfront.
148	114661329132	Aug 07 2024 10:29 AM	Downtown area.
149	114661230607	Aug 07 2024 08:15 AM	low density, high quality environment, slower pace of life
150	114661224319	Aug 07 2024 08:04 AM	Not much, used to be a great small town. Not any more.
151	114661215165	Aug 07 2024 07:48 AM	Easy access to beach, restaurants, shopping and Interstate travel
152	114661165417	Aug 07 2024 06:08 AM	The 4 bridge parks
153	114661061001	Aug 07 2024 02:24 AM	It's parks
154	114660979273	Aug 06 2024 10:55 PM	Not over built yet. Almost has the same small town charm it had 7 years ago but that is slowly going away.
155	114660966685	Aug 06 2024 10:26 PM	The Loop and other beautiful things like that which encourage being outdoorsy.
156	114660919281	Aug 06 2024 08:45 PM	Beaches, restaurants, activities at Fortunada, festivals
157	114660880782	Aug 06 2024 07:27 PM	Small town feel, family oriented, traffic is manageable
158	114660864064	Aug 06 2024 06:54 PM	Small town charm
159	114660786151	Aug 06 2024 04:52 PM	Reduced crowds
160	114660785104	Aug 06 2024 04:50 PM	Central Park trails and lakes. Walkover to the beach on A1A and Granada Blvd. Off beach parking.
161	114660764770	Aug 06 2024 04:26 PM	Love its smaller town feel
162	114660759645	Aug 06 2024 04:20 PM	The bridge and four corners parks are great for walking/running
163	114660696241	Aug 06 2024 03:09 PM	I used to enjoy the small town feel
164	114660685176	Aug 06 2024 02:57 PM	I live in unincorporated Ormond and our garbage/lawn pick up service is excellent- especially after storms.
165	114660684138	Aug 06 2024 02:56 PM	Downtown (west Granada, specifically).
166	114660663180	Aug 06 2024 02:29 PM	Low crime, FREE PUBLIC BEACH ACCESS.
167	114660591292	Aug 06 2024 01:05 PM	Beach
168	114660565162	Aug 06 2024 12:34 PM	The beach
169	114660555099	Aug 06 2024 12:22 PM	The family atmosphere
170	114660548241	Aug 06 2024 12:14 PM	Recreation facilities
171	114660542884	Aug 06 2024 12:08 PM	Public safety is good. Beaches are good except the dog beach. I am a dog lover, they do not belong on the beach.

	A	B	C
172	114660539317	Aug 06 2024 12:04 PM	Safer than Daytona or Holly Hill, but with all the new apartments being built up against Ormond Beach I hope Ormond continues to be a safe place to live.
173	114660512359	Aug 06 2024 11:33 AM	The parks! They are beautifully maintained & a joy to be in.
174	114660503935	Aug 06 2024 11:24 AM	Quiet, older neighborhoods. I enjoy the large trees that line the streets and provide added character and shade.
175	114660501792	Aug 06 2024 11:21 AM	All the outdoor options, beach, parks, trails, etc
176	114660497660	Aug 06 2024 11:16 AM	Driving on A1A.
177	114660496826	Aug 06 2024 11:15 AM	The restaurants, the beaches that do not allow cars on them.
178	114660492419	Aug 06 2024 11:10 AM	Not a low income community.
179	114660490029	Aug 06 2024 11:08 AM	The beach
180	114660489603	Aug 06 2024 11:07 AM	Being close to the beach
181	114660482090	Aug 06 2024 10:59 AM	It's natural beauty!
182	114660465442	Aug 06 2024 10:39 AM	The people.
183	114660452468	Aug 06 2024 10:24 AM	Mario's, OB sports Bar, Alexander's,
184	114660450767	Aug 06 2024 10:22 AM	The involvement of the community in the betterment of Ormond
185	114660444357	Aug 06 2024 10:15 AM	Beach, Granada
186	114660443069	Aug 06 2024 10:13 AM	Natural spaces, quality housing, good schools, low crime/safe environment, and many varied amenities
187	114660403902	Aug 06 2024 09:26 AM	small town feel
188	114659871859	Aug 05 2024 03:46 PM	Andy Romano Park

City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

What are the top two priorities that you believe Ormond Beach should focus on over the next 20 years?

Answered	**187**
Skipped	**9**

Respondent ID	Response Date	Responses
114692044833	Sep 18 2024 02:36 PM	aging infrastructure and Sustainability/Resiliency
114691156008	Sep 17 2024 04:45 PM	East west travel ways Redevelopment of downtown areas to move and relocate low end trailer park and affordable housing units
114684819763	Sep 09 2024 08:25 PM	1. Hurricane preparedness. 2. Leveraging uniqueness of waterfront while balancing development/congestion.
114684784685	Sep 09 2024 07:21 PM	Saving any green space we have left and protecting our infrastructure.
114684358420	Sep 09 2024 10:53 AM	Traffic Over development of residential housing
114684290117	Sep 09 2024 09:40 AM	1). START ENFORCING THE SPEED LIMITS. 2) Improve the Downtown restaurant area with aesthetic upgrades and METICULOUS MAINTENANCE. It needs to match the charm of the restaurants/buildings that have been installed there. We need more landscaping (pots/planters), benches, awnings, fountains, anything that makes it more enjoyable to drive by or walk in.
114683429922	Sep 07 2024 03:58 PM	1. The ability to travel through the community easily, Which would include a moratorium on building in the short term. 2. Sidewalks
114683429070	Sep 07 2024 03:55 PM	Roadways (other than just Granada) to keep traffic moving while still being safe
114683418154	Sep 07 2024 03:18 PM	Landscape and nice businesses - not WaWa, iHOP and fast food burger joints.
114680788831	Sep 04 2024 12:25 PM	infrastructure to support all the apartment people and minimal zoning changes from the master plan
114680585408	Sep 04 2024 08:53 AM	Managing/limiting housing growth.
114680215191	Sep 03 2024 08:15 PM	Roads
114680005115	Sep 03 2024 03:00 PM	STOP BUILDING!! Manage the growth that's already exploded.
114678254396	Aug 31 2024 02:16 PM	Have all traffic on the loop use us1 only for in and out. Far too much traffic on n beach st.
114678165469	Aug 31 2024 10:39 AM	Keep us small and friendly town.
114677355981	Aug 30 2024 07:33 AM	Bike lanes and Granada Avenue
114677063608	Aug 29 2024 09:34 PM	Quality growth the preserves natural areas.
114677000430	Aug 29 2024 07:43 PM	Do not make the same mistake as cities like Palm Coast and allow rampant overdevelopment. Maintain the small town feel.
114676819599	Aug 29 2024 03:59 PM	Halting run-away development, butchering of trees, unsightly development
114676418248	Aug 29 2024 09:48 AM	Keep it charming, cottage, no high rises. Dev. Existing buildings such as.Fountain Square
114674970353	Aug 27 2024 03:42 PM	Flooding caused by overdevelopment. Keeping Democrat and left leaning socialistic ideas out of government. They don't work and Agenda 2030 and its long list of meaningless buzzwords is a future disaster in the making that will ultimately result in higher taxes and a worse standard of living for the residents of Ormond Beach.
114674966047	Aug 27 2024 03:37 PM	Concentrate on redevelopment for future modeling, urban sprawl is too widespread and ob is now saturated.
114674798008	Aug 27 2024 12:26 PM	Activating the riverfront and moving the city offices ...see question #5 and making the city bicycle friendly...connecting to the river to sea trail!
114674746857	Aug 27 2024 11:30 AM	Slow down the growth and clean up the Halifax river.
114674710537	Aug 27 2024 10:53 AM	1.) Infrastructure: widen A1A & John Anderson Drive wherever possible to allow for passing from Granada towards Flagler Beach. Properly pave the loop & add a bike lane. Annex OBTS, beautify A1A towards OBTS, & convert from septic to sewer & city water. In other words, make sure that we don't have algae blooms like the west coast of Florida due to sewer/septic failures. Reinforce weak dunes to preclude future road failures on A1A. 2.) Beautification:

114674706645	Aug 27 2024 10:49 AM	additional bridges and more downtown parking
114674703589	Aug 27 2024 10:45 AM	reduce growth, growth resist
114674680256	Aug 27 2024 10:22 AM	Public Gold Course
114674677002	Aug 27 2024 10:18 AM	Traffic problems and flooding
114674676558	Aug 27 2024 10:18 AM	Quality schools. Traffic.
114674670410	Aug 27 2024 10:11 AM	Traffic - Roads added and controlled at times when traffic is heaviest.
114674668505	Aug 27 2024 10:09 AM	more round-abouts
114674664547	Aug 27 2024 10:04 AM	Restoration of older buildings and saving the history.
114674663398	Aug 27 2024 10:03 AM	1. Relieve traffic jams. 2. Save the loop.
114674273941	Aug 26 2024 08:47 PM	Expanding the city with planning that prioritizes pedestrians and mixed-use zoning; and investing in infrastructure that responds and prepares for climate change-induced severe weather.
114674060444	Aug 26 2024 03:02 PM	A marina. Additional waterfront restaurant options. Some sort of publicly available meeting/convention space. This is severely lacking in our area.
114674058488	Aug 26 2024 03:00 PM	Increase availability of dog-friendly ocean beaches
114674041489	Aug 26 2024 02:39 PM	Managing housing construction to be at a reasonable rate and prohibiting builders from cutting down old trees when building.
114673984829	Aug 26 2024 01:33 PM	Downtown Ormond and city's church property on/near the river lease the property to a restaurant like Captain Jacks.
114673979337	Aug 26 2024 01:27 PM	Traffic and over development
114673902708	Aug 26 2024 11:59 AM	Reinvesting in historical neighborhoods to revitalize. Limit growth expansion westward and in the Loop area.
114673880068	Aug 26 2024 11:35 AM	Ensure proper zoning so we don't have high industrial building near homes or recreational facilities or schools etc, A comprehensive growth plan that includes preserving the land to ensure that nature and man exist and we fo t end up looking like the cities in south Florida.
114673817030	Aug 26 2024 10:30 AM	Pay the police officers higher salary and keep out the homeless. Keep crime low
114673478848	Aug 25 2024 09:30 PM	Building bicycle lane network. Infill development.
114673402419	Aug 25 2024 05:04 PM	Find ways to get people to be more mobile around the historic area or the beach side and parks
114673226667	Aug 25 2024 06:47 AM	protecting the area from over development not allowing short term rentals in residential areas
114673100465	Aug 24 2024 08:04 PM	Keeping a historic feeling and not over crowded with apartments like they are building on every open green land
114672740643	Aug 23 2024 11:09 PM	1. Hospital capacity - our hospitals are already so overburdened even with the addition of additional beds. Looking towards 2045, we will have many more residents moving into Ormond Beach and the surrounding areas, including the upcoming Avalon and Ormond Crossings. 2. Extend centralized wastewater (sewer) service to Ormond by the Sea. OBTS septic tanks discharge large amounts of nitrogen and other pollutants into groundwater that eventually flows into the Halifax River that flows through our gorgeous city. The state considers the Halifax River impaired. Let's get these folks on our sewer!
114672549851	Aug 23 2024 04:01 PM	Water Taxi along the Halifax River running to Daytona Beach, and a Restaurant along the Halifax River.
114672380159	Aug 23 2024 11:53 AM	Halt development,
114672317455	Aug 23 2024 10:33 AM	Growth control Repair, replacement of deteriorating roads and sidewalks.
114672273188	Aug 23 2024 09:37 AM	Safety for walkers and bikers and housing.
114671883660	Aug 22 2024 06:25 PM	Saving land and trees No more subdivisions...we arw full
114671706092	Aug 22 2024 01:52 PM	traffic on granada, preservation
114671419604	Aug 22 2024 07:28 AM	Utilities and storm water infrastructure, maintenance of roadways
114671220483	Aug 21 2024 11:12 PM	1) Go car-free, keeping the streets small. This will deter any further overpopulation. Going car free will put Ormond on the map as a progressive, forward thinking city that is refocused on its natural beauty and charm and masters of self-driving public transport. 2) Buy back affordable housing apartments and convert them into hotels. We welcome tourists, but no more renters. We are out of room. Let the populations grow in Daytona and further south.
114671162814	Aug 21 2024 08:57 PM	1) traffic control on Granada from I 95 to A1A 2) Stop allowing land to be cleared for new commercial structures

114671161549	Aug 21 2024 08:54 PM	Mitigate development and protect wetlands
114671031940	Aug 21 2024 04:45 PM	less housing developments and Storm water improvements
114670765308	Aug 21 2024 11:11 AM	transportation expansion - too much traffic currently
114670698971	Aug 21 2024 09:51 AM	Preservation of our green spaces; water and air quality
114670649490	Aug 21 2024 08:44 AM	No fuel farm. traffic control
114670192748	Aug 20 2024 05:10 PM	One of the top priorities for Ormond Beach over the next 20 years should be preserving the land we have left. The area along Highway 40 is quickly being developed, and if we're not careful, we risk losing the so of what makes our community special
114669990173	Aug 20 2024 01:05 PM	adding a community& Event Center painting and lighting our bridge so it reflective of Ormond Beach.
114669277114	Aug 19 2024 02:55 PM	1. Budget-Access to every dollar available to the city from the state & federal government for any/all purposes & identify any programs/projects that private citizens would be willing to fund or help fund to keep Ormond Beach healthy, beautiful & prosperous (an appealing vacation destination). 2. Traffic/infrastructure
114669269523	Aug 19 2024 02:44 PM	Utility infrastructure to match the development. Expansion of Police Department with emphasis on community involvement like the good old days of PAL programs.
114668687484	Aug 18 2024 05:35 PM	Slow down apartment building. Increase medical care.
114668641041	Aug 18 2024 02:43 PM	Making the environment top priority and stop over-development and clear-cutting of old growth trees and natural plant life
114668615233	Aug 18 2024 01:10 PM	1) preservation of large shady trees 2) when comes to progress and growth keep it low density, SMART (preservation of trees) and be tenacious with the flooding as a top priority. The little guy is getting flooded from all the building/excavation. Ex the leveling/clearing of acres of trees west of the WAWA for years now.
114668546999	Aug 18 2024 09:26 AM	Preserving freedom, keeping taxes low.
114668198516	Aug 17 2024 10:03 AM	Approved plans with native plants and maintain trees and vegetation cooperatively with all property owners.
114668175530	Aug 17 2024 08:58 AM	Putting in a bridge and adding more bicycle trails and lanes
114668139144	Aug 17 2024 07:00 AM	Traffic and stop building !!
114668060353	Aug 17 2024 01:46 AM	Stopping overdevelopment and preserving more green spaces.
114667895547	Aug 16 2024 05:31 PM	Lower taxes. Reduce spending
114667887645	Aug 16 2024 05:16 PM	Stop the overdevelopment. We don't need an IHOP on Grenada. We need better quality of life, more shade and to save natural Florida. It's getting hotter, and weather more severe . We need shade, and more natural stormwater flood areas such as swamps and cypress hammocks. Stop building on the beaches, so we don't have to hear people complain about storm damage that inflates everyone's insurance. You shouldn't allow building in natural flood areas in the first place.
114667826196	Aug 16 2024 03:35 PM	Public Parking with Showers and Bathrooms
114667749888	Aug 16 2024 01:39 PM	Improve infrastructure, improve the lifestyle of the current population
114667618395	Aug 16 2024 10:37 AM	Hospitals and roadways
114667341013	Aug 16 2024 12:49 AM	Traffic management where all these apt complexes are going up at the OB DB lines. Everything feels more crowded and school drop off lines are worse… not much OBPD presence and its needed.
114667231607	Aug 15 2024 07:56 PM	Less development; improved infrastructure
114667157856	Aug 15 2024 05:28 PM	traffic and growth
114667145463	Aug 15 2024 05:07 PM	Better SAFER pedestrian routes.
114667062207	Aug 15 2024 03:10 PM	Storm water and flooding mitigation, and more sidewalks.
114667059913	Aug 15 2024 03:08 PM	Less new development Improving roads and infrstructure
114667038102	Aug 15 2024 02:41 PM	Reduce the constant building on Granada and have the business properties on AIA look less run down
114666951199	Aug 15 2024 12:53 PM	Road enlargements and paving and storm drainage
114666937262	Aug 15 2024 12:36 PM	Saving trees from development
114666857887	Aug 15 2024 11:00 AM	Limit development as we are overburdening the infrastructure;
114666844491	Aug 15 2024 10:43 AM	Controlling growth to a MANAGEABLE pace. Being sure the infrastructure to handle the growth is in place BEFORE the construction of homes begins. (I thought that was FL law?)

		Economic development of the airport and business park.
114666835265	Aug 15 2024 10:32 AM	Zoning ordinances that mitigate junky neighborhoods.
114666828954	Aug 15 2024 10:24 AM	Leave it alone reduce the size of city hall
114666810987	Aug 15 2024 10:02 AM	Homelessness/transient problem needs to be addressed.
114666790823	Aug 15 2024 09:33 AM	creating safe outdoor spaces that we can utilize with family in the shade
114666783868	Aug 15 2024 09:22 AM	Parks and road improvements.
		Preservation of green space.
114666778725	Aug 15 2024 09:14 AM	More and safer mixed use trails to encourage more residents to get out and walk, ride, and enjoy the outdoors.
114666772970	Aug 15 2024 09:05 AM	Overpopulation and no fuel farm
		Managing the growth so the city doesn't look and/or feel like an extension of Daytona.
114666771043	Aug 15 2024 09:02 AM	Maintaining the infrastructure ie putting in round abouts rather than additional stop lights.
114666757938	Aug 15 2024 08:39 AM	Not growing into an over grown city without true green spaces.
114666755921	Aug 15 2024 08:35 AM	Traffic and affordable housing
		curbing over development
114666751186	Aug 15 2024 08:27 AM	improving transportation infrastructure
		Stop building.
114666747414	Aug 15 2024 08:19 AM	Infrastructure
114666740302	Aug 15 2024 08:06 AM	Keeping the charm and small town feel.
		Stopping so much development — what I used to enjoy about living here was that it wasn't so crowded and that the city seemed to care about that and preserving the woodlands and beauty of
114666736890	Aug 15 2024 07:59 AM	the area. Does seem like that is priority anymore.
114666731152	Aug 15 2024 07:47 AM	Traffic control, slow/smart growth
114666725633	Aug 15 2024 07:35 AM	Insisting growth pay for itself with the added demand placed on roads. More community events that are held on the west side of town.
		Stop building so much (trees and land are disappearing)
114666720961	Aug 15 2024 07:25 AM	
114666720810	Aug 15 2024 07:25 AM	Improve roads. If you build make sure the roads can handle the extra traffic. Very important!
114666716833	Aug 15 2024 07:17 AM	Attracting more business
114666710998	Aug 15 2024 07:04 AM	Roads and affordable housing
114666697578	Aug 15 2024 06:33 AM	Protecting all the current natural areas. Creating more natural areas instead of destroying them.
114666694522	Aug 15 2024 06:26 AM	Maintaining roads. Slow building especially in congested areas.
114666694775	Aug 15 2024 06:26 AM	Another bridge to beachside and traffic congestion
		Economic and population growth
114666464798	Aug 14 2024 08:02 PM	Bring in fun activities for people to do
114666362934	Aug 14 2024 04:48 PM	Slow growth.
114666349225	Aug 14 2024 04:28 PM	require reuse ,rebuild vacant/closed buildings within center of city,before giving ok of expanding out. Expand our water recharge area or set up rain retrieval containers.
114666117192	Aug 14 2024 11:38 AM	Expanding parks and walkability
114665329861	Aug 13 2024 01:11 PM	Limiting outward expansion focus more on redeveloping areas along US1
		Remove the little 'sets ins' that take up parking sports downtown.
		Re-do sidewalks on Granada.
114665286072	Aug 13 2024 12:15 PM	
114665110565	Aug 13 2024 08:24 AM	Increased safety for pedestrians and bicycle riders so the city is more walkable. Reducing the amount of cleared land for unneeded services, such as storage facilities
114664817062	Aug 12 2024 09:06 PM	Turning back time. We are loosing the small, hometown area due to rapid growth and excess traffic. Soon we will be s bad as Port Orange. Purchasing waterfront property for parks.
		Keeping beach driving and limiting the amount of big corporations to open businesses over small business owners. Ormond Beach for so many people has been a small town feel so it shouldn't
114664604293	Aug 12 2024 03:14 PM	turn into a Port Orange or Orlando metropolis.
114664436526	Aug 12 2024 11:44 AM	Roads and bringing more big box stores to the area. Offer them an incentive but don't raise taxes.
114663461010	Aug 10 2024 07:47 AM	Make some destinations away from Granada and the beach to avoid ruining the parts of the city we love most.
114663107390	Aug 09 2024 02:44 PM	Clean-up US 1.

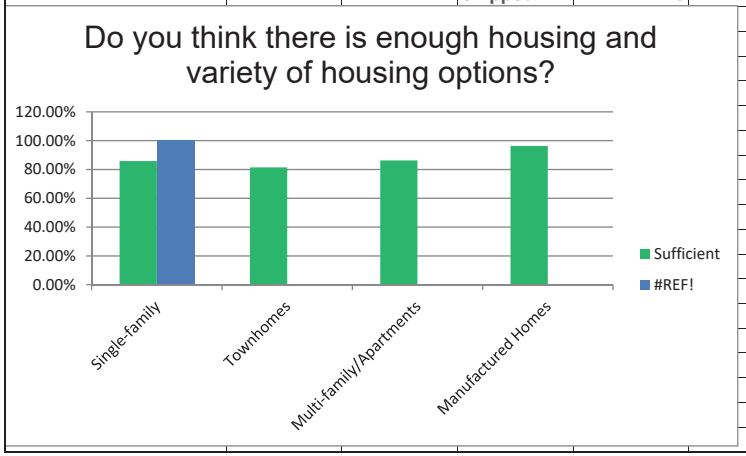
114663094365	Aug 09 2024 02:23 PM	Reduce growth rate. More green space
114663012183	Aug 09 2024 12:16 PM	Zoning reviews and traffic
114662811289	Aug 09 2024 07:00 AM	Keep taking existing buildings and refurbish, and make improvements. This has been great these past few years. Trails, Ormond Town Square, Downtown Ormond look great.
114662808933	Aug 09 2024 06:55 AM	Maintaining OB as a beach town, not pushing for another Miami. Maintenance as opposed to unruly expansion.
114662582347	Aug 08 2024 08:41 PM	Move utilities underground and improve infrastructure
114662346395	Aug 08 2024 02:03 PM	Careful expansion….dont need any more cash washes or storage facilities. Carefully balance residential growth and maintaining the environment/natural resources
114662219137	Aug 08 2024 11:28 AM	Manage impacts of development without changing the character of the town.
114662147464	Aug 08 2024 10:01 AM	Storm/flooding - preservation of wetlands and overdevelopment
114662087204	Aug 08 2024 08:44 AM	1. attracting mixed use development in downtown/beachside. 2. acquiring land or annexing unincorporated land to advance development/economic development.
114661990725	Aug 08 2024 05:32 AM	Dealing with growth while maintaining green spaces
114661810666	Aug 07 2024 10:18 PM	Local business. Better roads, traffic flow.
114661789054	Aug 07 2024 09:32 PM	Saving our open space and limit the developers from over building and ruining our Ormond
114661668445	Aug 07 2024 05:37 PM	No more septic tanks Dune replacement on coast
114661642825	Aug 07 2024 04:59 PM	`Curb the development of the area
114661622289	Aug 07 2024 04:33 PM	Infrastructure, taxes
114661463161	Aug 07 2024 01:08 PM	Ormond Beach should develop a bike network that allows individuals to utilize alternative forms of transportation.
114661432126	Aug 07 2024 12:28 PM	Roadway safety and attracting quality businesses to the area.
114661405401	Aug 07 2024 11:58 AM	Keeping it safe and enjoyable
114661400920	Aug 07 2024 11:53 AM	Sidewalk improvements/expansion; more public art
114661356794	Aug 07 2024 11:02 AM	Beach and Storm water improvement
114661348995	Aug 07 2024 10:53 AM	Be mindful of overbuilding and over development of businesses. Kepp the small town vibe; it is a great asset.
114661329132	Aug 07 2024 10:29 AM	Not overcrowding!
114661237761	Aug 07 2024 08:27 AM	Improve infrastructure. Controlling and planned development as to what is the environmental impact .
114661230607	Aug 07 2024 08:15 AM	maintaining the low density and maintaining neighborhood character
114661224319	Aug 07 2024 08:04 AM	Close the airport or at least try to pay off the 500,000 debt. Charge admission to the Casements park for the fireworks, close it like they do for paid events.
114661215165	Aug 07 2024 07:48 AM	Flooding and preservation of undeveloped land
114661165417	Aug 07 2024 06:08 AM	Stop growth / make ormond more of a beach town making Granda Main Street a more active area. Paint buildings coastal colors. Trolley service from Main Street Granda to over bridge making stops. Stop letting chain eating establishments build.
114661061001	Aug 07 2024 02:24 AM	Limiting cut thru traffic. A more walkable downtown.
114660979273	Aug 06 2024 10:55 PM	Roadway expansion and downtown revamp
114660966685	Aug 06 2024 10:26 PM	Updating utility infrastructure and increasing green spaces for families.
114660919281	Aug 06 2024 08:45 PM	Do not allow Belvedere. Keep homeless from loitering and littering. We have noticed trashier streets and parking lots since moving to OB in 2021. More celebrations for Senior population
114660864064	Aug 06 2024 06:54 PM	Halt industrial zoning and add cultural venues and parks.
114660827057	Aug 06 2024 05:52 PM	Stopping the fuel farm and storm drainage
114660786151	Aug 06 2024 04:52 PM	Tax reduction
114660785104	Aug 06 2024 04:50 PM	1. How to handle growth exceeding expectations. 2. Crime
114660764770	Aug 06 2024 04:26 PM	Not removing all the green spaces. Less building
114660696241	Aug 06 2024 03:09 PM	Stop building everywhere! Focus on what we have and concentrate on the infrastructure we need now.
114660685176	Aug 06 2024 02:57 PM	Denying the fuel farm and attending to better traffic flow.
114660684138	Aug 06 2024 02:56 PM	Relocation of the police department. Infrastructure: storm water, roadways, moving overhead utility wires underground.

		Foot and bike trails all over town, linking neighborhoods to each other.
114660663180	Aug 06 2024 02:29 PM	MUNICIPAL GOLD COURSE.
114660591292	Aug 06 2024 01:05 PM	Stopping the fuel farm and smart development
114660565162	Aug 06 2024 12:34 PM	Affordable homes and cleaning up of Nova rd area.
114660555099	Aug 06 2024 12:22 PM	Infrastructure and smart development.
114660548241	Aug 06 2024 12:14 PM	Rezoning. Remove heavy industrial. Restore what's left of the loop.
114660542884	Aug 06 2024 12:08 PM	Seniors and infrastructure.
114660539317	Aug 06 2024 12:04 PM	Prevent flooding and only high quality growth (nice homestead owner homes and jobs that pay over $70K per year)
114660512359	Aug 06 2024 11:33 AM	Beach improvements/conservation & preserving the Loop
		Reducing building or better planning for building- keep large industry out of Ormond. Improving drainage across the area.
114660503935	Aug 06 2024 11:24 AM	
114660501792	Aug 06 2024 11:21 AM	Sidewalk and street crossing safety with signs that blink ONLY when people are crossing. Or make it red lights instead of yellow.
		Infrastructure and sewer/septic issues and beach erosion and our roads are terrible. Must be re-done correctly and striped and reflective on roads too.
114660497660	Aug 06 2024 11:16 AM	Keeping the city as built out. Moratorium on new buildings until the roads and fire and infrastructure is in place BEFORE building.
114660496826	Aug 06 2024 11:15 AM	Improve schools, improve sidewalks and make safer roads, add shopping.
114660492419	Aug 06 2024 11:10 AM	Put seawall's all up and down the river
114660490029	Aug 06 2024 11:08 AM	Beach access and parking
		Getting rid of heavy industrial zoning in the city,
114660489603	Aug 06 2024 11:07 AM	Safer areas to walk, bike, relax. Including sidewalks, parks, etc.
114660482090	Aug 06 2024 10:59 AM	Alleviating traffic. Please don't ever remove the wide grassy, tree filled medians on Granada. That's A big part makes that corridor so beautiful!
114660465442	Aug 06 2024 10:39 AM	Insurance and roads, the potholes are everywhere.
114660452468	Aug 06 2024 10:24 AM	Quit building!
		Success of OBPAC
114660450767	Aug 06 2024 10:22 AM	Less traffic....
114660444357	Aug 06 2024 10:15 AM	Retaining the charm of Ormond Beach, traffic.
114660443069	Aug 06 2024 10:13 AM	Resiliency - storm water improvements that protect water quality and rising sea levels
		less growth
114660403902	Aug 06 2024 09:26 AM	road improvement
114659871859	Aug 05 2024 03:46 PM	Community Preservation and Environmental Conservation

City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

Do you think there is enough housing and variety of housing options?

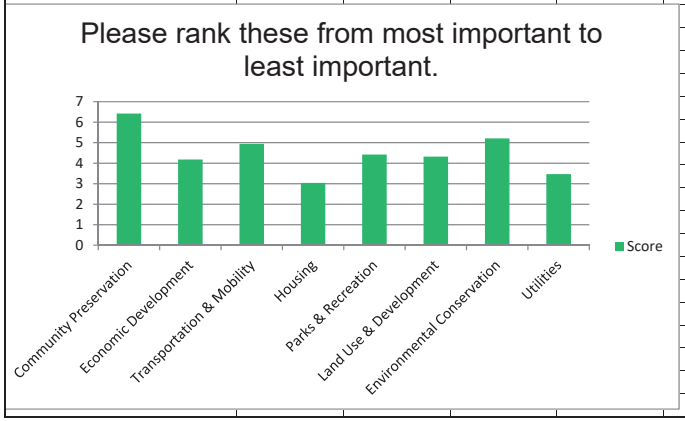
	Sufficient			Total
Single-family	85.79%	163	27	190
Townhomes	81.38%	153	35	188
Multi-family/Apartments	86.24%	163	26	189
Manufactured Homes	96.26%	180	7	187
			Answered	**191**
			Skipped	**5**



City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

Please rank these from most important to least important.

	1			3		4		5		6		7		8		Total	Score
Community Preservation	37.44%	73	45	13.33%	26	8.72%	17	8.72%	17	6.15%	12	1.03%	2	1.54%	3	195	6.42
Economic Development	9.74%	19	15	11.79%	23	14.36%	28	13.85%	27	16.41%	32	13.33%	26	12.82%	25	195	4.18
Transportation & Mobility	11.28%	22	25	14.36%	28	16.92%	33	22.05%	43	11.79%	23	8.72%	17	2.05%	4	195	4.94
Housing	0.51%	1	11	6.15%	12	7.18%	14	13.33%	26	20.00%	39	27.18%	53	20.00%	39	195	3.04
Parks & Recreation	4.10%	8	25	20.00%	39	13.33%	26	14.87%	29	12.31%	24	13.33%	26	9.23%	18	195	4.42
Land Use & Development	13.33%	26	20	14.87%	29	11.79%	23	7.69%	15	10.77%	21	11.28%	22	20.00%	39	195	4.32
Environmental Conservation	20.00%	39	39	14.36%	28	9.74%	19	6.67%	13	9.74%	19	10.77%	21	8.72%	17	195	5.21
Utilities	3.59%	7	15	5.13%	10	17.95%	35	12.82%	25	12.82%	25	14.36%	28	25.64%	50	195	3.47
																Answered	**195**
																Skipped	**1**



City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

In a few words, describe your vision for Ormond Beach

Answered	**173**
Skipped	**23**

Respondent ID	Response Date	Responses
114691156008	Sep 17 2024 04:45 PM	An upscale area differentiated from Daytona Beach and other areas.
114684819763	Sep 09 2024 08:25 PM	Develop uniqueness of residential community by enhancing waterfront area.
114684784685	Sep 09 2024 07:21 PM	Stop the over-building and keep it the way it is as much as we possibly can. Also, stop changing the roads, first they are wide, then they are narrow, then they are wide, (Well, you get the idea). It affects the nearby stores and restaurants when you mess with our roads and it never seems to solve whatever problem FDOT is trying to solve.
114684358420	Sep 09 2024 10:53 AM	Retain the present charm and personality. Don't overdevelop.
114684290117	Sep 09 2024 09:40 AM	Ormond Beach needs to be in a total preservation mode, looking out for the current resident and improving quality of life for those who live there. The Historic provenance of the City needs to be front and center, as does aesthetic improvements, maintenance of what is already there, enforcement of current laws / codes. The natural flow of visitors to the area is MORE than sufficient to bring new residents into the town. Visiting relatives, other tourists fall in love with the place and will move here. There is ZERO reason to be investing in promoting Tourism. We have a natural draw. We need to work on improving the quality/aesthtics of the main drag (Granada) from A1A to Young Street, and make the area more aesthetically pleasing to live up to the quality of our restaurants like Rose Villa and 31. They are jewels of the City. We 100% need to improve the aesthetics of the Granada Bridge. The Daytona Bridges put us to shame and that's wrong! Our bridge is a gorgeous shape but the dirty concrete with no decoration or color is awful. We need to work with local businesses to share parking during off hours to make the dinner time parking work for diners. Shared parking with churches for beach goers, etc, all make sense. We need to preserve our historic structures to the nth degree as the History of Ormond Beach is its true niche and speciality. It is what sets us apart from other beach towns. We need to embrace and brag on that history, and focus on our quality...the coming of new businesses and residents will take care of itself. People are drawn to quality.
114683429922	Sep 07 2024 03:58 PM	My vision of Ormond Beach is the community I grew up in, small enough to know your neighbors where one always felt safe.
114683429070	Sep 07 2024 03:55 PM	Living beachside, I love that we have easy access to the beach and that there aren't crowds to deal with unless you choose to drive on beach. Restaurants have greatly improved the desire to stay closer to home and spend our money here.
114683418154	Sep 07 2024 03:18 PM	Nicer, high end town - elevated landscape!
114680788831	Sep 04 2024 12:25 PM	a community like Boca Raton or Vero beach with strict zoning so the city eventually becomes a very attractive high quality, high priced, community
114680585408	Sep 04 2024 08:53 AM	Change is always inevitable, but please keep Ormond Beach the quaint, safe, clean, Beachtown, that it has always been. Be cognizant of overpopulation with housing.
114680005115	Sep 03 2024 03:00 PM	Try to keep it a small town.
114678254396	Aug 31 2024 02:16 PM	All that is done is build,build and build some more.ever think of running out of good water some day .
114678165469	Aug 31 2024 10:39 AM	Safe and Friendly place to live.
114677355981	Aug 30 2024 07:33 AM	Safe small town with economic development
114677063608	Aug 29 2024 09:34 PM	Keep the character of the city. Economic development is important but retaining Ormond's unique quality of life and neighborhood character will continue to increase property values.
114677000430	Aug 29 2024 07:43 PM	Limit development and preserve our quality of life.
114676819599	Aug 29 2024 03:59 PM	More user-friendly for walkers, bicycle riders, more pedestrian safety
114676418248	Aug 29 2024 09:48 AM	Better traffic flow Beachside Granada. Develop historical homes, buildings. No high rises.
114674970353	Aug 27 2024 03:42 PM	A city with few democrat representatives and citizens to screw things up. A city free of Agenda 2030 blow smoke up my skirt meaningless buzzwords meant to enact leftist socialistic ideas and a sustainable environment that somehow the city was able to thrive without for 100+ years.
114674966047	Aug 27 2024 03:37 PM	Just like any other central Florida city with a river running through it and an ocean on its doorstep.(Sorry)
114674798008	Aug 27 2024 12:26 PM	A city where visitors and locals enjoy all of the amenities...parks, biking, restaurants, entertainment etc.
114674746857	Aug 27 2024 11:30 AM	Like I remember it was in the 1960's and 1970's
114674710537	Aug 27 2024 10:53 AM	The most fun/vibrant, well planned, easily navigable, clean/safe & memorable beach community in Florida.
114674706645	Aug 27 2024 10:49 AM	a wonderful community for quality living
114674703589	Aug 27 2024 10:45 AM	preserve the small town
114674694926	Aug 27 2024 10:36 AM	Keep the beautiful trees
114674680256	Aug 27 2024 10:22 AM	A community in which residents really do help make decisions, not ignored by City Comms.
114674677002	Aug 27 2024 10:18 AM	Keep it attractive with green spaces
114674676558	Aug 27 2024 10:18 AM	I would like to see a welcoming community, but keeping in mind the impact of more + more people and cars.

114674670410	Aug 27 2024 10:11 AM	I find it is a pleasant place to live and a beautiful place.
114674668505	Aug 27 2024 10:09 AM	make sure 2044 has the same charm as 2024
114674664547	Aug 27 2024 10:04 AM	OLD FLORIDA CHARM - I AM A BORN AND RAISED Floridian. Keep Florida Florida!
114674273941	Aug 26 2024 08:47 PM	I want Ormond Beach to be a city where schools, shops, parks, and places to socialize are within a 15 minute walk from my house.
114674060444	Aug 26 2024 03:02 PM	A go to destination whether it be for a day, an extended vacation or a meeting/convention gathering.
114674058488	Aug 26 2024 03:00 PM	Increase and Maintain fishing access with more ramped access
114674041489	Aug 26 2024 02:39 PM	A small residential community that places emphasis on maintaining the natural environment.
114673984829	Aug 26 2024 01:33 PM	Less growth
114673979337	Aug 26 2024 01:27 PM	Remain the small town appeal.
114673902708	Aug 26 2024 11:59 AM	Celebrate & maintain our history as a small town.
114673880068	Aug 26 2024 11:35 AM	To remain a well planned community that integrates environment (nature), housing, and businesses, focusing on local businesses.
114673478848	Aug 25 2024 09:30 PM	Mixed-use zoning, walkability, medium density
114673402419	Aug 25 2024 05:04 PM	As you have done with your entryway on I 95 give people that same vibe that this is a clean community with consistent activities for people to enjoy
114673226667	Aug 25 2024 06:47 AM	keep the small-town feel. Do not over develop it, the water has to go somewhere.
114673100465	Aug 24 2024 08:04 PM	Less buildings and no more Apts. And no more storage facilities
114672740643	Aug 23 2024 11:09 PM	Ormond Beach has really grown up in the 40+ years I've lived here. I think we are on a great path. I see us continuing to maintain our quality of life and character if we make sure we are on top of the growth that is a constant. Somewhere along the lines of a Delray Beach - a propserous, vibrant yet intimate, bustling Florida seaside town that is appealing to everyone - young people, families, visitors and retirees.
114672549851	Aug 23 2024 04:01 PM	My vision for Ormond Beach is a well maintained, and friendly City, who offers a lot of family-friendly activities.
114672380159	Aug 23 2024 11:53 AM	Invest in the community that is already here. Halt development. More protection for our environment. Glass recycling like Flagler Beach does. More bike lanes and education to share the road.
114672317455	Aug 23 2024 10:33 AM	Regulated expansion with focus on citizen quality of life.
114672273188	Aug 23 2024 09:37 AM	A great place to live and work where most people can live in a vibrant downtown or commercial area, walk to work, bike to see friends, feel safe doing so.
114671883660	Aug 22 2024 06:25 PM	Keep it a quiet, quaint beach town. Don't turn into Daytona
114671419604	Aug 22 2024 07:28 AM	To maintain as a beach town with opportunities to raise children and have a sufficient career, in an affordable environment.
114671220483	Aug 21 2024 11:12 PM	Ormond Beach should be the Overland Park of Florida, implementing a smart growth restructuring plan.
114671162814	Aug 21 2024 08:57 PM	keep the small town vibes
114671161549	Aug 21 2024 08:54 PM	Ormond, as I grew up knowing, has been ruined by developers and would be hard to overcome with the current developer friendly council members, but my vision would be that of a small city with a rural feel.
114671031940	Aug 21 2024 04:45 PM	small town feel. quaint
114670698971	Aug 21 2024 09:51 AM	Balanced development with environmental and green space preservation. Maintain quality of air and water.
114670649490	Aug 21 2024 08:44 AM	It was better 20 years ago.
114670192748	Aug 20 2024 05:10 PM	My vision for Ormond Beach is to preserve its small-town charm with thriving local restaurants and businesses while embracing thoughtful, balanced growth
114669990173	Aug 20 2024 01:05 PM	Ormond Beach is the Crown Jewel of Volusia county and should be a place a our young people want to come back to after college and start a life here.
114669277114	Aug 19 2024 02:55 PM	Clean, safe, family-friendly thriving on outdoor activities & community programs for all ages & abilities.
114669269523	Aug 19 2024 02:44 PM	Maintain the 7 story maximum for beachside high risers. Preserve The Loop which is being trodden upon. Growth with responsibility.
114668641041	Aug 18 2024 02:43 PM	The homes to be built west of 95 will help with housing. Don't widen Granada/SR 40 and turn Ormond Beach into Port Orange. END CLEAR-CUTTING!!!
114668615233	Aug 18 2024 01:10 PM	My "wanta be" vision for Ormond Beach is to look like the Trails and Halifax Plantation on as many areas as possible.
114668546999	Aug 18 2024 09:26 AM	Keep it a nice, conservative, clean, small town with low taxes.
114668198516	Aug 17 2024 10:03 AM	Lush native plants in all public properties and cooperate with all property owners through education and technical assistance
114668175530	Aug 17 2024 08:58 AM	I'd like to see it become a classy tourist location with upscale restaurants and shopping.
114668139144	Aug 17 2024 07:00 AM	Preserve undeveloped land, improve land already developed
114668060353	Aug 17 2024 01:46 AM	Less development. Preservation of the Loop, parks, and green spaces. Controlling over development in the beaches and beach erosion. Keeping the small town community. Controlling population growth.
114667895547	Aug 16 2024 05:31 PM	A beautifully maintained place to live without roads being overcrowded, no over-development that causes massive flooding, preservation of woods and open land.
114667887645	Aug 16 2024 05:16 PM	More options and better quality for the middle class. Stop raising taxes and have the big businesses/development coming in pay for the roads, hospitals, utility improvement. Stop giving them tax breaks.

114667826196	Aug 16 2024 03:35 PM	A place to go to the Beach with Family and Friends.
114667749888	Aug 16 2024 01:39 PM	Stop letting developers destroy our city
114667618395	Aug 16 2024 10:37 AM	Clean, beautiful, well kept without the congestion of growing too fast as the hospitals are at capacity and traffic is getting worse
114667231607	Aug 15 2024 07:56 PM	Improve infrastructure, less development, emergency sevices
114667157856	Aug 15 2024 05:28 PM	slow/low growth
114667145463	Aug 15 2024 05:07 PM	A great place to raise kids.
114667062207	Aug 15 2024 03:10 PM	Ormond Beach should continue to remain a small city with a small town. feel. we should not only protect our parks and green spaces, but we should expand them. we should make it easier to get around on bikes or on foot with the addition of bike trails and sidewalks. we should also do studies in heavily trafficked side roads to mitigate speeding through the neighborhoods which negatively affects the community feel and the quality of life.
114667059913	Aug 15 2024 03:08 PM	Keep it like it is now
114667038102	Aug 15 2024 02:41 PM	I'd like for Ormond Beach to maintain its unique style and not be over run with strip malls, National franchises and duplicate fast food outlets. Don't over build. Clean up existing buildings on AIA so the approach to Ormond by the Sea isn't so seedy.
114666951199	Aug 15 2024 12:53 PM	A place where people can afford to live and work making a decent wage.
114666937262	Aug 15 2024 12:36 PM	Slow down the growth of new housing development
114666857887	Aug 15 2024 11:00 AM	I would like to see Ormond Beach maintain a balance between being family-friendly, economically stable, environmentally friendly, and an all-round lovely place to live. I would like us to have a plan that does NOT include cutting down every tree in the city and to balance the needs of our community members with that of development. We are inching ourselves towards making the area east of I-95 look like cities down south and that it a less desireable place to be.
114666844491	Aug 15 2024 10:43 AM	Unfortunately my vision of the future here is grim. If we continue to have growth at this rate, I won't want to deal with it. It is already frustrating to just run an errand to the grocery store with the traffic jams.
114666835265	Aug 15 2024 10:32 AM	Clean it up.
114666828954	Aug 15 2024 10:24 AM	this is an agenda 2030 land grab do none of the above ranking
114666810987	Aug 15 2024 10:02 AM	Keep Ormond a small quaint beach town. Encourage local business growth. GET THAT SECANT WALL DONE. WIDEN THE BEACH LIKE FLAGLER DID. Help condos connect to public sewer. Eliminate septic along A1A. Help condos owners with with all the demands legislation, insurance, hurricanes, Surfside collaps have caused. There are too many condos that are not selling because HOA fees have soared, lowering property values!
114666798187	Aug 15 2024 09:44 AM	Improve infrastructure to support current growth. Improve Mass transit options. Improve utilities for improved support during storms.
114666790823	Aug 15 2024 09:33 AM	I don't want it to to change, I love how it is today.
114666783868	Aug 15 2024 09:22 AM	Stay a small town, clean without big box stores on every corner. Low crime rates.
114666772970	Aug 15 2024 09:05 AM	Quaint seaside village perseverance of history
114666771043	Aug 15 2024 09:02 AM	Family centered, environmentally progressive community
114666757938	Aug 15 2024 08:39 AM	Vision is to keep it as a "hometown" environment, excluding bike weeks.
114666755921	Aug 15 2024 08:35 AM	A place where families can gather safely and with much to do
114666751186	Aug 15 2024 08:27 AM	retain the small town feel
114666747414	Aug 15 2024 08:19 AM	I have no vision as it is clouded with the sand, debris, and smoke that I face every day due to overbuilding on Plantation Oaks. No one cares. It is all about the money.
114666740302	Aug 15 2024 08:06 AM	Do not want it to Get over developed
114666736890	Aug 15 2024 07:59 AM	Developers getting creative and using land that is already cleared, repurposing vacant buildings or properties instead of clearing more land. No more big developments like Margaritaville. No more sprawling apartment complexes - there are enough.
114666731152	Aug 15 2024 07:47 AM	A 50,000 person city that has a small town feel
114666725633	Aug 15 2024 07:35 AM	A city my kids will want to raise their kids in.
114666720961	Aug 15 2024 07:25 AM	Keep it quaint, stop overbuilding which has already been done. Beachside has become overpopulated causing so many accidents on A1A. The small town vibe has been taken away unfortunately
114666710998	Aug 15 2024 07:04 AM	Everyone to be able to have access to affordable housing and healthcare in a clean proactive environment
114666694522	Aug 15 2024 06:26 AM	To be more community oriented over business development
114666694775	Aug 15 2024 06:26 AM	Community that has enough employees to take care of the city and to keep the taxes low. Replace the city manager to someone that doesn't get paid over 200,000 year for nothing
114666464798	Aug 14 2024 08:02 PM	A city where everyone gets a long
114666362934	Aug 14 2024 04:48 PM	Small town where everybody doesn't worry about being employed or not making enough money to survive. And able to live a good life.
114666349225	Aug 14 2024 04:28 PM	I grew up in Daytona my neighborhood was a "mini" city,could get 90% of what you needed within those 4-5 blocks(except school and Doctors and major dept stores).Had grocery,hairdressers/barber,Movie theater,church,pharmacy,gas,diner,post office,camera , park ,shop,tv shop,bakery,bar and motel (when family visited).
114665329861	Aug 13 2024 01:11 PM	Keep ormond from becoming port orange
114665286072	Aug 13 2024 12:15 PM	Keeping it a small beachie town. Stop all the residential communities. Attract larger companies, with high salary workers, which would help the city with taxes.

114665110565	Aug 13 2024 08:24 AM	Family friendly, historic community that preserves it's natural spaces
114664817062	Aug 12 2024 09:06 PM	A family friendly town that has a small town feel, since of community.
114664604293	Aug 12 2024 03:14 PM	A small town with beautiful beaches, waterways, and locally owned dining/retail/services.
114664436526	Aug 12 2024 11:44 AM	Work hard to keep that home-town feel. Can't call it "quaint" any longer. Let's be careful about progress. I know I said more big box stores but other than that, forget too much growth.
114663461010	Aug 10 2024 07:47 AM	Don't try to make it MORE popular and ruin what we love.
114663107390	Aug 09 2024 02:44 PM	High quality of life with a variety of things to do. An environment where a person can build a life where they can work and play with a focus on walkability or bike transport. Less focus on the car.
114663094365	Aug 09 2024 02:23 PM	More use of green space. In town. No more housing in inner city
114663012183	Aug 09 2024 12:16 PM	Sleepy beach town that offers a wonderful quality of life and great jobs
114662811289	Aug 09 2024 07:00 AM	We need a development moratorium so that we don't cause flooding and traffic issues. It will lose its small town charm in favor of developers, big business and to the detriment of long time residents. There's other places along the coast to start new small towns.
114662808933	Aug 09 2024 06:55 AM	HOME!
114662582347	Aug 08 2024 08:41 PM	Keep our beachside a sleepy little beach town, don't sellout!
114662346395	Aug 08 2024 02:03 PM	Responsible growth that does sacrifice our quality or life and minimizes density
114662219137	Aug 08 2024 11:28 AM	A better place to live
114662087204	Aug 08 2024 08:44 AM	Smart sustainable growth that creatively embraces and adapts new buildings to population trends, adopts new technology for multi-modal transportation options, and creates a housing environment enticing to families and the younger generation.
114661990725	Aug 08 2024 05:32 AM	Safe environment where we can work and play
114661810666	Aug 07 2024 10:18 PM	Local feel, slower pace, hospitality, great local businesses
114661789054	Aug 07 2024 09:32 PM	Keep what we have. What you and/or Volusia have already approved for developments is adequate.
114661668445	Aug 07 2024 05:37 PM	Stay small and friendly
114661642825	Aug 07 2024 04:59 PM	Keeping the same population and facilities we have now by not developing any more land
114661622289	Aug 07 2024 04:33 PM	A government that is honest, less traffic.
114661463161	Aug 07 2024 01:08 PM	A city that leverages long term planning to foster intermodal transportation to heighten the equitability of living for those aging in place as well as children
114661432126	Aug 07 2024 12:28 PM	Historic community with thriving commerce and abundant public parks and natural spaces
114661405401	Aug 07 2024 11:58 AM	Maintain growth and preserve the beautiful beach and over population, keeping crime at a minimum
114661400920	Aug 07 2024 11:53 AM	To keep its' small-town feel; keep it clean and beautiful; keep the beach clean; keep it safe from crime
114661356794	Aug 07 2024 11:02 AM	Try to keep it as a small city
114661348995	Aug 07 2024 10:53 AM	Small town vibe without the big box stores and storage buildings. Making the town very family friendly.
114661329132	Aug 07 2024 10:29 AM	Keep it green and stop the over building.
114661237761	Aug 07 2024 08:27 AM	A community that cared about environmental impact and Greenspace with limited well planned development .
114661230607	Aug 07 2024 08:15 AM	preserve it as it is
114661224319	Aug 07 2024 08:04 AM	More people that have lived here long periods to moving to other places
114661215165	Aug 07 2024 07:48 AM	We continue to be the quieter, prettier, friendlier and safer city in this area.
114661165417	Aug 07 2024 06:08 AM	For it to be more of a beach / coastal community
114661061001	Aug 07 2024 02:24 AM	Return to a more quant town.
114660979273	Aug 06 2024 10:55 PM	Please don't loss the small town feel by overbuilding cookie cutter homes, more apartments, car washes or storage units.
114660966685	Aug 06 2024 10:26 PM	No fuel farm, more green spaces, safer for my kids, community unity around what's best for the kids instead of what's going to make someone richer.
114660919281	Aug 06 2024 08:45 PM	My vision is for OB to stay small, quaint, clean
114660880782	Aug 06 2024 07:27 PM	Stay small
114660864064	Aug 06 2024 06:54 PM	Keep it clean and beautiful
114660827057	Aug 06 2024 05:52 PM	It's small town and we need to keep it that way or we will have the same issues as Daytona
114660786151	Aug 06 2024 04:52 PM	Unique small town beach feel
114660785104	Aug 06 2024 04:50 PM	I would like for Ormond Beach to stay the same quaint little town and have the same characteristics of the charm it has now.
114660764770	Aug 06 2024 04:26 PM	Would like to see OB remain green with less congestion and overbuilding
114660722238	Aug 06 2024 03:37 PM	I want Ormond to be a small city, like it was eight years ago before all of the apartments and condos went up. I want roads, utilities to be enough for our population. I want green spaces preserved for other generations and not torn up.
114660696241	Aug 06 2024 03:09 PM	Although I feel it's already been lost - could try to regain the small town feel. Do not try to build more and more when we do not have the space or support for them.
114660685176	Aug 06 2024 02:57 PM	A beautiful environmental community that is safe for residents from the proposed fuel farm, w/ improved traffic management, controlled growth and expansion of affordable housing.

114660684138	Aug 06 2024 02:56 PM	Be the area leader in preserving and enhancing residents' quality of life with balanced growth and development. Infrastructure that keeps up with growth and development instead of being an afterthought and not having to play 'catch up'. Cooperation and communication with our neighboring cities and Volusia County governments.
114660663180	Aug 06 2024 02:29 PM	A safe place where you can get anywhere on a bike, scooter, roller skates or foot. Free public beach access and great free recreation options.
114660591292	Aug 06 2024 01:05 PM	Small family town
114660565162	Aug 06 2024 12:34 PM	Affordable but beautiful community
114660555099	Aug 06 2024 12:22 PM	Family community with smart growth
114660548241	Aug 06 2024 12:14 PM	Remain a family oriented community, no fuel farm, no more clear cutting and over-development.
114660542884	Aug 06 2024 12:08 PM	The city is nearly built out. Improve the infrastructure and provide more housing opportunities for seniors on fixed income. Maintaining the character of the community and quality of life should be the focus.
114660539317	Aug 06 2024 12:04 PM	Quality lifestyle, and criminals are prosecuted to the full extent. In other words a judical system that looks out for the victims not the other way around. "Commit a crime in Ormond" you will pay dearly "Kill an Ormond Resident Intentionally" The death penalty Is the first resort. No drawn out trials or implementation either!
114660503935	Aug 06 2024 11:24 AM	Maintain the historic, old town feel. Provide opportunities for walking. Support current infrastructure.
114660497660	Aug 06 2024 11:16 AM	Nice safe neighborhoods with good roads and infrastructure. Access to the beach. So beautiful. Fun stuff for seniors and kids. Beautifying what's in place. Need more bike lanes and sidewalks for walkers and strollers etc.
114660496826	Aug 06 2024 11:15 AM	Safe place to raise families; no crime; good schools; beautiful parks
114660490029	Aug 06 2024 11:08 AM	A place with high quality of life.
114660489603	Aug 06 2024 11:07 AM	To stay as a friendly beach town. I don't want it turned into an heavy industrial town, or turn into a overcrowded/overbuilt city.
114660482090	Aug 06 2024 10:59 AM	I would like to see the City limit the growth in the area. Every vacant lot and plot of land does not need to be developed! Let's keep our city, the Tree City!
114660452468	Aug 06 2024 10:24 AM	What it was 10 years ago
114660450767	Aug 06 2024 10:22 AM	Slow down building growth. Growth
114660444357	Aug 06 2024 10:15 AM	To enhance what we have for the current citizens, encourage use of existing buildings vs new development.
114660443069	Aug 06 2024 10:13 AM	A place where diverse people want to live, raise their families and visit. A place that provides a high quality of life to it's residents in an environment that is and will continue to be inclusive and accessible.
114660403902	Aug 06 2024 09:26 AM	less growth
114659871859	Aug 05 2024 03:46 PM	Allow growth while also putting measures in place that will preserve the charm and character that the city is known for

City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

What are the biggest challenges you believe that Ormond Beach currently experiences, or you believe the city will face over the next 20 years?

Answered	**186**
Skipped	**10**

Respondent ID	Response Date	Responses
114692044833	Sep 18 2024 02:36 PM	Limited land = limited growth = higher taxes at some point
114691156008	Sep 17 2024 04:45 PM	Effectively managing growth in the busy coridors
114684819763	Sep 09 2024 08:25 PM	Maintaining / improving tax base to support services and growth while being landlocked. Hurricane preparedness / stormwater improvements.
114684784685	Sep 09 2024 07:21 PM	Keep Belvedere away, save our green space what is left of it. SAVE TOMOKA OAKS golf course if we have a willing seller.
114684358420	Sep 09 2024 10:53 AM	Overdevelopment will lead to more traffic congestion, less availability of emergency and daily medical personnel, and compromise education which is already facing budget and staff cuts.
114684290117	Sep 09 2024 09:40 AM	Controlling growth. Keeping the small, historic town feel and function and keeping quality of maintenance, etc.
114683429922	Sep 07 2024 03:58 PM	Too much development.
114683429070	Sep 07 2024 03:55 PM	Over the 30 years I have lived here, overcrowded roads and stormwater issues seem to have increased.
114683418154	Sep 07 2024 03:18 PM	Over building housing
114680788831	Sep 04 2024 12:25 PM	managing all the new people moving into the new city on RT 40, and in all the new, but nearby, Daytona apartments
114680585408	Sep 04 2024 08:53 AM	Overpopulation, do not want to turn Ormond Beach into a big city with tons of traffic.
114680215191	Sep 03 2024 08:15 PM	Over crowded, lack of trees, busy roads
114680005115	Sep 03 2024 03:00 PM	Pressure from developers. Managing the infrastructure to deal with the population explosion that has already taken place.
114678254396	Aug 31 2024 02:16 PM	For too much growth.
114678165469	Aug 31 2024 10:39 AM	Controlling development and having enough healthcare in our area.
114677355981	Aug 30 2024 07:33 AM	Housing development west of I-95 connecting to Granada Avenue
114677063608	Aug 29 2024 09:34 PM	Overgrowth at the expense natural areas that create the unique character and make OB the place people want to call home.
114677000430	Aug 29 2024 07:43 PM	Destruction of the environment and losing the town's identity.
114676819599	Aug 29 2024 03:59 PM	halting over-development
114676418248	Aug 29 2024 09:48 AM	More population
114674970353	Aug 27 2024 03:42 PM	Illegal immigrant crime, increasing taxes, Agenda 2030 false narratives and promises, Green New Scams that the city will fall for, stormwater, over development, poor budgeting and fiscal management, and the worst by far is the desire by many on John Anderson to build "affordable housing" and stick it in someone else neighborhood and all the problems that will soon follow, like they always do.
114674966047	Aug 27 2024 03:37 PM	Obviously traffic, too many people and not enough emergency response to handle it.
114674798008	Aug 27 2024 12:26 PM	Locals who want things to stay as they always have been)-:
114674746857	Aug 27 2024 11:30 AM	Growth from surrounding areas impacting the city, with respect to traffic and potable water and storm water runoff
114674710537	Aug 27 2024 10:53 AM	Roads, sewers & septics that are insufficient to handle the growth beachside.
114674706645	Aug 27 2024 10:49 AM	too rapid growth (in nearby cities) that impact our roadways
114674703589	Aug 27 2024 10:45 AM	Daytona Beach dense housing over development
114674694926	Aug 27 2024 10:36 AM	Overgrowth
114674680256	Aug 27 2024 10:22 AM	FLOODING
114674676558	Aug 27 2024 10:18 AM	clogged roads.
114674677002	Aug 27 2024 10:18 AM	Overdevelopment
114674670410	Aug 27 2024 10:11 AM	Increase in traffic
114674668505	Aug 27 2024 10:09 AM	Daytona Beach expansion impacting SR 40
114674663398	Aug 27 2024 10:03 AM	Building more than roads and medical care can handle.
114674273941	Aug 26 2024 08:47 PM	Stronger hurricanes are certainly an existential challenge to the future of Ormond Beach and has to be addressed now before it is too late.

114674060444	Aug 26 2024 03:02 PM	Overdevelopment. This is not the quaint, quiet town is was 20 years ago. We need to slow down. We don't want to become Port Orange or turn Granada into Dunlawton. Our area is unique and our businesses and our services should be as well. How many Dollar Stores do we need? Chain businesses and restaurants - not good for our area. Keep Ormond Beach unique - we don't want to be like every other Fl destination.
114674058488	Aug 26 2024 03:00 PM	Development without appropriate drainage planning leading to increased flooding issues
114674041489	Aug 26 2024 02:39 PM	Keeping growth from obliterating the natural landscape.
114673984829	Aug 26 2024 01:33 PM	Too much growth
114673979337	Aug 26 2024 01:27 PM	Traffic. Not enough law enforcement to enforce traffic laws. Replacing long-term politicians who lack the ability to manage change in today's world.
114673902708	Aug 26 2024 11:59 AM	Over expansion westward leaving the inner Ormond Beach corridor to fall into decline.
114673880068	Aug 26 2024 11:35 AM	Over development which will turn older businesses and housing into discarded messes and run down that will encourage homeless and druggies. And not surveying and updating zoning laws that allow dangerous and inappropriate business to build and operate in areas close to homes, schools, and sport facilities like the proposed Full Farm
114673817030	Aug 26 2024 10:30 AM	Balancing growth with infrastructure
114673478848	Aug 25 2024 09:30 PM	Urban sprawl, environmental degredation, car dependency
114673402419	Aug 25 2024 05:04 PM	Stormwater
114673226667	Aug 25 2024 06:47 AM	the pressure to build to many homes.
114673100465	Aug 24 2024 08:04 PM	Overcrowded and traffic jams
114672740643	Aug 23 2024 11:09 PM	Over the next 20 years, we need to be proactive and constantly plan for the growth that will continue in our city so that we may maintain our quality of life. We will need more housing, schools, hospitals, roads, utilities, etc. We should also look to attract more manufacturing with high paying jobs, especially in the space sector. As our entire region adapts to support the space industry in a bigger way, Ormond Beach should be ready to welcome those new employees and executives.
114672549851	Aug 23 2024 04:01 PM	Traffic Congestion along Granada Blvd as the only primary East/West thoroughfare in Ormond Beach.
114672380159	Aug 23 2024 11:53 AM	Too much growth and development.
114672317455	Aug 23 2024 10:33 AM	Quality of life vs. big money expansionism. Planning and implementation of viable master plans
114671883660	Aug 22 2024 06:25 PM	Over building of new homes
114671419604	Aug 22 2024 07:28 AM	Overdevelopment
114671220483	Aug 21 2024 11:12 PM	Ormond Beach has been completely over-run by apartment buildings and storage units, and it's a reflection of decades of weak leadership in planning and zoning. This forces us into an infrastructure expansion mindset when we need the opposite, shrinking the community to make it an exclusive community.
114671162814	Aug 21 2024 08:57 PM	na
114671161549	Aug 21 2024 08:54 PM	Land being overdeveloped causing traffic nightmares like larger cities.
114671031940	Aug 21 2024 04:45 PM	overcrowding in schools due to increase population
114670765308	Aug 21 2024 11:11 AM	traffic for commuters from other cities coming into OB for work Also for local residents traffic
114670698971	Aug 21 2024 09:51 AM	Overdevelopment, Stress of water utilization, Inattention Of city commissioners to these issues As they may lean towards appeasing developers, and not the citizens of this beautiful city
114670649490	Aug 21 2024 08:44 AM	corrupt developers. Snowbirds.
114670192748	Aug 20 2024 05:10 PM	I believe the surge in apartment developments is a temporary trend. If we continue allowing so many to be built, we must consider what they will look like in 10 to 15 years. Will they still serve the community effectively, or will they become burdensome
114669990173	Aug 20 2024 01:05 PM	growing population and a community that doesn't want to change to accommodate the growth.
114669277114	Aug 19 2024 02:55 PM	Infrastructure/traffic. Keeping our city clean. Safe place for homeless people who want to get off the streets to live & learn how to transition. (Salty Family Services is a great model to review & revamp for the overall homeless population) and looking at our youth & how to engage them at every age to keep them off the streets out of trouble and no longer at risk. Healthcare, especially mental healthcare, is seriously lacking for the country as a whole.
114669269523	Aug 19 2024 02:44 PM	Future Overdevelopment.
114668641041	Aug 18 2024 02:43 PM	Over-development and not enough green space and the flooding that will continue to worsen as a result of it
114668615233	Aug 18 2024 01:10 PM	Airport being self-sustaining and smart development
114668546999	Aug 18 2024 09:26 AM	Too much traffic and too many crummy apartments popping up all over the place.

114668198516	Aug 17 2024 10:03 AM	Loss of natural areas such as golf courses, wetlands, trees, and vegetation
114668175530	Aug 17 2024 08:58 AM	Traffic, especially beachside. Lack of places to ride bicycle, especially beachside.
114668139144	Aug 17 2024 07:00 AM	Over population and traffic
114668060353	Aug 17 2024 01:46 AM	Over development on the beach and beach erosion
114667895547	Aug 16 2024 05:31 PM	I know big developers will continue to fund elected officials so they can enjoy land use and zoning changes. Getting enough voters interested so the above can be prevented.
114667887645	Aug 16 2024 05:16 PM	Over development without planning for the future (roads, hospitals, good jobs, quality of life) Taxes will be too high, in combination with insurance and cost of living. High taxes, high insurance, high cost of living. I don't want to see any more increase in school taxes. I don't want to see any more strip malls or lousy fast food places. Support small businesses more.
114667826196	Aug 16 2024 03:35 PM	Lack of Restaurant options near the beach. Lack of Public Parking with Showers and Bathrooms
114667749888	Aug 16 2024 01:39 PM	Traffic, overdevelopment
114667618395	Aug 16 2024 10:37 AM	Overcrowding
114667231607	Aug 15 2024 07:56 PM	Over development, lack of infrastructure
114667157856	Aug 15 2024 05:28 PM	traffic and growth
114667145463	Aug 15 2024 05:07 PM	Population migration West of I-95 will create a second town center, dilluting the current downtown and as a side effect, it'll reduce the sense of community.
114667062207	Aug 15 2024 03:10 PM	I think the city will be affected over the next 20 years by climate change, stronger storms and higher temperatures. The current stormwater system can't handle heavy storms. we also need to get a handle on development, and not approve things like massive apartment complexes such as the ones we see on Williamson and on LPGA in Daytona Beach. we need to keep Ormond small so that it remains the wonderful city that we all love.
114667059913	Aug 15 2024 03:08 PM	Stopping more development
114667038102	Aug 15 2024 02:41 PM	Possible increases in taxes, crime and less attractive properties should we have a continued economic downturn.
114666951199	Aug 15 2024 12:53 PM	Development of low income, senior housing. Water availability. Septic tank conversion.
114666937262	Aug 15 2024 12:36 PM	Water supply for increasing population
114666857887	Aug 15 2024 11:00 AM	Pressure and money from developers overwhelming the needs and wishes of community members.
114666844491	Aug 15 2024 10:43 AM	Too much growth too fast. Unfortunately, we can't control what Daytona (on our border at Granada) and Flagler (Hunter's Ridge and north) do to add to the strain, but growth for the sake of growth will lead to the destruction of the atmosphere of Ormond Beach. As a friend of mine says as they watch the new developments and businesses clear cutting huge lots of land, "If I had wanted to live in South Florida I would have stayed there. At this pace, I will be ready to leave Ormond in a year or two."
114666835265	Aug 15 2024 10:32 AM	Traffic and Crime.
114666828954	Aug 15 2024 10:24 AM	City Hall itself is the biggest problem
114666810987	Aug 15 2024 10:02 AM	Growth demands on infrastructure. Further demands on HOAs causing too many people to not be able to afford HOA dues and trying to sell. Too many condos on the market & soaring HOA dues are causing units not to sell and lowering property values.
114666798187	Aug 15 2024 09:44 AM	Growth without adequate infrastructure.
114666790823	Aug 15 2024 09:33 AM	The excess building of fast foods, storage units, and car washes.
114666783868	Aug 15 2024 09:22 AM	Increase in population.
114666778725	Aug 15 2024 09:14 AM	1) Overdevelopment, more concrete, more traffic 2) Sea level rise & flooding as storms become more frequent and virulent. 3) Affordability
114666772970	Aug 15 2024 09:05 AM	Flooding
114666771043	Aug 15 2024 09:02 AM	Unrestricted grown and the potential for corruption/graft of developers and politicians.
114666757938	Aug 15 2024 08:39 AM	Fuel tanks and expansion of business. Overpopulation.
114666755921	Aug 15 2024 08:35 AM	Traffic congestion, overuse of utilities, affordable housing,
114666751186	Aug 15 2024 08:27 AM	over development now and in the future
114666747414	Aug 15 2024 08:19 AM	Overcrowding. Developers can get away with destroying green space without regard for gopher tortoises and other animals. Burning with diesel oil without regard for rules/regs because Volusia County covers them. The practices are disgraceful.
114666740302	Aug 15 2024 08:06 AM	Over growth of people and housing
114666736890	Aug 15 2024 07:59 AM	Too many people drawing on resources, crowding roads
114666731152	Aug 15 2024 07:47 AM	Traffic and over development

114666725633	Aug 15 2024 07:35 AM	Is the city prepared for the growth around us and within us? Plans should be thought out long term on traffic needs, not just what is needed today. Same for commerce and parks. Don't just look at what the population is now, look at where it will be 20 years from now and ask what we can do to stay on pace.
114666720961	Aug 15 2024 07:25 AM	Traffic and roads
114666720810	Aug 15 2024 07:25 AM	Taxes crime
114666716833	Aug 15 2024 07:17 AM	Building homes BEFORE infrastructure. OB is famous for doing that
114666710998	Aug 15 2024 07:04 AM	Infrastructure/roads
114666696016	Aug 15 2024 06:29 AM	Traffic due to housing construction outside the city.
114666694775	Aug 15 2024 06:26 AM	Traffic congestion and city facilities
114666694522	Aug 15 2024 06:26 AM	Slowing down commercial development, traffic congestion. High cost housing
114666464798	Aug 14 2024 08:02 PM	I feel like traffic may be getting worse
114666362934	Aug 14 2024 04:48 PM	Younger lazy people who burden the system. And are a hendrance more than a helper.
114666349225	Aug 14 2024 04:28 PM	Too much money going into politicians pockets to get projects done,that are NOT always for the whole communities best interest. People in office now,probably won't be in office when items come to fruition .
114665329861	Aug 13 2024 01:11 PM	I fear the complete development of Avalon park will put a strain on all of ormonds facilities and it will be a problem that we will have to deal with after the fact.
114665286072	Aug 13 2024 12:15 PM	Affordable housing and employment pay scale. Attracting big business to offset taxes.
114665110565	Aug 13 2024 08:24 AM	Over-development, over- commercialization
114664817062	Aug 12 2024 09:06 PM	Over development and poor infrastructure
114664604293	Aug 12 2024 03:14 PM	The transition from biker/spring break town to a more year round consistency for revenue. Maybe a new annual festival that is related to one of the many things in Ormond Beach that draw people here?
114664436526	Aug 12 2024 11:44 AM	Growth! Traffic! Housing - especially for elderly! (You should have a had a category for that when you asked about housing.)
114663461010	Aug 10 2024 07:47 AM	Traffic and expanding visitor populations. Insurance costs and rising ocean levels.
114663107390	Aug 09 2024 02:44 PM	Age in place housing. There simply are not enough services/options for older people.
114663094365	Aug 09 2024 02:23 PM	Over crowding streets to busy to handle pedestrians and traffic combines
114663012183	Aug 09 2024 12:16 PM	Expansion in a classy way.
114662811289	Aug 09 2024 07:00 AM	Beach erosion.
114662808933	Aug 09 2024 06:55 AM	A fuel farm, over development and taking control of the airport
114662582347	Aug 08 2024 08:41 PM	The push for more housing and overdevelopment. Let’s use the open buildings we already have!
114662346395	Aug 08 2024 02:03 PM	Density/developments/growth management
114662219137	Aug 08 2024 11:28 AM	Managing growth from within the city and the impacts caused by the adjacent cities
114662147464	Aug 08 2024 10:01 AM	Climate change and overdevelopment
114662087204	Aug 08 2024 08:44 AM	1. No-growth advocates that want Ormond Beach to return to the 19th century. 2. Height restrictions equals urban sprawl. Soon there will be nowhere to go but up, unfortunately at the expense of virgin land that is used up to the end until there is no choice to go up. 3. Utility capacity and the city's requirement to serve external jurisdictions without just compensation. 4. A baby-boomer definition of affordable housing challenges the development of 21st century definition of affordable housing for starter families, fixed-income elderly, and employees in the leisure/hospitality industry who barely make enough to get by. 5. As a coastal community, will need to adapt and be prepared to adjust for any impact of storms, flooding, and sinkholes.
114661990725	Aug 08 2024 05:32 AM	Impact of growth from people moving in and surrounding areas to ormond. Schools needing updating, having adequate transportation for aging populations. Having places for people to have leisure (Flagler has amazing bike, walking trails)
114661810666	Aug 07 2024 10:18 PM	Growth, limited ability to accommodate traffic and expansion. Corporate sell out. Maintaining local feel.
114661789054	Aug 07 2024 09:32 PM	Traffic, because YOU allowed too many homes, condos, etc. to move in without a feasibility study to accommodate all that. You take impact fees, but don't rectify the roads or add adequate schooling for the new families. STOP DEVELOPING.
114661668445	Aug 07 2024 05:37 PM	Environmental conservation/sustainability
114661642825	Aug 07 2024 04:59 PM	The increase in population and the government that will be needed to control it
114661622289	Aug 07 2024 04:33 PM	Crooked current city commissioners, more green space
114661463161	Aug 07 2024 01:08 PM	Vision
114661432126	Aug 07 2024 12:28 PM	Attracting and keeping high quality businesses. I’d like to see fewer smoke and vape shops and massage businesses and more produce and higher quality grocery stores.
114661405401	Aug 07 2024 11:58 AM	Over build of housing projects.

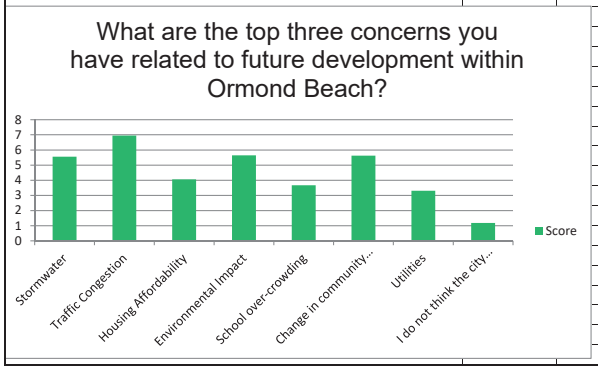
114661400920	Aug 07 2024 11:53 AM	Too much growth- Granada Blvd is too busy now. Need emergency services on beachside; only one bridge from beachside to mainland
114661356794	Aug 07 2024 11:02 AM	Population growth
114661348995	Aug 07 2024 10:53 AM	Over growth and use of roads/water resources
114661329132	Aug 07 2024 10:29 AM	Overcrowding
114661237761	Aug 07 2024 08:27 AM	Overcrowded schools . Less green space .More traffic .
114661230607	Aug 07 2024 08:15 AM	too much affordable housing, impact of unrestrained development and higher density
114661224319	Aug 07 2024 08:04 AM	Debt. Airport, roads insufficient for the amount of vehicles and smaller town being run by people who are not really business minded.
114661215165	Aug 07 2024 07:48 AM	Overdevelopment causing flooding and increased heat from lack of trees
114661165417	Aug 07 2024 06:08 AM	Over growth
114661061001	Aug 07 2024 02:24 AM	Traffic.
114660979273	Aug 06 2024 10:55 PM	Homeless
114660966685	Aug 06 2024 10:26 PM	Fuel farm, corrupt politicians, substance abuse, homelessness, lack of focus on current action's impact on long term goals.
114660919281	Aug 06 2024 08:45 PM	Traffic and danger if fuel farm is allowed. Stop so much building. We don't need more car washes, nail salons, and dollar stores.
114660880782	Aug 06 2024 07:27 PM	Traffic increasing, too much commercial buildings, school overcrowding
114660871571	Aug 06 2024 07:08 PM	Growth!
114660864064	Aug 06 2024 06:54 PM	Belvedere Terminals is a nightmare scenario and must be stopped. Traffic is becoming ridiculous due to all the development.
114660827057	Aug 06 2024 05:52 PM	Too much traffic on the few main streets we have and no way to expand for all the apartments that keep going in.
114660786151	Aug 06 2024 04:52 PM	Limited restaurants/entertainment that is open after 7 pm
114660785104	Aug 06 2024 04:50 PM	Traffic congestion, overcrowding, stormwater management
114660764770	Aug 06 2024 04:26 PM	Overbuilding
114660759645	Aug 06 2024 04:20 PM	Too much development, eroding the environment, frequent flooding due to deforestation.
114660722238	Aug 06 2024 03:37 PM	If we continue to expand, our biggest problem will be environmental. We will experience flooding, loss of trees, pollution, toxic air and noise.
114660696241	Aug 06 2024 03:09 PM	Overbuilding and expanding. Stop!
114660685176	Aug 06 2024 02:57 PM	Over development and the proposed fuel farm.
114660684138	Aug 06 2024 02:56 PM	Controlling our destiny as it relates to growth and development going on around us.
114660663180	Aug 06 2024 02:29 PM	Traffic congestion, panhandling, lack of self transportation without motorized vehicle.
114660591292	Aug 06 2024 01:05 PM	Over population
114660565162	Aug 06 2024 12:34 PM	The homeless population and drugs especially southern end, Nova rd area.
114660555099	Aug 06 2024 12:22 PM	Traffic and lack of infrastructure on Granada.
114660542884	Aug 06 2024 12:08 PM	Increases in taxes for wants and not needs. The city should be run like a business. The city needs tax base to take the burden off the residents.
114660539317	Aug 06 2024 12:04 PM	Remaining a quality place to live, Daytona and Holly Hill overflow into Ormond is already happening, look at the crime in Volusia County. If Ormond Beach adopts a strong Justice system criminals will be afraid to hurt Ormond residents when Daytona and Holly Hill has plenty of opportunities. Just look at Ridgewood between LPGA and Orange Ave!
114660512359	Aug 06 2024 11:33 AM	Overcrowding, roadways ill equipped to handle the traffic.
114660503935	Aug 06 2024 11:24 AM	Outside interests want to over-develop the area. Need to improve local entertainment amenities and parks. Support infrastructure that protects the citizens against flooding or hurricane damage.
114660501792	Aug 06 2024 11:21 AM	Grow too quick too fast and not have great infrastructure.
114660497660	Aug 06 2024 11:16 AM	Infrastructure, too many people for Ormond Beach, utilities and preservation of what land is left. Smart planning and smart design & development and smart roads.
114660496826	Aug 06 2024 11:15 AM	Stopping the Belvedere fuel farm and containing heavy industrial. Preventing an increase in crime. Improving the quality of schools and education.
114660492419	Aug 06 2024 11:10 AM	Traffic on Granada and Beach erosion
114660490029	Aug 06 2024 11:08 AM	Traffic congestion on Granada Boulevard
114660489603	Aug 06 2024 11:07 AM	Keeping development to a minimum.
114660482090	Aug 06 2024 10:59 AM	Traffic, traffic, traffic! There's too much development going on! The roads aren't designed for the number of people that have moved to the area and that are doing business in the area.
114660465442	Aug 06 2024 10:39 AM	We are being priced out of our home due to outrageous insurance and taxes.

114660452468	Aug 06 2024 10:24 AM	Too many people
		Growth Big time investors
114660450767	Aug 06 2024 10:22 AM	Traffic
114660444357	Aug 06 2024 10:15 AM	Overgrowth
114660443069	Aug 06 2024 10:13 AM	storm water, environmental/water quality issues, traffic congestion
114660403902	Aug 06 2024 09:26 AM	growth
114659871859	Aug 05 2024 03:46 PM	To much development and not enough preservation

City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

What are the top three concerns you have related to future development within Ormond Beach?

	1		3		4		5		6		7		8		Total	Score
Stormwater	9.90%	19	19.79%	38	27.60%	53	15.10%	29	5.73%	11	2.08%	4	0.00%	0	192	5.56
Traffic Congestion	42.19%	81	14.06%	27	6.77%	13	5.73%	11	0.00%	0	0.52%	1	0.00%	0	192	6.95
Housing Affordability	4.17%	8	11.98%	23	14.58%	28	20.31%	39	21.88%	42	19.27%	37	2.08%	4	192	4.06
Environmental Impact	14.58%	28	23.96%	46	16.15%	31	15.10%	29	9.38%	18	2.08%	4	0.00%	0	192	5.65
School over-crowding	2.08%	4	6.25%	12	9.38%	18	26.04%	50	31.25%	60	20.83%	40	0.52%	1	192	3.67
Change in community character	26.04%	50	15.63%	30	11.46%	22	6.25%	12	14.58%	28	8.85%	17	0.52%	1	192	5.63
Utilities	1.04%	2	8.33%	16	11.98%	23	10.94%	21	16.15%	31	43.75%	84	3.65%	7	192	3.31
I do not think the city will experience any of these issues	0.00%	0	0.00%	0	2.08%	4	0.52%	1	1.04%	2	2.60%	5	93.23%	179	192	1.18
															Answered	**192**
															Skipped	**4**



City of Ormond Beach Comprehensive Plan 2045 Update - Final Survey Worksheet 9.30.2024

Please provide any other comments, thoughts, or issues you feel should be discussed in the Comprehensive Plan 2045 update.

Answered	**115**
Skipped	**81**

Respondent ID	Response Date	Responses
114692044833	Sep 18 2024 02:36 PM	we need to prioritize maintaining the facilities and infrastructure we have and promote redevelopment/property improvement in areas that APPEAR blighted as many areas are looking old and run down.
114684819763	Sep 09 2024 08:25 PM	Annexation of Ormond by the Sea and other communities adjacent to Ormond Beach.
114684784685	Sep 09 2024 07:21 PM	I will only be voting for politicians who want to stop the over-building on our last available green space.
114684358420	Sep 09 2024 10:53 AM	Medical infrastructure needs to be added to criteria.
114684290117	Sep 09 2024 09:40 AM	1) Improvements to the Granada Bridge. Needs a refresh, artistic update. Paint, some decorations, something. 2) Really focusing on function and aesthetics of the Downtown Dining area. 3) Codes/ Ordinances to keep quality on Granada, such as keeping out Vape shops / Tattoo parlors on the main drag. 4) Enforcing the Codes / Ordinances / Laws, building into the Police budget enough money to enforce the speed limits with PEOPLE not speed tables. We have to get back to personal code enforcement. 5) Burying the utilities for hurricanes. 6) Preserving Parks / Land / The Loop / Trees / Green Spaces / and limiting growth to keep our small town SMALL.
114680788831	Sep 04 2024 12:25 PM	1- community appearance board 2- negligible approvals for development outside the zoning plan
114680585408	Sep 04 2024 08:53 AM	Thank you for caring with the residence think. I truly hope that you all can manage/limit the growth, to keep Ormond Beach the lovely town that it is.
114678254396	Aug 31 2024 02:16 PM	Loewer home and car insurance.
114677355981	Aug 30 2024 07:33 AM	Hardening utilities for hurricanes
114677000430	Aug 29 2024 07:43 PM	Growth is inevitable but you have an opportunity to manage that growth so that it does not impact our quality of life or destroy the environment. The support that has been shown to the residents of Tomoka Oaks against overdevelopment of the golf course is a shining example of how government can indeed support their residents if they choose to.
114676418248	Aug 29 2024 09:48 AM	I live Beachside so most of my comments are referred to this area.
114674970353	Aug 27 2024 03:42 PM	Anybody using meaningless undefined words is a huge problem...It's just left leaning NGOs and word salad designed to create solutions to problems that don't exist at the citizens' detriment. Buzzwords like, Consensus, Community Development, Land Use and Environment, Collaborative Approaches, Purchase of Development Rights (PRD), Maintaining a strong, diversified local economy, Preserve open space, Preserving our heritage, Heritage corridors, Heritage area, Historic preservation, Quality growth, Smart Growth, Innovative new development, Regional governments, Regional planning boards, Urban forest, Conservation easements, Climate change, Sustainable farming, Comprehensive planning, Growth management, are undefined and intentionally designed to persuade the masses, to benefit a few, at the expense of many. The message of sustainable living and the people pushing that agenda are the very people that screwed up other cities and are now trying to bring the very same failed policies to Ormond Beach.
114674966047	Aug 27 2024 03:37 PM	Will provide a detailed follow up on policies that I noted in the 2025/2045 Comp plan.
114674746857	Aug 27 2024 11:30 AM	I believe in landowner's rights to do with their properties what they wish, if it is legal. Zoning needs to be better, in some cases, to prevent problems like the Belvedere fuel depot. I believe that area is in the county.
114674710537	Aug 27 2024 10:53 AM	Parking from the intersection of Granada & A1A to the intersection of Granada & Yonge. As an example, I'm not sure how the future operator of Billy's Tap Room & Grill will be able to survive based on parking alone.
114674694926	Aug 27 2024 10:36 AM	Stop Clearcutting
114674680256	Aug 27 2024 10:22 AM	"Man plans and God laughs." Please inquire of Him in making decisions.
114674676558	Aug 27 2024 10:18 AM	What about a few more areas to take our dogs & perhaps some "pocket parks" for dogs. More bike paths would be nice. We love living in Ormond Beach. The City government has been exceptional for years. Than you for this. And thank you for hosting this. I hope it was beneficial.
114674664547	Aug 27 2024 10:04 AM	Ormond Beach is a treasure. Try to keep its beach side fell and beauty.
114674273941	Aug 26 2024 08:47 PM	Walkable communities and mixed-use zoning have proven to provide not only many economic benefits, but a more connected and happy community. Ormond Beach deserves this future.
114674058488	Aug 26 2024 03:00 PM	Code enforcement as revenue generator and improved quality of life
114674041489	Aug 26 2024 02:39 PM	Please keep state parks, city parks, and the beaches natural and free from development and car traffic.

114673979337	Aug 26 2024 01:27 PM	I want to hear what has been done and what is planned to be done beachside (32176). Once you get over the Granada bridge (walking or by vehicle), the road to the beach is deplorable. An embarrassment. Obnoxious drivers, driving obnoxious "loud" vehicles with complete disregard for anyone but themselves. Go north on Halifax, which is a residential neighborhood, you would think you're at the speedway. Votran speeds, the mail carriers speed, the vendors speed. Current and previous leadership has missed the mark completely.
114673902708	Aug 26 2024 11:59 AM	Please look for ways to maintain the city's character. Too much growth in big box establishments and apartments actually cheapens the integrity and character of a small town. Make smart economic growth for professional business ventures, not just service oriented jobs.
114673880068	Aug 26 2024 11:35 AM	Plann as if you children and grandchildren are going to grow up here and it will be beautiful and safe.
114673402419	Aug 25 2024 05:04 PM	Waterways access
114673226667	Aug 25 2024 06:47 AM	limit the building. encourage small buisnesses and keep it affordable
114673100465	Aug 24 2024 08:04 PM	Tell the politicians who run NYC CA MI WI and other cities who ran the people our for bD policies overcrowding high taxes not to bring them to Florida and ruin our beautiful city like they ruined theirs.
114672317455	Aug 23 2024 10:33 AM	Greater financial responsibility by developers, city land acquisition for green space, recreation and safe pathways for pedestrians and bicyclists.
114671883660	Aug 22 2024 06:25 PM	Great town...keep it that way
114671419604	Aug 22 2024 07:28 AM	Updating as necessary to maintain the integrity of Ormond Beach long term, we don't want to turn into Daytona Beach because of our inability to manage growth responsibly.
114671220483	Aug 21 2024 11:12 PM	Growth is not a positive goal. That is very hard for an elected official or city staff member to agree with because it is a threat to their positions. I challenge you to rethink the way you think, and make it a goal to shrink out community as a way of making it exclusive and restoring its character.
114671162814	Aug 21 2024 08:57 PM	na
114671161549	Aug 21 2024 08:54 PM	Reverting back to the original rules for wetland management before SJWMD rules were adopted
114671031940	Aug 21 2024 04:45 PM	N US Hwy 1 looks like one giant junk yard. I know it was annexed from the county, but it would be nice if it could be held to the same standards as the rest of Ormond Beach. When family and friends come to visit, I take them the scenic route and bypass US 1 because it is not how I describe Ormond Beach to be.
114670698971	Aug 21 2024 09:51 AM	Please balance all decisions regarding development with environmental and quality of life impacts on our citizens and our city
114670649490	Aug 21 2024 08:44 AM	No to the fuel farm
114669990173	Aug 20 2024 01:05 PM	Parking for the Downtown area, we can build an Attractive Parking Garage centrally located. we have to manage our growth to accommodate businesses and people moving to our area.
114669277114	Aug 19 2024 02:55 PM	I would personally love to see a program initiative where any and all local businesses (I wish) would institute a program with the schools and local shelters or even the veterans hospital to allow employees to have 1 day a month to volunteer where they still get paid but have accountability for where the serve/volunteer. Maybe in the schools helping kids learn to read, help at pickup/drop off for traffic, help file, answer phones, copying for teachers, help with homework during school or immediately after school. Maybe they volunteer with veterans. Serve meals in shelters/soup kitchens. Do laundry? So many non-profits & schools need help & that would be businesses & citizens getting involved in our community to see the issues first hand and get directly involved in being a part of the solution without feeling the pain in your pocket or your family schedule. It would depend on background checks & obviously skill set, but it could really make a difference in our community & to our children & families & teachers & veterans, etc etc etc. community involvement is just not an easy initiative to tackle. I wish had all the answers, but I don't. I have ideas, but no proof that they will work. Better than sitting on our hands.
114669269523	Aug 19 2024 02:44 PM	Research communities that have expanded responsibly and follow steps taken to do so.
114668687484	Aug 18 2024 05:35 PM	Please consider not allowing developers to remove so many of the trees and plants. I've seen one development on Clyde Morris that kept a lot of trees and planted even more. It screens the development from the passerby's and vice versa. It probably absorbs auto pollution as a plus.
114668641041	Aug 18 2024 02:43 PM	We live in Tymber Creek and it's sad that Ormond Beach didn't continue with Tymber Creek and the Trails type of developments and build around the natural environment rather than clear-cutting and then sticking in a few trees
114668615233	Aug 18 2024 01:10 PM	Perhaps the police department should have some new facilities within the next 6-7 years. Daytona, Port Orange has really nice new facilities, why not our Ormond Police.
114668198516	Aug 17 2024 10:03 AM	Change department names from abstractions such as "state of mind" i.e. Leisure Servises to concrete concepts such as parks and recreation. Revisit the concepts of Open space and vacant land. Redefine a new park classification, to add an overlay park. Name City Hall to Ormond Beach Civic Park.
114668139144	Aug 17 2024 07:00 AM	Encourage use of empty businesses instead of building new ones
114667895547	Aug 16 2024 05:31 PM	Council must present a clear picture of the impacts of over-development on traffic, water, police, fire, schools, etc.
114667887645	Aug 16 2024 05:16 PM	We need economic development that isn't building ugly townhomes everywhere. LPGA is a blight and I avoid driving and shopping there. How about bringing in jobs and small business development?
114667826196	Aug 16 2024 03:35 PM	Public Parking with Showers and Bathrooms
114667749888	Aug 16 2024 01:39 PM	City leaders need to listen to the citizens more, and less then the special interest groups
114667618395	Aug 16 2024 10:37 AM	Less apartments to slow the growth. Let us catch up with the infrastructure.
114667231607	Aug 15 2024 07:56 PM	Be smarter with the taxation monies, in regards to spending.

114667145463	Aug 15 2024 05:07 PM	Ormond downtown is an amazing, under utilized resource. If expanded north and south (New Briton and Tomoka Avenue), it can be a destination like Sanford and Daytona. For now, the narrow strip of Granada segregated by the huge bridge is stunting Ormond's growth potential.
114667062207	Aug 15 2024 03:10 PM	I live in an area of Ormond Beach that borders Holly Hill. The cooperation between both cities on maintaining the street and the stormwater is non-existent. there needs to be a partnership or attention paid to areas abutting of the jurisdictions. I often feel like we are in the wilderness here, not part of the city that we pay taxes to and we are proud to live in. it's a wonderful City and a wonderful place to live, keeping it small and keeping it well managed. will ensure a wonderful future for everyone.
114667038102	Aug 15 2024 02:41 PM	Granada Blvd. is overbuilt which is causing major traffic congestion. AIA is seedy and the landlords who own those properties like the tattoo parlor and the auto body shop should be encouraged to make those buildings more attractive.
114666951199	Aug 15 2024 12:53 PM	We need to do things for our infra structure, I.e., road enlarging & paving, utilities underground, maybe another bridge to get over to the Mainland for hurricanes.
114666835265	Aug 15 2024 10:32 AM	City input tin encouraging economic competition at the airport.
114666828954	Aug 15 2024 10:24 AM	THE CITY OF ORMOND BEACH DOES NOT NEED TO FOLLOW ADAPTE TO THE AGENDA 2030 MODEL AND THIS IS ALL BAD. I HAVE SEEN FIRST HAND WHAT THIS TYPE OF LEADING CAN DO
114666810987	Aug 15 2024 10:02 AM	Really, the impact of all the recent legislation, soaring insurance cost and HOA dues are putting undue duress on retired beach communities. There is o gluten of condos on the market because retirees can't afford the rising cost of insurance, cost of repairs insurance companies find an excuse to not cover, and the demands of recent legislation. We need help here. Aging septic tanks are next. We need some sort of grant to address this or else properties on the market will soar, and property values will tank.
114666790823	Aug 15 2024 09:33 AM	How to stop corporations from building in our community!!
114666783868	Aug 15 2024 09:22 AM	Don't keep building apartments, build single family homes.
114666778725	Aug 15 2024 09:14 AM	The last time a community wide survey about recreational needs was completed in order to create a master plan (just 2 years ago), mixed use trails and paths was CLEARLY the top need. YET.....no significant plans are being made to add more paths and trails in the MAIN part of the city. Yes, there are some plans for west of 95, but A1A is sorely in need of better & safer paths. More sidewalks are needed to keep pedestrians and bicyclists away from motor vehicles.
114666772970	Aug 15 2024 09:05 AM	Do not allow the government to be overrun by political goals as opposed to community preservation.
114666771043	Aug 15 2024 09:02 AM	We don't want to be responsible for the erosion of this city's environment and culture through mismanagement of resources.
114666757938	Aug 15 2024 08:39 AM	Please find and secure a variety of green spaces.
114666751186	Aug 15 2024 08:27 AM	it is bordering on criminal to approve clear cutting land on Granada for development and then it sits empty for years (parcel where only Wawa and car wash). What is the plan?
114666747414	Aug 15 2024 08:19 AM	Ormond Beach has gone downhill in the three years that I have been here. I cannot imagine what it will look like in 2045.
114666740302	Aug 15 2024 08:06 AM	No fuel farm, less land development, return nature
114666731152	Aug 15 2024 07:47 AM	Overall I believe the city is well run.
114666720961	Aug 15 2024 07:25 AM	I know and believe change is good but not when quality is taken away. Improve our beautiful town by enhancing roads, parks, land, keeping the beaches clean and dog free in OBS area and not just building more and more unaffordable communities. We moved here because of the quiet beachside vibe and that has been slowly taken away. Life isn't always just about money and development
114666710998	Aug 15 2024 07:04 AM	N/a
114666697578	Aug 15 2024 06:33 AM	Preserving the natural areas.
114666694775	Aug 15 2024 06:26 AM	Traffic congestion , the amount frivolous spending , the payroll for the most senior positions another access point for beachside residents Granada bridge getting way to busy
114666464798	Aug 14 2024 08:02 PM	Just please look at the basketball courts.
114666362934	Aug 14 2024 04:48 PM	Bring jobs and investment to Ormond Beach. Curb homelessness. If you can't afford to live here, move away.
114666349225	Aug 14 2024 04:28 PM	More affordable or free Summer programs for kids...I think Ormond needs a pool...other than the YWCA one..kids need to learn how to swim. Require stronger building codes for buildings to withstand climate challenges such as heat,storms. Need more Firestations /EMS further out West. Expand Hand Av. to West side of town for evacuation if needed...Granada US1 won't be sufficient. Plus I would like if people/groups buying LARGE parcels of land,give city a USE,even if down the road.Like the petroleum storage debate going on right now..oking a sale without knowing what "possible" use would be is like oking a tract of land ,without knowing it would be a "grow" farm for marijuana (before passing the bill).
114665329861	Aug 13 2024 01:11 PM	Improving public transportation within the city
114665286072	Aug 13 2024 12:15 PM	No oil tanks within 10 miles of a residential property!
114665110565	Aug 13 2024 08:24 AM	School overcrowding is a concern. Ormond needs it's own high school.
114664817062	Aug 12 2024 09:06 PM	Would like to see a true downtown area, not just a block of overpriced restaurants owned by the same person. Would like to see art festivals (Deland has one) would like some redevelopment of US1
114664604293	Aug 12 2024 03:14 PM	Please keep Ormond Beach small. Size isn't everything.
114664436526	Aug 12 2024 11:44 AM	Safety - to let Ormond be known that ppl/criminals will be prosecuted fully and that Ormond's ppl will be protected well.
114663461010	Aug 10 2024 07:47 AM	Another bridge?
114663107390	Aug 09 2024 02:44 PM	There should be more focus on aging in place and creating spaces where people can live work and play. Need to start thinking more about diversity and meeting a variety of needs.

		Don’t turn this into a Smart City or 15 minute city. We don’t need more density of businesses or homes.
114662811289	Aug 09 2024 07:00 AM	Avalon was the worst idea for this area. The one in Orlando is very ugly and awful. Large houses with tiny yards, limited driveway space and you can practically touch house to house. It’s what you’d expect in Orlando, not here. It’s not up to par with the existing Breakaway/Tymber Creek/Hunter’s Ridge communities.
114662808933	Aug 09 2024 06:55 AM	Moving the police station from current location and extending Hand Ave over I95 and Code Enforcement
114662582347	Aug 08 2024 08:41 PM	Please install push button light up signs and built into the crosswalks to the beaches for high visibility to motorists to stop.
114662219137	Aug 08 2024 11:28 AM	Tightening up the Comp Plan and following it.
114662087204	Aug 08 2024 08:44 AM	Affordable housing should be discussed. It needs to be addressed. Mixed-use developments so the city can grow-up.
114661810666	Aug 07 2024 10:18 PM	Do not sell out for money. Do not sell us out for overdevelopment and commercialization.
114661789054	Aug 07 2024 09:32 PM	Stop Over developing our landscape. It's hideous what has happened in that back of Halifax Plantation and along Plantation Pines. You Have ruined why we moved here
114661642825	Aug 07 2024 04:59 PM	If a developer or individual purchases a piece of property, the zoning should not be changed from what exists when purchased to suit the buyer
114661405401	Aug 07 2024 11:58 AM	I hope officials are taking appropriate actions to save our beach.
114661400920	Aug 07 2024 11:53 AM	Pedestrian safety; traffic congestion; walkability; public art
114661237761	Aug 07 2024 08:27 AM	A moratorium on development. Greater concern about Green Space. Addressing the horrendous traffic situation that is only getting worse with the overdevelopment.
114661224319	Aug 07 2024 08:04 AM	Ormond Beach, going downhill like a snowball.
114661215165	Aug 07 2024 07:48 AM	Better use of the vacant OB Municipal golfcourse. Radial zones around densely populated areas to eliminate specific heavy industrial use.
114661165417	Aug 07 2024 06:08 AM	Leaving a police sub station on the east side , when the main station is moved. To not forget the older established east side , as people move west.
114660979273	Aug 06 2024 10:55 PM	We need more speed bumps through the city. Too many speeders and not enough police.
114660966685	Aug 06 2024 10:26 PM	Stop developing everything! Your community needs you to focus on improving what's here instead of building more. You are chasing away good families that contribute to the community for businesses that don't even attempt to fill existing open storefronts so we will just continue to look more and more like Holly Hill.
114660919281	Aug 06 2024 08:45 PM	We are happy to be living in this pretty community. Let’s keep it that way
114660864064	Aug 06 2024 06:54 PM	STOP BELVEDERE TERMINALS!
114660764770	Aug 06 2024 04:26 PM	Overbuilding and traffic congestion
114660722238	Aug 06 2024 03:37 PM	We need to ensure that areas around schools, residentual
114660696241	Aug 06 2024 03:09 PM	Save the open spaces we have and add more recreation.
114660685176	Aug 06 2024 02:57 PM	Control growth to maintain small town status, fight dangerous fuel farm, limit traffic, address flooding.
114660663180	Aug 06 2024 02:29 PM	Golf Course, SAFE bike and footpaths or extra wide shoulders for any new or updated streets.
114660548241	Aug 06 2024 12:14 PM	Rezone Hull Road. Deny services for fuel farm.
114660542884	Aug 06 2024 12:08 PM	It would be nice to redevelop the downtown area. Do something about the traffic on Granada Blvd. Finish Timber Creek to LPGA Blvd. Finish Hand Ave. to Timber Creek.
114660539317	Aug 06 2024 12:04 PM	Please keep Ormond Beach residents safe, Sheriff Chitwood needs better support with the local judicial system. It makes no difference if the law enforcement arrests bad people if the courts let the drug dealers and murderers out with a slap on the hand. Can your tax payer money support keeping criminals in jail that should have received the death penalty at $100K cost per year for incarceration? I am tired of it!
114660497660	Aug 06 2024 11:16 AM	Don’t make this another Miami. People want to live where it’s nice looking and clean. Don’t overcrowd everything in the city by over building.
114660496826	Aug 06 2024 11:15 AM	Definitely focus on improving school education. Please help improve home values by maintaining roads and removing crime. We are all very concerned about the increase in rental apartments in Daytona beach right along the Ormond Beach border and how that will impact crime and safety.
114660490029	Aug 06 2024 11:08 AM	Stop increasing densities of developments, focus on the existing residents quality of life and stop giving money away for economic development.
114660452468	Aug 06 2024 10:24 AM	I believe I’ve made myself clear. Y’all are ruining the area!
114660450767	Aug 06 2024 10:22 AM	Establishment of an OB community center run by the city.
114660444357	Aug 06 2024 10:15 AM	We are losing the Ormond Beach charm.

Community Engagement Meeting

(August 26, 2024)

Comments and Input

Comprehensive Plan 2045 Update Comment Card

Element: Recreation & Open Space

Comments:

My comment applies to all elements. How much funding is planned for beachside Growth is obviously west, but beachside is dd-

rweldon22@gmail.com

Comprehensive Plan 2045 Update Comment Card

Element: Bocce Ball Courts

Comments: I would like three (3) or more Bocce BALL Courts for playing competitive Bocce BALL Games.

I am ready, willing and able to volunteer on a Committee to assit in getting Boccee Ball Courts. ADD other volunteer areas

Linda Ward 305-872-2334 (ward2230@bellsouth.net)
52 Byron ELLNOR DR.
ORMOND BCH

Comprehensive Plan
2045 Update
Comment Card

Element: Golf

Comments: We need a golf course in Ormond Beach that the average guy/gal can use. Most cities our size have 1-3 public golf courses.

Comprehensive Plan
2045 Update
Comment Card

Element: Recreation (Parks + Rec)

Comments: Need to add "Waterfront or Waterways Access" so city can aquire grants/funding

Comprehensive Plan
2045 Update
Comment Card

Element: Housing Element

Comments:

WHERE IS THE NEW HIGH SCHOOL, MIDDLE, ELEMENTARY GOING? DO WE HAVE LAND SET ASIDE FOR THESE WITH LOGISTICS THAT TIE INTO CURRENT DENSITY & STUDENT NEEDS?

Comprehensive Plan
2045 Update
Comment Card

Element: Housing

Comments: Concerns about low income & mid-income housing. Brings in crime, residential property downgrades.

How will the standards of low or med income be calculated? Who determines low income?

Comprehensive Plan 2045 Update Comment Card

Element: Housing

Comments: Develop partnerships so that all citizens have a safe, decent place to live. Look at current zoning & building regulations to ensure that projects address this issue. ~~and~~ Think about form based zoning etc. ADV –

Comprehensive Plan 2045 Update Comment Card

Element: HOUSING

Comments: policy 4.1.5
NO Low INCOME housing to be dictated By the City

Comprehensive Plan
2045 Update
Comment Card

Element:

Comments: WALKABLE VOLUSIA.ORG
More mixed-use
More multifamily zoning
More in-fill

Comprehensive Plan
2045 Update
Comment Card

Element: Parking

Comments: encourage shared parking of compatible / off hour uses

Comprehensive Plan
2045 Update
Comment Card

Element: For Cassen Park Plan:

Comments: Encourage signage that leads Boating visitors to walk to different local sites..

Example:

Rose Villa → .1 miles

31 Club → .1 miles

Billy's Taproom ← .5 miles

Comprehensive Plan
2045 Update
Comment Card

Element: Parks

Comments: what is going on with Cassen Park — are they selling it? Upgrading? or?

Comprehensive Plan
2045 Update
Comment Card

Element:

Comments: REGROW THE LOOP STATE / COUNTY

Comprehensive Plan
2045 Update
Comment Card

Element:

Comments: Bob Coleman — 676-7433
asking about using drones @ Nova Cemetery
Between Trails & Nova Rec.
Can it be opened for drones

Comprehensive Plan
2045 Update
Comment Card

Element: Code Enforcement

Comments: Do we have any??

Comprehensive Plan
2045 Update
Comment Card

Element: Transportation

Comments: Make "multi-modal" more than a buzz word! Also don't solve traffic problems by building more roads! Does not work.

Comprehensive Plan 2045 Update Comment Card

Element:

Comments:

Name: Andrea Meneses

ydnameneses@gmail.com

Interested in advisory board, volunteer work for the city

email advisory Board Clerk office

Comprehensive Plan 2045 Update Comment Card

Element: Public School

Comments: - assignment of students to local schools

Connie Colby 386-871-2757

conniecolby2@gmail.com

Comprehensive Plan 2045 Update Comment Card

Coastal Management ELEMENT

Element: BEACH ACCESS - Public access to the Beach

Comments: (GOAL 6)

Beautification of landscaping along side entrances.

Paintings of fish, shells, beach life, turtles ON Concrete Boundries, walls, etc.

Linda Ward 305-872-2334, ward2230@bellsouth.net (ELLINOR VILLAGES)

Comprehensive Plan 2045 Update Comment Card

Element:

Comments:

Bldg upfront facade

Comprehensive Plan
2045 Update
Comment Card

Element: Utilities

Comments: City should (must?) install more underground utilities, especially beachside. Cost recouped after 3 hurricane events! Not to mention loss of life.

Comprehensive Plan
2045 Update
Comment Card

Element: utilities

Comments: Please look into removing fluoride from our drinking water.

Comprehensive Plan 2045 Update Comment Card

Element: Expand Reused Water

Comments:

Expand to Granada to Central Parks area.

Housing Element

TRANSFER ALL PARK LAND NOW!

'IT'S BEEN 20 YEARS'

In certain areas allow ADUs

REMOVE STIGMA OF MULTIFAMILY ATTAINABLE HOUSING!

Affordable Housing is needed if our children want to stay in the area!

ALLOW SERVICE CONTRACTS BETWEEN CITY of OB + PROPERTY OWNERS TO:

PLAN
PLANT
PAR
PROGRAM

> COMMUNITY FOREST.

Bocce Ball Courts

Pickel Ball Courts

1. Billy's Taproom & grill. Street facing facade is an eyesore. Needs a repair: Policy 2.2.2

2. Public Art should be included in this Element.

3. Special events at Casements - parking is a Real issue. what can be done?

PROTECT ROADWAYS WITH BEST PRACTICES FOR COMMUNITY FOREST. "E OSLT THE LOOP.

* Put sidewalk on John Anderson!
more roundabouts

TREES ARE CAPITAL IMPROVEMENTS - COMMUNITY FOREST.

TREE TO BE INCLUDED IN THE ANNUAL CIP ! 2 3 4 5

- - - -

* Put a sidewalk on John Anderson !

1: Not sure if this is the right place... Create an ordinance that does not allow "Smoke"- Vape Shops in the Downtown - Mainstreet area

2 I totally agree w/ the above Concerns. -Devalues property.

3. Ditto above!

4. Ditto... Please come up with an ordinance to prevent any more Smoke/Vape/CBD shops on main street of Ormond (Granada)

5. FDOT, Volusia County, Ormond Beach and Florida State Park system working together, PARTNERING, to protect the natural resources, educate our residents in good gardening practices and care for THE LOOP. Ormond Scenic Loop and Trail National Scenic Byway.

6. Enforce codes in neighborhood! Proactive - trailers, sheds, overnight street parking, boats, parking on lawns - Don't let neighborhoods turn into slums.

Future Land Use Element

1. Clear cutting of land.
2. Concern with density
3. VACANT LAND WETLAND OVERLAY
4. INCLUDE ReGrow Volusia w THE LOOP MAP
5. DELETE "OPEN SPACE" ADD PARKS
6. Concern for 58 E Granada - Vacant for years - needs follow up & owners need to take care of declining Street facing facade.
7. Traffic Concerns ?
8. Existing services - medical, can they keep up with demands?
9. MORE MIXED-USE / LESS SPRAWL
10. Entertainment destinations
11. Mowing (Quit) all the trees down, bringing in mounds of dirt/fill, flooding neighbors that have been here for years, AND City/Mayor Sending ~~previous~~ current owners letters to get flood insurance

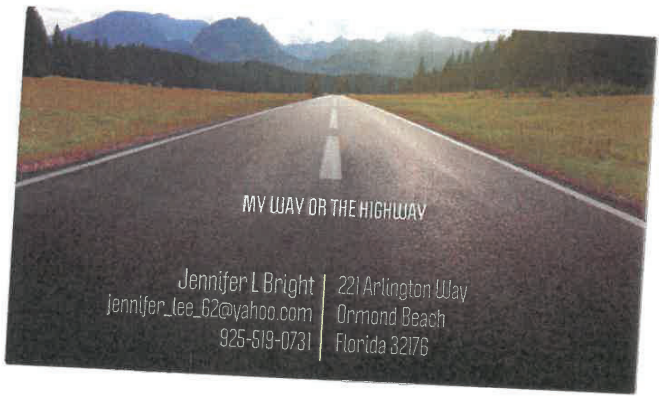
SMART GROWTH

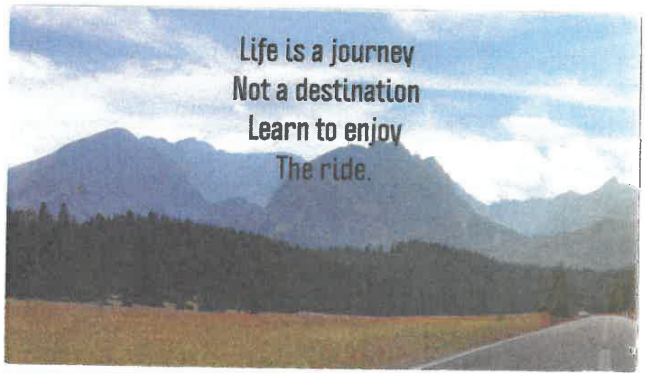
Most people, when observing the use of the word SMART in reference to community planning, or as an attached label to power meters and home appliances, believe it refers to "intelligent," Unique," or "Scientific" new ideas for protecting the environment and cutting our carbon footprint. In fact, the use of the word SMART is actually engineering lingo meaning:

S- Specific
M-Measurable
A- Achievable
R –Relevant
T-Time Oriented

In other words, use of the acronym SMART means a controlled outcome in a specific period of time.

Agenda 21, Agenda 2030, Green New Deal = S.M.A.R.T.!





UTILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES

Page 1 - Areas that are not presently served with potable water and sanitary sewer trunk lines shall be assessed a differential impact fee.

If forced to connect, why should they pay?

The city just issued bonds for water and sewer projects (13 million new, 25plus million in 6 other bonds), so Everyone has to pay?

Page 4 - Property owners shall be principally responsible for paying the capital costs related to connecting to the City's central sewer system.

LDC that governs the appropriateness of phasing out septic tank systems in favor of connecting to publicly owned treatment systems.

City shall continually enforce policies that require existing homes located on lots smaller than one acre and that have septic tank systems to connect to the City central sewer system

The City appears to go after individual property owners to pay for connecting to water and sewer, but bonds are taken out to pay for the big developments. Why the disparity ?

Page 8 - Stormwater Utility Fee shall be chief funding source for stormwater implementation.

Who determines the Fee? How often and what are the rules around them? Why is this not a ballot initiative to see if folks what to pay for it?

Page 17 - The City will participate in the "Keep Volusia Beautiful" program to control the problem of littering and illegal dumping.

What is the Cost? Why cant we just enforce current laws to control the problem?

Page 20 - City shall continue to administer an emergency water shortage plan.

What is our emergency water shortage plan? Where is it located?

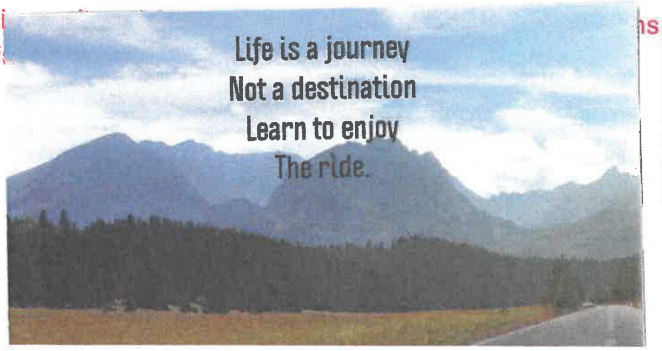
Page 22 - The City shall determine water supply levels-of-service in conjunction with the St. John River Water Management District.

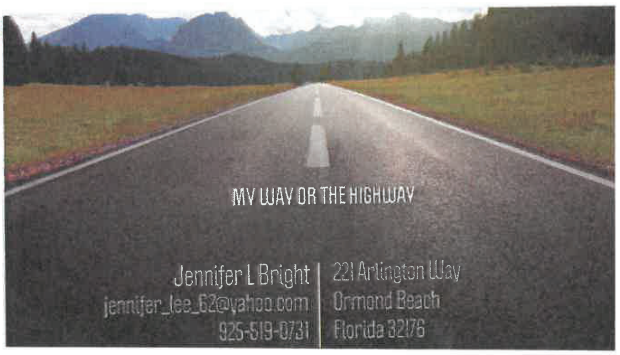
Do we get our water from the St. John River Water Management District? If yes where is the LOSS located. If No why do we have a LOS with them?

Page 23 - The City shall work through the Water Authority of Volusia (WAV) to incentivize water conservation

WAV after existing four years, spending $5.37 million and producing not a single drop of **water**, the **Water Authority of Volusia** was **stripped** of its **power** to be the county...article date Mar 2007.

Thi
thi
ns





CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

Page 2 - central wastewater system is not available, on-site sewage treatment and disposal systems shall not be allowed on lots less than one acre in size.

Are you going to guarantee connection to public sewer being you are not allowing septic tanks ?

Page 5 - Site Plan Review Committee

Who makes up the Site Plan Review Committee? Is it Staff? NGO? Citizens?

aesthetic qualities of the community.

Who determines the aesthetic qualities of the community.

Page 6 - In cases where land development regulations and land use classifications will eliminate any reasonable use of real upland property, consideration will be given to public acquisition.

Why does the city feel eminent domain is the best way to go? I see this as a land grab/

Page 9 - The City shall continue to develop and enforce a floodplain management program that balances the public interest in regulating the use of private property against the interests of private landowners.

The city has the obligation to the private property landowners, why does the city feel it can regulate use on private land?

Page 13 - the City should discourage the use of individual non-potable wells.

Once again why is the city working against the privet landowner?

Page 16 - The City shall encourage the implementation of a combined effluent reuse system, with adjacent utility providers, including Holly Hill, Daytona Beach and Volusia County.

Why would the city think drinking sewer water would be good. NO SEWER TO TAP!

Page 17 – expand its FLUCCS inventory and make such information available to land developers.

Where is the FLUCCS inventory now located? Is it only available to land developers?

Page 18 – habitat corridors and buffers of sufficient length and width

What are the buffers and definitions of habitat corridors ? what is the equation to come up with?

Page 21 Site Plan Review Committee

Who are they ?Staff? NGO? Citizens

Page 24- The City will protect wetland systems through public acquisition or purchase of development rights, environmental conservation easements, cluster zoning, land banking and mitigation.

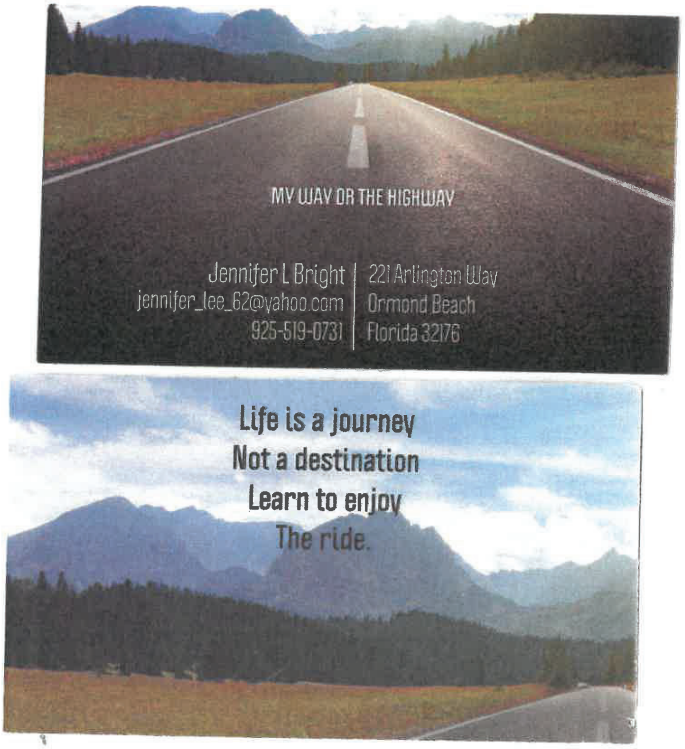
What right does the city have to use eminent domain to acquire land?

Page 35 - City shall require developments along the Tomoka River and its tributaries with individual properties of five acres or larger to include all wetlands in a conservation easement to the City. ..... tracts of less than 5 acres, shall put those wetlands in either public or semipublic (e.g., homeowner's association) control; properties with multiple riparian ownership of less than 5 acres which are under homeowner association control shall grant a conservation easement to the City.

Who does the city think they are to mandate a land conservation easement ? This is theft by the City.

the City shall consider acquisition of vacant lands abutting the Tomoka River, its tributaries, Dodson Creek and the Halifax River.

Why does the city need to buy all this land? This is a land grab to keep honest folks from purchasing property



TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

Page 2 – Privately Orgianized Transportation Management Initiative (TMI) Operated thru the Chamber of Commerce or Economic Development Organization, and host TDM (Transportation demand management) initiatives.

NGO's running government functions. This not how a transparent government works

preserving future ROW corridors.

How do you preserve something that does not exist?

Page 6 - Prepare engineering plans for future transportation improvements in advance of funding commitments for construction in order to clarify and secure right-of-way requirements and to develop improved cost estimates.

To far in advance is a waste of money. How many times has this been done for Ormond Crossings? Over 20 years in the making.

Page 7 - said corridors shall be designated Transportation Concurrency Exception Areas (TCEAs): a) A1A from SR 40 south to the city line; to support intensified mix use development and redevelopment

So not only are you going to push low income housing you are going to support intensive mix use development. This is not good for the residents that live there

Page 8 - City shall enter into an Interlocal Agreement with Volusia County for development of a transit option as an alternative to the current road mitigation policy contained in the Volusia County's Traffic Impact Assessment Guidelines which is applicable to the City's TCEAs.

YES or NO have you entered into interlocal agreements

Page 11 - The City shall adopt a redevelopment plan for the A1A CRA Corridor by December 2014. After the redevelopment plan is adopted, it shall be incorporated into the comprehensive plan through an amendment to the comprehensive plan

Was this incorporated into the comprehensive plan and if so where?

Page 12 - Amendments shall be included in the annual update of the Capital Improvements Element and in the non-motorized fee calculation.

Where do we find this information?

City shall permit a payment in lieu of sidewalk construction for development if it is determined that the need for sidewalk is much greater in other areas of the city.

When payment was taken in lieu of sidewalks how much money was taken and where were the sidewalks put in and what was the cost?

prepared by the VTPO

Who is VTPO have searched for in whole document this is the only time this abbreviation was used?

The City shall educate the public as to the benefits of bicycling, walking and other non-motorized transportation

Why does the city think they are qualified to educate the public about walking

reducing the need for new or expanded automobile and automobile parking facilities.

With the growth in population the city wants to reduce parking. This is beyond stupid

Page 13 - on-site parking requirements outside of the Downtown Redevelopment Area shall be reduced by 20% for all development and redevelopment along a recognized Multi-Modal Corridor.

Once again the city plans to reduce parking. I think you mistitled the Plan, it should say Ormond Beach 2045 Agneda 2030/The Green New Deal

Page 14 - All new developments that may be considered significant traffic generators shall provide a traffic impact assessment

What constitutes a significant traffic impact?

Page 15 - Constrained roadways may be improved through road reconstruction or efficiency improvements.

What Constitutes a Constrained roadway?

Are efficiency improvements Bike Lanes? If not, what are they?

Page 16 - Irrigation systems shall be installed in the landscaped medians and maintained in perpetuity by property owner associations.

Who is the city to dictate how a property owner association takes care of their landscaping?

The City shall assist the Corridor Management Entity to implement the vision statement

Who is the Corridor Management Entity and what are they made up of ? NGOs?

Page 17 - Work with the Chamber of Commerce or similar entity dedicated to economic development and business prosperity to establish a Transportation Management Initiative (TMI)

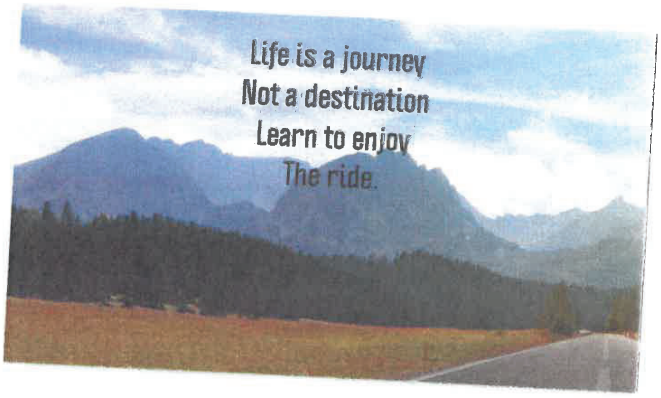
Why are we working with NGO's?

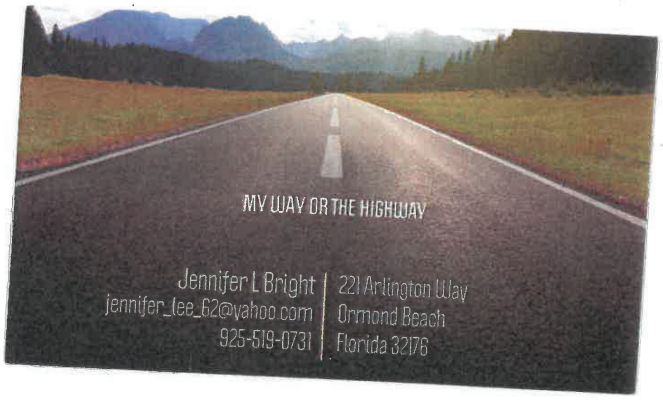
Page 18 - Require all development and (re) development to incorporate bicycle facilities such as bike racks and require all developments to also incorporate lockers and showers to support employees to walk or bicycle to and from work.

The city is overreaching their role, why do they think they can tell employers to add expense to their business?

Page 19-25 All to do with Ormond Crossings

Once again pages just as in the FUTURE LAND USE ELEMENT section on an area of the city that does not exist. The 20 plus year push for the development of a 15 min city by Ormond Beach is scary.


Life is a journey
Not a destination
Learn to enjoy
The ride.


MY WAY OR THE HIGHWAY
Jennifer L Bright
jennifer_lee_62@yahoo.com
925-519-0731
221 Arlington Way
Ormond Beach
Florida 32176

RESOLUTION 2006-263

A RESOLUTION SUPPORTING THE DESIGNATION OF THE ORMOND SCENIC LOOP & TRAIL AS A FLORIDA SCENIC HIGHWAY AND NATIONAL SCENIC HIGHWAY; SUPPORTING THE ORMOND SCENIC LOOP AND TRAIL CORRIDOR MANAGEMENT PLAN (CMP); AUTHORIZING TRANSMITTAL OF SAID DOCUMENT; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, a Corridor Advocacy Group, known as the Ormond Scenic Loop & Trail Corridor Advocacy Group, has been formed for the purpose of advocating the proposed Ormond Scenic Loop & Trail, as provided by section 335.093, *Florida Statutes* and 23 U.S.C. §162 for the designation and implementation of a Florida Scenic Highway and National Scenic Byway, respectively; and

WHEREAS, the proposed Florida Scenic Highway and National Scenic Byway advocated the Ormond Scenic Loop & Trail begin at the Volusia County line on SR A1A extending southward to Granada Boulevard, proceeding west to North Beach Street, also referred to as Old Dixie Highway, with an extension westward along Pine Tree Drive to the Tomoka Sate Park boundary, continuing north along Old Dixie Highway to the intersection with Walter Boardman Lane, extending east along Walter Boardman Lane to Highbridge Road through to SR A1A and continuing south along John Anderson Drive until the corridor terminates at Granada Boulevard.

WHEREAS, the purpose of the scenic highway and byway designations is to protect, enhance, preserve and maintain the intrinsic resources of the designated corridor, while utilizing these resources for appropriate economic development, recreation, and tourism; and


Flagler Beach
Bulow Plantation State Park
John Anderson Dr.
Old Kings Rd.
Gamble Rogers State Park
Flagler Beach Water Tower/Dog Beach
A1A
North Peninsula State Park
Smith Creek Landing Beach Access
Walter Boardman Ln.
Exit 278
High Bridge Rd.
Bulow Creek State Park
Ormond Tomb Park
Ocean Shore Blvd.
Old Dixie Hwy.
Dunnett's Sugar Mill Ruins
Tomoka Basin
Atlantic Ocean
John Anderson Dr.
Ormond-By-The-Sea
Bicentennial Park
Pine Tree Dr.
Exit 273
1
Halifax River
N. Beach St.
Tomoka River
Tomoka State Park
Flagler County
Volusia County
95
Ormond Beach
Granada Blvd.
40
A1A
Exit
ORMOND SCENIC LOOP & TRAIL

The Woods of Ormond Beach

Ormond Beach, Florida • Volusia County

One of the largest landowners in the nation, Weyerhaeuser NR Company, has placed five large timber tracts on the market.

Now called The Woods of Ormond Beach, this is a rare opportunity to purchase more than 7,000 acres of land that is forested and loaded with merchantable timber.

Timber cruise available upon request.

The Woods of Ormond Beach is a 7,086 acre forested tract located in Ormond Beach, Florida in Volusia County. Large portions of the property's north border are contiguous to the Flagler County line. Located just 10 miles west of I-95, Ormond Beach, and the East coast, the property is a prime location for future development. Close to beaches, dining, entertainment, shopping, and entertainment, all are but a minutes drive. In addition, the property is only an hour's drive to Orlando and Daytona.

Ormond Beach is known as "a small town with a big city flair and old-fashioned comfort" and draws people to it's quaint southern charm.

Historically, it became the "birthplace of speed" in 1903 and gained worldwide fame by attracting daring drivers who chased speed records on its wide, hard-packed, sandy beach.

The Woods of Ormond Beach is included in the Deltona-Daytona Beach-Ormond Beach MSA, which has a population of 600,756. It is only five miles from new construction and upscale residential areas, where the emerging housing market is growing.

The Woods of Ormond Beach tracts are contiguous except for 828 acres, which are located one mile west of the main property. Running through the center of the main property is three miles of frontage on SR 40, a main highway which runs east to west across the state.

The western 828 acres tract encompasses almost two miles of "Little Haw Creek" that bisects that tract from north to south, offering a serene paddle way through an old Florida cypress swamp that leads to Lake Disston.

Development potential is perfect for large planned communities. The property has an approved Planned Unit Development (PUD) that allows 355 equestrian housing units. The PUD can be modified by using the Subdivision Conservation land use category. This use allows additional residential units and some commercial use.

Heavily wooded, the property has merchantable timber available. A timber cruise was recently completed that resulted in site indexes above normal in many areas. The property's timber stand information is available.

Currently, the land is being used as a large industrial timber tract with potential commercial or residential use.

The Woods of Ormond Beach is a developer's dream! An excellent investment property with a great location, population, and much potential; perfect for commercial or residential development.

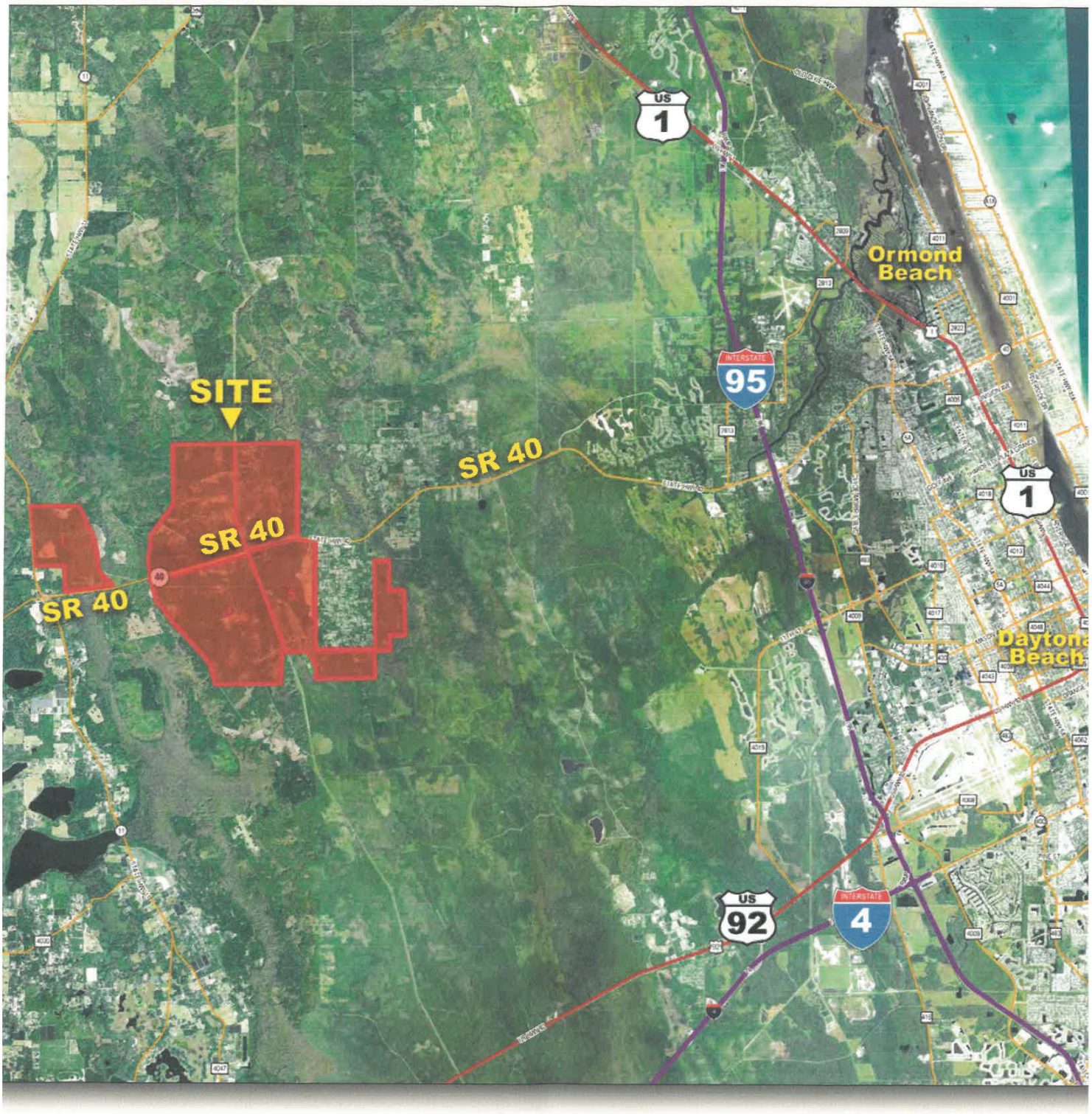
SRELand.com/OrmondBeach

Approved PUD
Merchantable Timber
Potential Commercial or Residential Use

The Woods of Ormond Beach

Ormond Beach, Florida • Volusia County

7,086 +/- Acres



Approved PUD
Merchantable Timber
Potential Commercial or Residential Use

Comments/markups from Alan Burton

PARK

RECREATION AND ~~OPEN SPACE~~ ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1. RECREATION AREAS AND FACILITIES 1

OBJECTIVE 1.1. LEVEL OF SERVICE STANDARDS 1
OBJECTIVE 1.2. MAINTENANCE 2
OBJECTIVE 1.3. LAND USE COMPATIBILITY 3
OBJECTIVE 1.4. ACCESS AND DEVELOPMENT 3
OBJECTIVE 1.5. FUNDING 4
OBJECTIVE 1.6. BEACH ACCESS 5
OBJECTIVE 1.7. BICYCLING OPPORTUNITIES 5
OBJECTIVE 1.8. CONSERVATION 6
OBJECTIVE 1.9. ADA STANDARDS 7
OBJECTIVE 1.10. INTERGOVERNMENTAL COORDINATION 8
OBJECTIVE 1.11. DEVELOPMENT ACTIVITIES 9
OBJECTIVE 1.12. LAND ACQUISITION 10
OBJECTIVE 1.13. SCENIC HIGHWAYS AND CORRIDOR CONNECTIVITY 11
OBJECTIVE 1.14. ORMOND CROSSINGS ACTIVITY CENTER 12

RECREATION AND ~~OPEN SPACE~~ PARK ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1. RECREATION AREAS AND FACILIITES

PROVIDE AN ACCEPTABLE QUALITY, QUANTITY, AND VARIETY OF ACTIVE AND PASSIVE RECREATION AREAS AND FACILITIES NECESSARY TO MEET THE EXISTING AND FUTURE RECREATIOAL NEEDS OF ALL THE CITY'S RESIDENTS AND OF ITS VISITORS.

OBJECTIVE 1.1. LEVEL OF SERVICE STANDARDS

The City shall require of new development activities concurrency with the adopted level-of service standards according to the adopted Parks and Recreation Master Plan Study, as amended.

POLICY 1.1.1.

The City shall apply level-of-service standards park categories and facilities in accordance with the adopted Parks and Recreation Master Plan Study as amended and listed in the Capital Improvements Element of the Comprehensive Plan.

POLICY 1.1.2.

Parks and recreational facilities shall be located throughout the City to allow access opportunities to all segments of the population.

POLICY 1.1.3.

The City shall continue to provide sufficient lighting where needed at any active recreation facilities existing at that time.

POLICY 1.1.4.

The City shall continue to acquire the appropriate acreage for neighborhood and community park and recreation sites to meet its level-of-service standards when necessary.

POLICY 1.1.5.

Alligator Island shall be maintained under the ~~Open Space~~/Conservation land use designation.

POLICY 1.1.6.

The City's facility needs and program planning shall be determined through a continuous assessment of facility capacities and community needs, thorough surveys, citizen responses, civic

interaction, and population growth. Surveys shall be completed by April of each year by the Leisure Services and Planning Departments. The following criteria shall be applied in implementation of this policy.

a. Coordination with other City departments and civic groups of studio (e.g., continuing education) programs, special events and referral services. Such programs shall be available for all ages and not limited to any level of proficiency.

b. Coordination of or liaison to the development of other community enhancement projects (e.g., Santaland Art in the Park, and Easter Egg Hunt).

c. Develop an outreach strategy that provides recreation activities and programs on a neighborhood basis.

d. Determine the need for additional multi-diversified leisure facilities to better accommodate existing and future needs.

e. Survey of the use of recreation facilities by developmentally disabled and physically handicapped people. The plan shall further contain specific recommendations for correcting existing deficiencies and meeting future needs.

f. Assess the special population needs and provide structured activities for youth and adults that would interface with mainstream youth programs.

OBJECTIVE 1.2. MAINTENANCE

To maximize the responsible use of existing public lands and facilities, City parks and recreation facilities shall be maintained by the City's ~~Leisure Services~~ Department in order to promote public use and community pride, and discourage vandalism.

POLICY 1.2.1.

The City shall manage undeveloped City-owned land for the long-term public interest, doing so in a manner by which the City sets an example for others to follow.

POLICY 1.2.2.

The City shall maintain its boat ramps, piers, docks, and other water-access facilities in a safe and operable condition.

POLICY 1.2.3.

By 2025, the City shall develop a facility at Central Park to support after school programs and other activities.

POLICY 1.2.4.

The City shall actively maintain any saltmarsh areas adjacent to City property to be free of litter and/or other garbage.

POLICY 1.2.5.

The City shall continue to provide information and interpretive signs at all City-operated boat ramps to alert users of the endangered manatees, the Tomoka River Manatee Sanctuary, and the City personal watercraft ordinance.

OBJECTIVE 1.3. LAND USE COMPATIBILITY

Balance the functioning value of the natural environment so there is an optimum combination of aesthetic, ecological, and recreation values.

POLICY 1.3.1.

Use park systems ~~or open space~~ to buffer incompatible land uses, where parks ~~or open spaces~~ are compatible with these land uses.

POLICY 1.3.2.

To the extent practical based on available funding, the City shall acquire or preserve lands with unique environmental assets, as well as provide community access and/or recreation opportunities/value to the community.

POLICY 1.3.3.

To the maximum extent consistent with Federal, State, and City objectives, policies, and responsibilities, multiple uses of public lands shall be considered, to reduce the cost of and expedite the acquisition of additional needed public lands.

OBJECTIVE 1.4. ACCESS AND DEVELOPMENT

The City shall maintain and improve access to its parks, recreation, and ~~open space areas,~~ COMMUNITY FOREST facilities, programs, and events and encourage development of facilities, programs, and events of state and regional excellence.

POLICY 1.4.1.

The ~~Leisure Services~~ Department shall develop and distribute literature and maps listing the parks, ~~leisure service~~ FACILITIES sites, and historic sites located within the City, their facilities, location, and operating hours. ↑OSLT

POLICY 1.4.2.

The ~~Leisure Services~~ Department shall, prepare an annual report that in general describes the status of for presentation to the City Commission that department's functions in the City; assess the general needs of the population; describes event which affect or are affected by that department; and assesses interdepartmental and intergovernmental areas of concern and proposed solutions to these areas of concern.

OBJECTIVE 1.5. FUNDING

The City shall develop a fiscally sound public parks recreation facilities program.

POLICY 1.5.1.

The City shall continue to pursue outside funding sources by monitoring on an on-going basis, the availability of parks and recreation grants and funds. The applications shall be submitted in a timely manner to ensure procurement and proper outside review.

POLICY 1.5.2.

A user fee system shall continue to be an integral and vital component of the overall funding mechanism for recreation programs and events. The following criteria shall apply in implementation of this policy:

a. The fee shall be reasonably established and shall not restrict access on the basis of affordability.

b. The City shall periodically review the fee structures of other local government jurisdictions and per capita operating expenses and recurring capital expenses as a basis for determining the equity of the fee structure.

c. Reasonable fees shall be established for use of all City facilities based on the type of event, the particular facility and the expected number of people attending.

d. The fee schedule shall be reviewed and updated on an annual basis.

POLICY 1.5.3.

The City shall continue to financially support the activities, events, and programs offered by the Leisure Services Department, in order to maintain programs at their current level-of-service in accordance with the adopted Parks and Recreation Master Plan as amended.

POLICY 1.5.4.

The City shall continue to assess a Recreational Impact Fee per the City Land Development Code in order to provide for the acquisition and development of additional recreational space and facilities needed by the occupants of such new residential dwelling units.

POLICY 1.5.5.

New development shall be encouraged to provide land for accessible and usable public parks in accordance with the adopted Parks and Recreation Master Plan Study as amended and the City Land Development Code.

POLICY 1.5.6.

The City shall continue to charge a non-residents fee determined by the Leisure Services Department and the City Commission for the use of City recreation facilities.

POLICY 1.5.7.

The City shall continue to utilize user fee charges for services and facilities to help offset costs at recreation sites.

POLICY 1.5.8 — THE CITY SHALL UTILIZE DONATIONS + GIFTS

OBJECTIVE 1.6. BEACH ACCESS

The City shall recommend policies and programs to Volusia County that maintain and improve public access to beach recreational opportunities.

POLICY 1.6.1.

Participate in and encourage State, Regional, and County programs to provide on and_off-site beach parking.

OBJECTIVE 1.7. BICYCLING OPPORTUNITIES

Safe bicycling opportunities, for both recreation and transportation, shall be provided within the city where possible.

POLICY 1.7.1.

Bicycle facilities shall be incorporated into arterial and collector roadway construction widening, and reconstruction plans and programs as provided by the Land Development Code.

POLICY 1.7.2.

The City shall cooperate with bicycle organizations, law enforcement agencies, and the FDOT to promote a bicycle safety program; this shall include a program in the schools and a media information program.

POLICY 1.7.3.

Bicycle facilities connecting schools with nearby active recreation areas shall be a priority of the City.

POLICY 1.7.4.

The City shall continue to provide bicycle facilities at all City-owned buildings or facilities that are open to the public.

POLICY 1.7.5.

When providing bicycle and pedestrian pathways the City shall determine, through its traffic consultant, upon which streets or roads bicycle traffic would constitute an unacceptable hazard. This shall also determine the time of day when this hazard would exist.

POLICY 1.7.6.

The City shall maintain regulations requiring new developments to incorporate bicycle and pedestrian paths as an integral part of their transportation plans.

POLICY 1.7.7

To the extent practical, utility easements (overhead transmission lines, gas and water) shall be considered in the development of trails to provide for connections and linkages to neighborhoods, and recreation and ~~open space~~ facilities.

POLICY 1.7.8

The following criteria shall be used in prioritizing bicycle facility improvements:

a. Beach access points and crossings;

b. Proximity to major public parks, cultural facilities, public schools, high-density residential and commercial areas.

c. Lack of alternative routes;

d. Streets serving important transit stops;

e. Areas exhibiting high incidence of vehicle accidents with bicycles; and

f. Arterial and collector streets.

POLICY 1.7.9

The City, in cooperation with the County and FDOT, shall encourage the installation of bicycle detection devices at traffic activated signals on arterial and collector streets, subject to the availability of funding.

OBJECTIVE 1.8. CONSERVATION

Active and passive recreation facilities shall be designed and used in a manner that protects the quality of the natural systems including, but not limited to, the surface waters, significant wildlife habitats, designated species habitats, and wetlands. The permitting criteria of Federal, State, and regional agencies shall be met during the design and construction of active and passive recreation facilities.

POLICY 1.8.1.

The use of off-road recreational vehicles in wetland or upland habitats shall be limited to the maximum extent allowed by law.

POLICY 1.8.2.

New proposed land development adjacent to parks, recreation, and conservation areas shall be compatible with both natural systems and the intended function of the park, recreation, or conservation area.

POLICY 1.8.3.

The City shall acquire sensitive lands to meet ~~open space~~ PARK objectives and/or adopt regulations to protect and enhance the functional values of such lands. + TREES +

OBJECTIVE 1.9. ADA STANDARDS

Public recreation facilities shall both accommodate and integrate handicapped and disabled persons consistent with Federal and State standards.

POLICY 1.9.1.

The City shall provide physical programs for the handicapped and disabled of all ages, based upon demand.

POLICY 1.9.2.

Recreation facility construction or renovation shall be designed to accommodate and integrate the handicapped and disabled consistent with Federal and State ADA standards.

POLICY 1.9.3.

When possible, handicap access to the beach shall be improved by the process of handicap parking spaces and pedestrian beach access ramps.

POLICY 1.9.4.

Playgrounds shall include handicap and disability accessible and usable facilities, to integrate handicapped children into the mainstream.

POLICY 1.9.5.

The City shall construct playgrounds oriented towards handicapped children.

OBJECTIVE 1.10. INTERGOVERNMENTAL COORDINATION

The provision of recreation programs and facilities shall be coordinated among adjacent local government jurisdictions and private sector providers to develop the most cost-effective services to the public.

POLICY 1.10.1.

The City shall notify in a timely manner, for review and comment, the Tomoka State Park management and provide information regarding any development activities and ordinances that may significantly affect the park environment and operations.

POLICY 1.10.2.

The City shall continue to actively participate in the Volusia County land acquisition program and request utilization of such funds for open space land purchases within the City as appropriate and to the maximum extent feasible.

POLICY 1.10.3.

The City shall submit when appropriate and applicable, grant applications to local, state and federal grant programs for the acquisition, planning and development/management of City-owned lands. Programs include, but are not limited to:

Florida Recreation and Development Assistance Program;

Land and Water Conservation Fund Program;

Florida Forever;

Florida Boating Improvement Program;

Save our Rivers Program (SJRWMD);

Ponce DeLeon Port Authority;

Florida Inland Navigation District;

Florida Communities Trust Program; and

ECHO.

RECROW VOLUSIA

POLICY 1.10.4.

The City shall continue to submit applications for grants under programs sponsored by various State and regional governments including the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, and the Florida Inland Navigation District.

POLICY 1.10.5.

The City shall enter into agreements, as appropriate, with private institutional recreation organizations to provide services and programs including joint use of facilities and personnel.

POLICY 1.10.6

Wherever possible, Ormond Beach Recreational trail corridors shall be coordinated with other national level trails such as the East Coast Greenway, as well as other state trail systems.

OSLT

OBJECTIVE 1.11. DEVELOPMENT ACTIVITIES

The City shall periodically review and amend the Land Development Code relative to current open space definitions and standards to implement the Recreation and ~~Open Space~~ PARK Element. The following policies shall apply to the review of development activities and the conduct of public activity.

POLICY 1.11.1.

The following shall be applied by the City to protect and provide buffers, greenbelts, and recreation within the open space system:

a. Regulate the use of land and water consistent with the Future Land Use, Conservation, and Coastal Management Elements.
b. Ensure the protection of natural vegetation and unique land features. NATIVE TREES + PLANTS
c. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.
d. Maintain and protect major environmental areas, TREES, parks, preserves, wildlife management areas and refuges.
e. Provide mechanisms for the on-site transfer of development rights as per the Future Land Use Element.
f. Develop performance standards for protecting lands with historic, scenic, recreational or environmental significance.
g. Protect against significant adverse impacts to wildlife, wildlife habitats/corridors.

POLICY 1.11.2.

Innovative techniques shall be utilized to protect identified open space areas. Such techniques could include overlay districts, flood zones, performance standards, or other incentive-based methods.

POLICY 1.11.3.

Designated ~~open space areas~~ PARKS encompassing natural resource areas, significant environmental features, marine and wildlife habitats, conservation or potential recreation areas shall, at minimum, be protected, by buffer zones, deed restrictions, limiting density and intensity of

development, conservation easements, acquisition, transfer of development rights, and purchase of development rights or land exchanges.

POLICY 1.11.4.

Criteria and standards to be used for reviewing development proposals within existing and proposed open space areas shall be maintained in the Land Development Code. Upon adoption of the plan, site specific analysis shall include an Environmental Assessment Report as per the criteria of the Conservation Element to be submitted, reviewed and approved prior to the issuance of a development order.

POLICY 1.11.5.

Coordinate with local governments, State and other public agencies in developing consistent standards, criteria and land development regulations for the protection of open space areas.

OBJECTIVE 1.12. LAND ACQUISITION

The City shall continue to increase the public provision, protection and enhancement of open space by utilizing the Volusia County Land Acquisition Program with the cooperation of the Florida Forever, Save Our Rivers, Land and Water Conservation Fund, County Port Authority, St. Johns River Water Management District land acquisition programs, and similar programs to acquire by purchase or donation those lands identified by the City Commission. Provision of open space by private enterprise shall be accomplished through donation or requirements for dedication of open and common space as specified in the Land Development Code.

POLICY 1.12.1.

Land or easements suitable for the provision of open space shall be encouraged as donations from public agencies and private enterprises. The location, shape, size and character shall be evaluated for applicability to City land development regulations. The City is not obligated to accept donations of ~~open space~~ areas from public ~~areas~~ and private enterprises.

POLICY 1.12.2.

~~Open Space areas~~ PARKS shall be preserved for the following types of development:

a. Residential development required to provide park needs and open space areas as required by the Land Development Code.

b. Planned overlay districts required to ~~provide open space~~ and ~~common open space~~ per the Land Development Code. DEVT

c. Development plans encompassing valuable resource habitats such as, but not limited to, environmental corridors as identified in the Conservation and Future Land Use Elements.

d. Non-residential development required to provide ~~open space~~ PARK areas as required by the Land Development Code.

OBJECTIVE 1.13. SCENIC HIGHWAYS AND CORRIDOR CONNECTIVITY

Provide for recreational corridors to link the City-owned parks as well as ~~other open space~~/conservation areas.

POLICY 1.13.1.

The City shall designate scenic roadways in accordance with State and Federal programs, as provided for by the Coastal Management Element and the Land Development Code.

POLICY 1.13.2.

The City's standards designed to ensure preservation of the scenic value of designated routes shall be maintained in the Land Development Code.

POLICY 1.13.3.

The City shall continue to coordinate with utility companies the potential multi-use concept for ~~open space~~ and recreation uses within utility easements.

POLICY 1.13.4.

To the extent practical, utility easements (overhead transmission lines, gas and water, sewer and drainage) shall be made available for bike path, nature, jogging, and horse trail development. This off-road corridor system shall be designed and developed to connect neighborhoods and communities to recreation and open facilities.

POLICY 1.13.5.

~~Open space~~ systems or conservation areas identified for potential outdoor classroom sites or nature study facilities shall be provided with the appropriate access facilities. Facilities shall include, but are not limited to: on-site circulation system elements, natural trails, above ground boardwalks and limited passive areas designated for picnicking.

POLICY 1.13.6.

Public access to the beach and waterways shall be provided in accordance with the policies under Goal 7 of the Coastal Management Element.

OBJECTIVE 1.14. ORMOND CROSSINGS ACTIVITY CENTER

The City working with the Developer of the Ormond Crossings Activity Center shall develop a comprehensive approach to address existing and projected deficiencies so that there are adequate facilities to serve the residents of Ormond Crossings.

POLICY 1.14.1.

Within 90 days of the effective date of the comprehensive plan amendments establishing the Activity Center land use category and applying it to the Ormond Crossings Activity Center, the Developer shall deed to the City the title to a 17-acre parcel that is located immediately north of the Airport Sports Complex and fronts on Harmony Trail.

POLICY 1.14.2.

The Developer shall deed to the City a total of 45-acres of land to be used for parks and recreation purposes. The land may be divided up to 5 separate park sites within the Ormond Crossings Activity Center subject to the approval of the City, if it is determined that providing multiple parks sites minimizes automobile traffic and encourages pedestrian and bicycle access to the park facilities.

POLICY 1.14.3.

Based on the projected population associated with this proposed amendment, the Developer of the property shall be responsible for the following improvements. These improvements shall be completed prior to the issuance of the certificate of occupancy for the 1,000th dwelling unit within the Ormond Crossings Activity Center.

a. A public community center with a minimum of 6,000 square feet of building area;
b. A trail system, including a minimum of .75 miles of hard surface walkway;
c. 1 Picnic shelter with restrooms;
d. 1 soccer/football field;
e. 1 baseball/softball field;
f. 2 outside basketball courts with lights;
g. 2 shuffle board courts;
h. 1 bocce ball court;
i. 1 tennis court; and
j. 1 racquetball court.

Based on the projected population associated with this proposed amendment, the Developer of the property shall be responsible for the following improvements. These improvements shall be completed prior to the issuance of the certificate of occupancy for the 2,000th dwelling unit.

a. 1 community center that can be either public or private with a total minimum building area of 4,000 square feet;
b. A trail system, including a minimum of .525 miles of hard surface walkways;
c. Passive park area of 36.5 acres;
d. 1 off-leash dog park;
e. 1 covered playground area;

f. 1 baseball/softball field;
g. 2 outside basketball courts with lights;
h. 2 shuffle board courts;
i. 1 bocce ball court;
j. 2 tennis courts; and
k. 1 racquetball court.

The City acknowledges that the need for recreational facilities is a function of the population therefore adjustments to these requirements can be expected to occur as the project proceeds. The City also reserves the right to request cash in lieu of improvements when it proves that funding will provide the City with a greater benefit and compliance with the minimum level of service standards.

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CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1. WATERSHEDS, LAKES AND RIVERS

THE CITY SHALL MAINTAIN AND, TO THE MAXIMUM EXTENT FEASIBLE, PROMOTE PROGRAMS TO ENHANCE THE FUNCTIONAL, AESTHETIC AND QUALITATIVE VALUE OF THE HALIFAX RIVER, THE TOMOKA RIVER, THEIR MAJOR TRIBUTARIES, AND ARTIFICIALLY CONSTRUCTED LAKES.

OBJECTIVE 1.1. SPECIES DIVERSITY

The City shall maintain the native aquatic and wetland floral and faunal species diversity of the upper Halifax River and Tomoka River.

POLICY 1.1.1.

The City shall continue to cooperate with State and regional agencies and adjacent local governments in a comprehensive study and inventory of invertebrates and seagrasses in the portions of the Halifax River and the Tomoka Marsh Aquatic Preserve which are located within the City.

POLICY 1.1.2.

The City shall continually identify and prohibit activities that would have a significantly adverse effect on existing eelgrass or seagrass beds. When specific activities are identified, provisions to prohibit and mitigate adverse impacts from said activities shall be incorporated into the Land Development Code.

POLICY 1.1.3.

The City shall continue to request that the State adopt an effective management plan with appropriate funding and personnel to provide meaningful management for the Tomoka Marsh Aquatic Preserve.

POLICY 1.1.4.

The City, in cooperation with State, regional, and local agencies, shall participate in a program to enhance the aesthetic, recreational, botanical, fish, and wildlife values, of spoil islands. BY USE of NATIVE VEGATATION

OBJECTIVE 1.3. INTERGOVERNMENTAL COORDINATION

The City shall continue to promote intergovernmental coordination to maintain or improve the water quality, water quantity, recreational, fish, and wildlife resource values of the Halifax River, the Tomoka River, and their tributaries.

POLICY 1.3.1.

On a continuous basis, the City shall support and promote programs to improve natural tidal flushing action for the Halifax River to restore ambient water quality.

POLICY 1.3.2.

The City shall coordinate its water quality testing program with appropriate State, regional and local government testing programs to ensure efficient use of resources and to eliminate duplication of effort. OF POINT SOURCE & WATER TO THE HALIFAX INTRUSION

POLICY 1.3.3.

In cooperation with State, regional, and local agencies, including the Volusia County Sheriff's Department, the City shall participate where possible in a river safety program that utilizes to the maximum extent possible miscellaneous media sources, newspaper advertising, signs, and literature to prevent surface water pollution, to protect manatees and other wildlife, and to promote proper boating safety standards.

OJBECTIVE 1.4. ECOLOGICAL BALANCE

The City shall continue to review development proposals and establish programs to balance the functioning values of the Halifax River and the Tomoka River in order to maintain an optimum combination of aesthetic, ecological, recreational, and historical resources. A PARK

POLICY 1.4.1.

On a continuing basis, the City shall coordinate the identification and protection of significant archaeological, ecological, historical, and paleontological sites under and along the Tomoka River with other agencies and private organizations. This shall include promoting studies by colleges, universities, and researchers and requiring archaeological studies by developers for projects in areas that may contain significant resources.

POLICY 1.4.2.

On a continuous basis, the City shall encourage college and university studies of the Halifax and Tomoka Rivers.

POLICY 1.6.1.

All rezoning shall be compatible with the objective of protecting wildlife and the environment consistent with the Comprehensive Plan.

POLICY 1.6.2.

The City shall maintain the zoning district entitled "Special Environmental District" (SE). The following criteria shall apply to the implementation of this policy:

A. The SE district applies to all Department of Environmental Protection or Army Corps of Engineers jurisdictional wetland lines:

   1. not protected preserved by a conservation easement; and
   2. or part of an approved Master Land Use Plan for a Planned Residential Development.

   This area includes mosquito impoundment districts.

B. The SE district applies to environmentally sensitive areas designated for public acquisition and protection or areas currently in public ownership which should be subject to open space and conservation type land uses.

C. THE OSAT.

POLICY 1.6.3.

In cases where land development regulations and land use classifications will eliminate any reasonable use of real upland property, consideration will be given to public acquisition.

POLICY 3.5.8.

The use of air/water heat pumps shall be consistent with the requirements of the Land Development Code.

POLICY 3.5.9
THE USE of ATMOSPHERIC WATER GENERATION SHALL BE CONSIDERED WHENEVER + WHEREVER POSSIBLE

GOAL 4. POTABLE WATER

THE CITY SHALL PROVIDE AN ADEQUATE QUANTITY AND QUALITY OF POTABLE WATER TO ACCOMMODATE EXISTING AND FUTURE DEMANDS WITHOUT HARMING GOUNDWATER RESOURCES.

OBJECTIVE 4.1. POTABLE WATER SERVICES

Provision of potable water services shall be extended where needed, economically feasible, and environmentally acceptable.

POLICY 4.1.1.

The City shall provide potable water service to existing or platted subdivisions throughout its service area.

POLICY 4.1.2.

The availability of groundwater supplies which may effectively be extracted, treated, and delivered in a cost-effective manner shall be a contingency for development approval.

4.1.3 AWG WHEN POSSIBLE

OBJECTIVE 4.2. INTERGOVERNMENTAL COORDINATION

The City shall cooperate and coordinate the provision of water supplies with State, regional, and local governments.

POLICY 4.2.1.

The City shall cooperate with Volusia County through County grants or County established assessment districts to retrofit subdivisions approved by the County that were developed with individual wells, and are in need of central water service.

POLICY 4.2.2.

The City shall maintain a combined and connected series of finished water interconnects with adjoining utilities' water systems.

POLICY 4.2.3.

The City shall continue to cooperate with the St. Johns River Water Management District in dealing with water shortages and enforcing water use restrictions. Implementation of this policy shall include the following:

a. Interpret District procedures associated with declaring and rescinding a water shortage;

GOAL 5. VEGETATION

THE CITY SHALL PROVIDE FOR THE PROTECTION, ENHANCEMENT, AND MANAGEMENT OF SIGNIFICANT NATURAL VEGETATIVE COMMUNITIES IN ORDER TO MAINTAIN THEIR ECOLOGICAL, AESTHETIC, ECONOMIC AND RECREATIONAL VALUES.

OBJECTIVE 5.1. ECOLOGICAL COMMUNITIES

The City shall maintain and periodically review standards and programs that maintain upland ecological communities to the maximum extent feasible within the City.

POLICY 5.1.1.

An inventory of ~~natural~~ NATIVE vegetative communities shall be provided by the applicant for all development proposals requiring site plan or plat approval. The applicant shall provide a plan for protection of species which are designated by either State or Federal agencies as endangered, threatened, or of special concern.

POLICY 5.1.2.

The City shall maintain, refine, and expand its FLUCCS inventory and make such information available to ~~land developers~~ ALL RESIDENTS.

POLICY 5.1.3.

Ecologically viable portions of natural upland plant ~~communities~~ FORESTS including, but not limited to, rare or endangered ecosystems within proposed urban development sites, should be preserved and maintained in their original state, to the greatest extent practicable.

POLICY 5.1.4.

The City shall maintain and periodically review provisions in the Land Development Code to preserve the upland buffers of native vegetation; significant habitat area (including wildlife corridors); scenic vistas; areas where native vegetation is important to impede erosion, and other areas where the public interest is best served by preserving native vegetation.

POLICY 5.1.5.

The City shall maintain and ~~periodically~~ ANNUALLY review standards that preserve the present forested tree cover to the maximum extent practical. ESPECIALLY THE DSLT

POLICY 5.1.6. PLAN, PLANT, R&R + PROGRAM +

The City shall preserve designated canopy roads and Greenbelts as implemented by the Land Development Code.

POLICY 5.1.7. EXPAND RECOGNITION OF TREES

The City shall minimize the clearing of trees for rights-of-way, to protect existing habitats as implemented by the Land Development Code.

POLICY 5.1.8.

Significant ~~mesic or xeric~~ NATIVE communities shall not be disturbed or affected by water detention, retention, or reuse activities or structures as implemented by the Land Development Code.

OBJECTIVE 5.2. HABITAT AND DEVELOPMENT + REGROW

Balance the combination of aesthetic, ecological, recreational and utilitarian qualities of the land for the long-term public interest.

POLICY 5.2.1.

Require habitat corridors and buffers of sufficient length and width to protect the long-term viability of significant habitat areas, for designated plant and animal species.

POLICY 5.2.2.

The development plan review process shall consider the overall impact of a project on adjoining ecosystems.

POLICY 5.2.3.

Require property owners to protect wetland systems in accordance with the criteria and standards for each wetland classification as noted under Objective 5.4 of this Element and in the City Wetlands Protection section of the Land Development Code, Chapter 3, Article II.

POLICY 5.2.4.

In cooperation with adjacent governmental entities, ensure the survival of significant habitat areas, habitat corridors and specimen trees. + COMMUNITY FOREST

POLICY 5.2.5.

Work with adjacent governmental entities to ensure that planned wildlife corridors are contiguous and provide for unimpeded movement of wildlife.

POLICY 5.2.6.

NATIVE

Manage undeveloped City-owned lands for the long-term public interest, doing so in a manner by which the City sets an example for private development to follow. For example, the City should follow Ecosystems Management Practices as defined by the Department of Environmental Protection when applicable.

TO PLA

POLICY 5.2.7.

Development may incorporate isolated wetlands into effective stormwater management systems, provided that the stormwater runoff is treated prior to entering any wetland system, so that the wetland is used for nutrient and volume attenuation.

POLICY 5.2.8.

Make land use decisions in conjunction with the carrying capacity of the land and its ecosystems.

POLICY 5.2.9.

On a continuous basis, the City shall study and upgrade as necessary its buffer width requirements for projects abutting waterways and wetlands.

POLICY 5.2.10.

On a continuous basis, the City shall coordinate and cooperate with contiguous governmental entities to protect environmentally sensitive vegetative habitats which extend into contiguous jurisdictions. NATIVE TREES + PLANTS

POLICY 5.2.11.

The area of land disturbed by development shall be as small as practicable. Those areas which are not to be disturbed shall be protected by an adequate barrier from construction activity. Whenever possible, natural vegetation shall be retained and protected.

POLICY 5.2.12.

Land that has been cleared for development and upon which construction has not commenced shall be protected from erosion by appropriate techniques designed to revegetate the area.

POLICY 5.2.13.

Wherever feasible, site design shall accommodate any ~~designated~~ NATIVE plant species with protected status which are in the path of development; where this is not feasible, these plants will be relocated to protected sites having appropriate growing conditions, whenever possible.

POLICY 5.2.14.

To preserve wetlands, the lateral distance of groundwater drawdown influence shall not adversely affect protected wetlands or their functions. The applicant shall demonstrate to the City Engineer through a series of borings or field permeability tests that the subsurface, groundwater, and permeability conditions shall not receive a significant negative impact. The applicant shall provide a calculation of the maximum horizontal or vertical drawdown that can be anticipated beyond the maximum perimeters of any borrow pit, detention, or retention area.

POLICY 5.2.15.

The City of Ormond Beach shall cooperate with Volusia County in the development of an interpretive/educational signage program along the Ormond Scenic Loop & Trail. The program shall include a requirement for signage and information that highlight the flora, fauna, land forms, water bodies and historical/archeological resources allocated along the corridor.

POLICY 5.2.16.

The City and Volusia County, in conjunction with the Ormond Scenic Loop & Trail Corridor Management Entity shall develop and implement a plan for safe, public parking to allow the safe enjoyment of the natural and scenic resources.

OBJECTIVE 5.3. NATIVE LANDSCAPING

The City shall promote the use of native ~~drought-resistant~~ TREES + vegetation in landscaping. The maximum amount of protection possible shall be provided for existing trees and other vegetation in order to assist in the control of flooding, soil erosion, dust, heat, air, and noise pollution and to improve the appearance, environmental character, and value of the total urban area and to protect nearby properties.

+ SUBURBAN + AGRICULTURAL

POLICY 5.3.1.

The City shall continue to promote and encourage ~~xeriscape~~ NATIVE PLANT design concepts for landscaping single-family homes by providing builders, landscape designers, homeowners, and the general public with informational brochures ~~describing xeriscape~~. NATIVE PLANTS

POLICY 5.3.2.

The City shall require that at least ~~50%~~ 75 of the landscape vegetation used on a project reviewed by the Site Plan Review Committee be comprised of ~~drought resistant~~ native vegetation in harmony with site specific conditions.

POLICY 5.3.3.

Vegetation on new City landscaping projects shall be comprised of at least ~~50%~~ 75 native ~~drought resistant~~ vegetation.

POLICY 5.3.4.

All new development and expansions of existing development, except for single-family homes in an existing subdivision, shall provide for the protection of native vegetation on the site. Existing developments should utilize native plants in common areas (entranceways, pavilions) in instances where replanting or relandscaping becomes necessary.

POLICY 5.3.5.

Native vegetation shall be used to the maximum extent possible to meet landscaping and ~~open space~~ requirements.

POLICY 5.3.6.

Exotic plant species, as listed as exempt species in Chapter 3, Article II of the Land Development Code, shall be removed from development sites during the time of construction.

POLICY 5.3.7.

Development shall preserve fifty (~~50%~~ 75) percent of ecologically viable portions of natural upland plant communities, including rare or endangered ecosystems, present on-site.

5.3.8 REDUCE AND OR REMOVE INVASIVE PLANTS

OBJECTIVE 5.4. WETLAND PRESERVATION

Wetland areas within the City shall be preserved in accordance with a City that incorporates the need for wetlands preservation; directs incompatible uses away from wetland areas; promotes economic development that creates long-term jobs by establishing a means to allow wetland impacts for industrial land uses in platted industrial parks; inventories existing wetlands within the City; sets performance criteria to maintain wetland functions; establishes transition zones; and establishes land use policies for transition zones; and establishes standards for mitigation based on a policy of no-net-loss of wetland functions as a last resort.

GOAL 6. FISH AND WILDLIFE

MAINTAIN, PROTECT, PRESERVE, OR INCREASE EXISTING NATIVE FISH AND WILDLIFE SPECIES ~~IN TERMS OF~~ FOR OVERALL POPULATION AND DIVERSITY.

OBJECTIVE 6.1. CONSERVATION

The City and any development activity shall ensure that viable sized tracts of unique and significant natural habitat areas and wildlife corridors are preserved and protected with adequate buffers of native vegetation and an effective management plan in order to minimize the adverse effect of development or recreation activity on fish and wildlife. Fisheries, fishes, wildlife, and wildlife or marine life habitats shall be conserved, appropriately used, and protected, particularly those which are threatened, endangered, or of special concern.

POLICY 6.1.1.

The City shall maintain the provisions of the Land Development Code that incorporate 1) the creation of viable wildlife habitats and corridors and 2) the preservation of sustainable vegetative mosaics of significant native faunal and floral habitat and wildlife corridors into the development review process to ensure that natural habitat areas are protected to the maximum extent feasible on both site-specific and macro levels from the cumulative effects of growth and development.

POLICY 6.1.2.

If it is presumed that a designated species may be present on the basis of general characteristics including the number and types of plant communities, the linear amount of "edge" such as the boundaries between woods and grasslands, the presence of water, and the presence of movement corridors between habitat areas, the City shall require applicants for development to assess the impact of development on designated species. Designated species shall include those classified, by either the Florida Game and Freshwater Fish Commission or the U.S. Fish and Wildlife Service, as endangered, threatened, or species of special concern, or those species actively being considered for designation. When estimating the impact of proposed development, the applicant may be required to conduct an inventory of existing wildlife and vegetation on the site.

POLICY 6.1.3.

No more than 20% of the habitat area for designated species may be disturbed, whether cleared, filled or otherwise altered. Any development which disturbs designated species habitat areas shall prepare a workable management plan for those affected species. Such management plan shall be reviewed and approved by the respective State agencies.

POLICY 6.1.27.

Land use activities adjacent to the following areas:

- Open space/conservation areas and recreation/open space areas designated in the Future Land Use and Recreation/Open Space Elements;
- Tomoka Marsh Aquatic Preserve;
- Tomoka River Manatee Sanctuary;
- Tomoka River OFW;
- Tomoka State Park; and
- Wetlands,

shall be limited to non-intensive uses such as Environmental Systems Corridors, Agriculture, rural, or low density residential and office/professional or neighborhood commercial. All proposed land use activities must ensure that such activities will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands and shall provide for the preservation and protection of such areas in accordance with the appropriate standards including, but not limited to, setback requirements, buffers, wetland and floodplain policies.

POLICY 6.1.28.

Planning and approval of development projects shall avoid adverse impacts to species listed as endangered, threatened or species of special concern to the greatest extent practicable. Where suitable habitat on a project site is utilized by a listed species, a management plan designed to minimize harm to the species and its habitat should be prepared by the developer and adherence to the plan made a condition of development approval. Management plans shall be reviewed and approved by the appropriate State agency (FGFWFC or FDEP) and the U.S. Fish & Wildlife Service prior to their approval by the City.

POLICY 6.1.29.

The City shall support the protection of critical habitat for endangered and threatened species to the maximum extent feasible. "Critical habitat" shall include those habitat types, or specific geographical locations, which are designated as such by the USFWS, NMFS, FGFWFC, FDEP, FDACS, or the RPC.

GOAL 7. USES OF NATURAL RESOURCES

THE CITY SHALL PROVIDE FOR THE PROTECTION AND SENSITIVE USE OF NATURAL RESOURCES THROUGH DEVELOPMENT REGULATONS AND PUBLIC PROGRAMS.

OBJECTIVE 7.1. LAND ACQUISITION

The City shall support the acquisition of unique or environmentally significant properties for public conservation reservations and maintain its proposed level-of-service for passive parks.

POLICY 7.1.1.

Upon adoption of the Comprehensive Plan, the City shall require developments along the Tomoka River and its tributaries with individual properties of five acres or larger to include all wetlands in a conservation easement to the City. The easement shall not prohibit the construction of an elevated wooded catwalk to the waterway, provided the construction is done in the most environmentally sound manner. Developments, when property along a waterway or wetland is divided into tracts of less than 5 acres, shall put those wetlands in either public or semipublic (e.g., homeowner's association) control; properties with multiple riparian ownership of less than 5 acres which are under homeowner association control shall grant a conservation easement to the City. For lots of less than 5 acres, if part of a subdivision project, only one community dock shall be allowed.

POLICY 7.1.2.

On a continuous basis, the City shall consider acquisition of vacant lands abutting the Tomoka River, its tributaries, Dodson Creek and the Halifax River.

POLICY 7.1.3.

The City shall, in coordination with local and State agencies, participate in a strategy to acquire environmentally sensitive lands.

OBJECTIVE 7.2 IMPACT ASSESSMENT

All development activities shall properly assess impacts on the environment and provide an effective mitigation plan as required.

POLICY 7.2.1.

The City shall require Environmental Assessment Reports for all planned unit developments, subdivisions, and other development that must comply with the special requirements of the residential suburban zoning district and that must prepare a water management plan in accordance with the provisions of the Land Development Code.

OBJECTIVE 7.3. ~~SUSTAINABILITY~~ WISE USE OF LAND

Promote energy conservation techniques such as the use of alternative and renewable energy sources thereby increasing energy efficiency.

POLICY 7.3.1

Encourage the production and use of energy generated from renewable resources.

POLICY 7.3.3

The built environment and urban design should maximize natural areas and assets and incorporate Florida Friendly landscaping to reduce energy and water consumption.

NATIVE PLANTS 75% FF 20% 5% NATURAL

POLICY 7.3.4

PLANT, PLANT, PART PROGRAM COMMUNITY FOR

Create, protect and manage systems of green infrastructure (i.e., urban forests, parks and ~~open spaces~~, green roofs, natural drainage systems).

POLICY 7.3.5

Protect and enhance ~~green spaces to provide natural carbon sinks in~~ soils, vegetation, and TREES streambeds ~~to mitigate carbon emissions~~.

POLICY 7.3.6

Encourage site design techniques that restore natural "~~green infrastructure~~" (i.e., urban forests, parks and ~~open spaces~~, natural drainage systems) ~~instead of relying solely on engineered systems that require higher energy and carbon inputs~~.

b. Homes and employment centers

c. Homes and neighborhood commercial centers.

POLICY 8.1.7.

External bicycle systems which provide for bicycle traffic to adjacent residential, employment, and educational centers shall be connected by development and the provision for facilitating the movement of bicycle traffic to nearby external residential, employment and educational centers shall be considered during the site plan review process.

POLICY 8.1.8.

Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities.

POLICY 8.1.9.

The City shall continue to require all buildings scheduled for demolition or renovation be surveyed by the applicant for the presence of asbestos. Asbestos shall be removed prior to demolition. Any asbestos removal and disposal shall be performed by a contractor licensed by the Florida Department of Professional Regulation.

POLICY 8.1.10.

The City shall enforce Section 104.1.10 of the currently adopted Florida Building Code in regard to asbestos removal during demolition or construction activities.

8.1.11 TREE HELP REDUCE CO_2 + INCREASE O_2 & CLEAN AIR.

OBJECTIVE 8.2. SITE PLAN REVIEW

The City shall review through the site plan review process the change in levels of air pollutants considered hazardous to health or damaging to property (including but not limited to carbon monoxide, sulfur oxides, hydrocarbons, particulates, nitrogen oxides, photochemical oxides); the effective or visual aesthetics, in terms of opacity and shade of emitted smoke plumes.

POLICY 8.2.1.

The City shall require all PUBLIC, industrial and certain commercial development and residential development to prepare an Environmental Assessment Report to analyze and estimate the net change in levels and distribution of pollution caused by the development activity.

GOAL 10. HAZARDOUS WASTES

THE CITY SHALL ENSURE THAT THE GENERATION, USE, STORAGE, TRANSPORTATION, AND COLLECTION OF HAZARDOUS OR TOXIC CHEMICALS, MATERIALS, OR SUBSTANCES WITHIN THE CITY SHALL CONSTITUTE NO SIGNIFICANT THREAT TO THE GENERAL HEALTH, SAFETY, AND WELFARE.

OBJECTIVE 10.1. SARA TITLE III COMPLIANCE

The City shall ensure compliance with SARA Title III provisions and shall ensure the proper management of hazardous materials to protect the public health, safety, and welfare and to protect natural resources.

POLICY 10.1.1.

The City shall continue to identify all CITY FACILITIES industries and businesses within its boundaries which generate, use, or store hazardous or toxic chemicals, materials, or wastes.

POLICY 10.1.2.

The Fire Department shall maintain the information from Policy 10.1.1 (above) in its computer database.

POLICY 10.1.3.

The City shall continue a public information campaign oriented to industries, businesses, and homes to educate people about safe use and disposal of hazardous or toxic substances.

POLICY 10.1.4.

The City, in conjunction with the Central Florida Local Emergency Planning Committee (LEPC) shall regulate and manage hazardous waste to protect the public health, safety and welfare and to protect natural resources as per the standards and guidelines established under Goal 3.2 in the Utilities Element.

OBJECTIVE 10.2. EMERGENCY PREPARDENESS

The City shall be fully prepared for a hazardous or toxic accident or incident, with up-to-date plans, training, and equipment.

POLICY 10.2.1.

On a continuous basis, the appropriate personnel shall be kept abreast of the appropriate accident/incident response training.

POLICY 11.1.6.

Septic tanks shall not be located in areas designated by the U.S. Soil Conservation Service as having severe or moderate limitations for septic tank development.

POLICY 11.1.7.

In connection with development, all swales, retention, and detention areas shall be sodded or vegetated to help prevent erosion and facilitate efficient maintenance.

11.1.8
TREES HELP REDUCE SOIL EROSION

COMPREHENSIVE PLAN 2045

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 9:
MEETING MINUTES, FEBRUARY CITY COMMISSION WORKSHOP AND PLANNING BOARD

Comprehensive Plan Update, Community Engagement Meeting,
January 16, 2025 Meeting Notes

City staff in attendance:

Shawn Finley, Assistant City Manager
Robert Carolin, Leisure Services Director
Steven Spraker, Planning Director
Sarah Motes, Senior Planner
Noel Eaton, Senior Planner
Mike Stephenson, Utilities Engineer

The meeting began at 5:30 pm with a presentation by Steven Spraker, Sarah Motes, and Noel Eaton summarizing the Comprehensive Plan update, survey results, development trends and key updates of the individual Elements. Citizens in attendance were provided opportunities to ask questions throughout the meeting. Questions and comments included:

- "The Regrow Volusia or Regrow The Loop" should be included in the Conservation Element as part of the preservation, protection and enhancement efforts.
- Why is the city pursuing properties to annex? The city does not proactively pursue properties to annex. However, if a property owner wants city water and sewer, they must annex. If the city is going to provide infrastructure, the property needs to be in the city jurisdiction or sign an annexation agreement.
- Are the other master plans being updated consistent with the Comprehensive Plan? The response was "yes". In addition, the Comprehensive Plan is updated as needed and another update review would be required in seven years.
- Did the boundary of the Downtown Development District change? The answer was "no" and has been the same since 1986.
- When discussing open space, it seems this is not correct terminology. Maybe, the City Commission should consider using the term "real estate" as it relates to properties that are developed and may have flooded but are not considered stormwater. Staff was not in favor of replacing the term "Open Space". Another citizen thought that Open Space was the correct terminology to use.
- Positive comments included how the Comprehensive Plan update has been processed and the parks are well used and one of the best things about the city.

Next steps and the website link was provided as to where all of the Comprehensive Plan Update information could be found. The meeting ended at 6:25 pm with additional opportunity to ask staff more questions.

MINUTES
CITY OF ORMOND BEACH
COMPREHENSIVE PLAN 2045 UPDATE WORKSHOP

February 4, 2025	5:30 p.m.	City Commission Conference Room

I. CALL TO ORDER

Mayor Jason Leslie called the meeting to order at 5:30 p.m.

Present: Mayor Jason Leslie, Commissioners Lori Tolland, Kristin Deaton and Harold Briley, City Attorney Randy Hayes, Assistant City Manager Shawn Finley, Assistant City Manager Claire Whitley, Planning Director Steven Spraker, and Senior Planner Noel Eaton.

II. DISCUSSIONS

Mr. Shawn Finley, Assistant City Manager, stated staff would review the individual elements of the Comprehensive Plan 2045 update.

Mr. Steven Spraker, Planning Director, explained what a Comprehensive Plan was and the state statutes surrounding it. He noted there were 12 Comprehensive Plan Elements to be reviewed. He reviewed the process of preparing the update, the city's advisory boards input, and the public input.

Ms. Noel Eaton, Senior Planner, reviewed the highlights from the public survey, noting there were 196 responses.

Commissioner Briley inquired about the meaning of Community Preservation; whereby, Ms. Eaton stated it was the sense of place within the city. Commissioner Briley stated it could be subjective.

Commissioner Tolland noted the importance of Community Preservation.

Mr. Spraker discussed the city's development trends, including annexations, permitted developments, and projected population. He reviewed the Plan Administration and Future Land Use Element.

Mayor Leslie inquired about the projected population; whereby, Mr. Spraker stated it was determined by general population growth and number of permitted lots.

Mr. Spraker reviewed the Transportation Element.

Commissioner Briley expressed interest in keeping the Community Redevelopment Plans regarding South Atlantic Avenue in the element, and to revisit the idea with Volusia County due to the success of the downtown Community Redevelopment Agency; whereby, Mayor Leslie agreed.

Commissioner Tolland requested the multi-modal be included in Policy 1.7.1 of the Transportation Element.

Mr. Spraker reviewed the Utilities Element.

Commissioner Tolland discussed the Florida League of Cities legislative policy called One Water, and requested for staff to look into and see if it could be incorporated. She inquired if staff could look into all stormwater policies to find if anything could be improved; whereby, Mayor Leslie stated that could be included in the requested stormwater workshop.

Commissioner Briley expressed concerns about Volusia County and privately-owned problem areas. He expressed the importance of providing education to Homeowner Associations (HOA) on dredging retention ponds.

Commissioner Tolland suggested working with legislators to see if some laws could be changed to be able to work with HOA's.

Mr. Finley requested time to gather information for a stormwater workshop.

Commissioner Briley voiced concerns regarding inactive HOA's and stormwater maintenance.

Mayor Leslie indicated state legislators had funding for stormwater projects.

Commissioner Deaton expressed concerns regarding approaching HOA's and the potential for the cost of the HOA fees to rise resulting in financial hardships for residents.

Commissioner Tolland inquired if the city could assist with inactive HOA's retention pond dredging; whereby, Mr. Randy Hayes, City Attorney, explained public funds could not be used on private use.

Mr. Finley noted there were old developments that were not up to the newer stormwater codes.

Mr. Spraker reviewed the Conservation Element.

Commissioner Tolland inquired about policies for purchasing land for conservation; whereby, Mr. Spraker stated there were policies in place.

Mr. Spraker reviewed the Coastal Management Element, Housing Element and residential building permits and plats. He discussed neighboring municipalities residential permits.

Commissioner Briley stated Daytona Beach's residential permits were the reason the city was feeling traffic issues along the roadway corridors.

Commissioner Tolland inquired if there was enough affordable housing; whereby, Mr. Spraker stated there was always a demand for affordable housing.

Commissioner Deaton stated there was always a waitlist for Olive Grove, which provides affordable housing; whereby, Commissioner Briley stated Olive Grove and Fisherman's Landing were both subsidized housing.

Mr. Spraker discussed areas of population growth including Ormond Crossings and Plantation Oaks.

Ms. Eaton reviewed the Recreation and Open Space Element that was proposed to be changed to the Parks and Recreation Element. She noted that there was public comment received to change the name of the Leisure Service Department to the Parks and Recreation Department, noting planning staff was looking for direction from the Commission if they are interested in changing the name.

Commissioner Tolland inquired how the city would change the department name from Leisure Services to Parks and Recreation; whereby, Mr. Spraker stated a resolution confirming the City Commission's intent to change the department name, followed by a Land Development Code and Code of Ordinances amendment.

Commissioner Briley questioned why the name was changed previously; whereby, Mr. Spraker stated it was a broader term to be more encompassing of all services offered.

Commissioner Tolland requested staff look at the 2016 Bike Master Plan and seek collaboration with the Volusia County Bike Trail to incorporate both into the element. She stated she would like to see a policy regarding removing invasive plant species on city property and incorporate the expense in the budget.

Ms. Eaton reviewed the Capital Improvements Element, Intergovernmental Coordination Element and Cultural and Historical Resources Element.

Commissioner Briley inquired where the Birthplace of Speed Museum was located; whereby, Ms. Eaton stated the exhibit was on floor two of The Casements.

Commissioner Briley requested the Birthplace of Speed Museum policy stay in the Cultural and Historical Resources Element and a stand-alone museum was desired; whereby, Mayor Leslie agreed.

Commissioner Tolland requested when the "Friends of the Performing Arts Center" was mentioned, to also mention the "Friends of Recreation."

Ms. Eaton reviewed the Public School Facilities Element and Property Rights Element.

Mr. Spraker reviewed the next steps of the 2045 update and reminded the Commission the document could always be revised.

Commissioner Briley expressed concern regarding flooding with new stormwater requirements in older residential neighborhoods with the building of new homes; whereby Mr. Spraker reviewed the stormwater redevelopment requirements and process.

Mr. Finley suggested looking at the process and requirements at the proposed stormwater workshop.

Commissioner Tolland requested wetlands also be discussed during the stormwater workshop.

III. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.
Prepared by: Taylor Lochert

Board Questions

Mr. Railsback asked if there was any benefit to not being on the list. Ms. Eaton replied that there are no restrictions on expansions.

Mr. Gentry asked if there were any other restrictions that would prohibit action to remove the property from the list. Ms. Eaton responded that there are no criteria for removal and that the criteria is for the LDC amendment.

Mr. Railsback asked if there were any other properties adjacent to or around the property that are on the list. Ms. Eaton answered that there are not.

Chairman Thomas asked if the applicant was interested in addressing the Board and opened it up for any additional Board questions or comments. There were none.

Chairman Thomas entertained a motion.

Mr. Scudiero motioned to approve PZ-2024-121 Land Development Code Amendment for Historic Landmark Designation (Removal) of 63 Seville Street, The "Barbie House". Mr. Gentry seconded it. Vote was called, and the motion was approved (7-0).

Chairman Thomas commented that these requests are managed by the Board occasionally and how it is nice for the houses to be on the historic register list, but how sometimes changes need to be made which affects the eligibility.

VIII. PUBLIC COMMENTS

None.

IX. OTHER BUSINESS

A. PZ-24-84 Comprehensive Plan 2045 Update Review

Mr. Spraker delivered a summary of the Comprehensive Plan 2045 update. He summarized the actions since the issuance of the Planning Board packet that a Community Engagement Meeting was held on January 16, 2025, with approximately ten individuals in attendance. Mr. Spraker continued that on February 4, 2025, there was a City Commission workshop to discuss the Comprehensive Plan update. Mr. Spraker stated key direction points including:

- Recommendation for a policy to perform a bike plan;
- Maintenance of a Policy in the Transportation Element regarding the desire for a Redevelopment Plan along South Yonge Street which is subject to Volusia County approval;
- The change of the name of the Leisure Services Department to the Parks and Recreation Department. He stated that the Quality of Life Board, Historic Landmark Preservation Board, and Leisure Advisory Board recommended approval of the name change. He noted that the City Commission expressed support for the department name change; and
- Recommendation to maintain a Policy regarding the Birthplace of Speed Museum concept.

Mr. Spraker reviewed the discussion at the Leisure Service Advisory Board on February 12, 2025.

Mr. Spraker stated that the Planning Board has seen the PowerPoint within the packet as the Comprehensive Plan 2045 update was reviewed. He stated that he was available for questions.

Mr. Jorczak asked about the portion of the plan that deals with flood control. He referenced that Volusia County is working to address flooding issues. Mr. Spraker stated that the Comprehensive Plan establishes a broad policy for floodplain management and wetlands with the details in the Land Development Code. Separate of these policies there is a Stormwater Master Plan which was adopted in 2023 that has its own Policies. Mr. Spraker stated that the Stormwater Master Plan details existing developed areas that have flooding issues. He restated that the Comprehensive Plan provides broad policies for floodplain management and implementation of the Stormwater Master Plan. Mr. Spraker stated that the City Commission had a similar discussion and provided direction for a workshop regarding stormwater and flooding issues. He stated that through Volusia County funding there are studies underway for the Durrance Acres area, North US1/Ormond Lakes, and microstudy areas.

Mr. Jorczak stated that the City is gathering information to make additional decisions. Mr. Spraker agreed and referred to past Stormwater Master Plan projects such as in the Central Park area. He referenced that a meeting was held after Hurricane Milton for flood structures that desired to seek state and federal grants for home demolition/acquisition and raising of structures.

Mr. Jorczak discussed drainage canals and ditch maintenance by Homeowners' Associations. Mr. Spraker discussed maintenance and enforcement stating that the City cannot go on or repair improvements on private property.

Mr. Gentry asked how the survey for the update was advertised. Mr. Spraker stated that the survey was advertised on the City's website, e-mail distribution lists, Facebook, the Community Engagement Meeting and advertisements in the News-Journal and Ormond Observer.

Ms. Shull discussed the importance of drainage swales and conveyances as part of the flooding issues. She referenced a subdivision next to hers that has caused flooding concern. Ms. Shull encouraged the maintenance of city owned/maintained swales.

Chairman Thomas inquired about the ditch/culvert of the Hunter's Ridge area and if the Homeowner's Association is responsible. Mr. Spraker replied that if the swale/ditch is within the property, then the Homeowners' Association would be responsible as part of the stormwater permit. He continued that the Little Tomoka Village project was at a zoning stage of application. Mr. Spraker stated that Homeowners' Associations have been reporting requirements to the St. John's River Water Management District. He added that investigation of which Homeowners' Association are provided stormwater maintenance, could be part of an overall flooding strategy. Mr. Spraker concluded that Planning staff can inform the Planning Board of the pending City Commission workshop on stormwater.

Mr. Galloway stated that once the swale/ditch is within a state right-of-way, it is the responsibility of the Florida Department of Transportation. The Board discussed the responsibility of maintenance of a culvert within a right-of-way. Chairman Thomas clarified that he was referring to the drainage ditch in the backyards of residents. He

stated that he believes that a Homeowners' Association is responsible for maintenance of that ditch.

Mr. Spraker remarked that staff will provide new packets with the Comprehensive Plan amendment focused on formatting and grammatical changes.

Mr. Jorczak commented that he noticed there was not a lot of information on the airport. He stated that he understood that there was an Airport Master Plan. Mr. Jorczak asked if more information on the airport should be in the Comprehensive Plan. He referenced Flagler County's airport overlay district. Mr. Spraker responded that the airport overlay district is contained within the Land Development Code. The airport is not a required Element of the Comprehensive Plan. He stated that past practice has not included the airport in the Comprehensive Plan but instead use the Airport Master Plan. Mr. Spraker stated that the Airport Master Plan is the more appropriate place for airport related policies with implementation regulations in the Land Development Code.

City Attorney Hayes stated that there may be some reasons under the FAA regulations that airport policies would be more appropriate in the Airport Master Plan. He commented that the Comprehensive Plans are harder to amend.

Mr. Galloway asked if the Ormond Beach Business Park was part of the Comprehensive Plan. Mr. Spraker responded that all properties are included in the Future Land Use Map. He stated that the Business Park was sold from the airport to allow industrial development. Mr. Jorczak concurred that the Business Park was part of the airport and was sold for industrial development.

Mr. Spraker confirmed for Mr. Galloway that Ormond Crossings is part of the Comprehensive Policies.

Ms. Shull asked about traffic and if there is the consideration of trying to get ahead of the traffic needs for roads. Mr. Spraker stated that yes, there are efforts to plan, such as Interstate 95 and U.S. Highway 1. He added that the roadways that are most traveled are Volusia County and state roadways. Mr. Spraker stated while the City can encourage or partner, it is either Volusia County or state work programs that have roadway expansions in their capital projects. He stated these projects are constrained by funding and competing against other roadway projects. Mr. Spraker discussed state law and proportionate fair share regulations. Ms. Shull stated it would be nice to seek to look ahead for future projects such as Ormond Crossings. Mr. Spraker stated within the development orders for Ormond Crossings there are substantial improvements that the development must construct, such as the bridge over the railroad tracks.

Mr. Jorczak asked if there was a timeframe for the completion of the roadway to connect the business park to Pineland Trail. Mr. Spraker stated that it is near completion, and that he will check with the Engineering staff.

X. MEMBER COMMENTS

Ms. Shull asked for an overview of the former Bank of America neighborhood meeting. Mr. Spraker stated that there were 10 to 15 individuals in attendance. He added that the use is a conditional use which is approved by the Site Plan Review Committee. Mr. Spraker detailed items that were discussed which included stormwater, traffic, homeless in the area, and how residents stated that they did not believe the project was appropriate. Mr. Spraker confirmed that the submittal was for

COMPREHENSIVE PLAN 2045

Added with re-adoption

CITY OF
ORMOND BEACH, FLORIDA



ATTACHMENT 10:
VOLUSIA GROWTH MANAGEMENT COMMISSION AND FLORIDACOMMERCE LETTERS

October 17, 2025

The Honorable Jason Leslie
Mayor, City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

Dear Mayor Leslie,

FloridaCommerce has completed its review of the adopted comprehensive plan amendment for the City of Ormond Beach (Amendment No. 25-01ER), which was received on September 2, 2025. FloridaCommerce received the adopted amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.).

FloridaCommerce has identified a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), and the adopted comprehensive plan amendment. These conflicts render the adopted comprehensive plan amendment null and void ab initio pursuant to Chapter 2025-190, Section 28, L.O.F.
Chapter 2025-190 provides:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

For the reasons outlined herein, the City of Ormond Beach's adopted amendment is more restrictive or burdensome, making it null and void ab initio, pursuant to Section 28 of Chapter 2025-190, L.O.F.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact me by telephone at (850) 717-8512 or by email at James.Stansbury@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jc

cc: Steven Spraker, AICP, Planning Director, City of Ormond Beach
Tara McCue, AICP, Executive Director, East Central Florida Regional Planning Council

Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), to provide:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

The City of Ormond Beach's adopted Amendment 25-01ER makes changes related to the following policy in the Comprehensive Plan that is more restrictive or burdensome and another policy that is potentially more restrictive or burdensome than the City's currently adopted Comprehensive Plan. The following policy is more restrictive or burdensome: Transportation Element Policy 1.6.4. The following policy is potentially more restrictive or burdensome: Housing Element Policy 1.1.9.

September 2, 2025

RESPONSE VIA EMAIL ONLY

Mr. Steven Spraker
AICP, Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, Florida 32174

RE: Ord No. 2025-17

Dear Mr. Spraker:

Thank you for submitting copies of the adopted Comprehensive Plan Amendment for the City of Ormond Beach No. 25-01ER, adopted by Ordinance No. 2025-17 on August 19, 2025, for our review.

We have conducted a preliminary inventory of the plan amendment package to verify the inclusion of all required materials. The submission package appears to be complete, and your adopted plan amendment will be reviewed pursuant to Section 163.3184(4), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The State Land Planning Agency will conduct a compliance review and issue a Notice of Intent regarding the adopted comprehensive plan amendment on or about October 17, 2025.

Please be advised pursuant to Section 163.3184(4)(e)4., Florida Statutes, the State Land Planning Agency's Notice of Intent shall become effective upon posting on the agency's internet website unless challenged by an Affected Party.

If you have any questions, please contact James Stansbury, Bureau Chief, for region 05, who will be assigning the adopted plan amendment for review at (850)717-8512.

Sincerely,

Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/ts

cc: External Agencies

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

CITY OF ORMOND BEACH

Planning • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3311 • Fax (386) 676-3361

August 29, 2025

Donna Harris, Senior Plan Processor
Florida Commerce
Bureau of Comprehensive Planning
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120

Re: Reference number: 25-01ER
Transmittal of Adopted City of Ormond Beach Comprehensive Plan Amendment, Evaluation and Appraisal Report – Comprehensive Plan 2045 Update

Uploaded to: https://flcom.my.salesforce-sites.com/cp

Dear Ms. Harris:

Please find enclosed the adopted amendment to the Ormond Beach Comprehensive Plan related to the Evaluation and Appraisal Report – Comprehensive Plan 2045. Details of the Comprehensive Plan amendment are as follows:

1. The adoption package includes Ordinance 2025-17 regarding the proposed amendments. The second reading was conducted on August 19, 2025.
2. The following changes were made based on the state agencies review:

   Change 1: Utilities Element, Existing Policy 5.1.19. (to be Policy 5.1.18.)

   The first reading of the Ordinance (transmittal draft) had Policy 5.1.19. of the Utilities Element to be deleted. In e-mail communications, St. Johns River Water Management District staff recommended maintaining this policy. St. Johns River Water Management District states that Policy 5.1.19. implements Florida Statute Section 163.3180(2). City staff have no objections to maintaining this Policy.

   Utilities Element (Do not delete Policy)

   ~~POLICY 5.1.19.~~ POLICY 5.1.18.

   The City shall issue no development orders or development permits without first consulting appropriate water suppliers to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a Certificate of Occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy or its functional equivalent.

Change 2: Florida Statute Section 163.3177(6)(c)(3) – 2023 House Bill 1379

The Florida Department of Environmental Protection staff provided the comment below:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, the City of Ormond Beach has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. If applicable developments exist within the jurisdiction, the City must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

The following two Policies were developed to address the Florida Department of Environmental Protection comment. There is one subdivision, Hidden Hills, which is not connected to city sewer that is more than 50 lots and has a density of less than one unit per acre. The feasibility of connection to a central sewer system was previously reviewed with the Utility Master Plan and deemed financially unfeasible at this time. Future updates to the Utility Master Plan will continue to review the feasible of a central sewer connection. Below are the two proposed Policies based on the Florida Department of Environmental Protection comment.

Utilities Element

POLICY 1.4.7.

Within the City of Ormond Beach's utility service area for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the City outlines the feasibility of providing sanitary sewer services within the City's Utility Master Plan. There is one subdivision within the City's limits which is not connected to central sewer that has a density of less than 1 unit per acre. Based upon the findings from the latest Master Plan cost estimate, this subdivision is deemed not feasible to connect to central sewer based on cost. The City will re-evaluate this with future Utility Master Plan updates. An onsite sewage treatment and disposal system is presumed to exist on a developed parcel if sanitary sewer services are not available at or adjacent to the parcel boundary.

POLICY 1.4.8.

Sanitary sewer flows from current developments within the City of Ormond Beach's service area are received at the Water Reclamation Facility (WRF) on Orchard Street. The City of Ormond Beach is currently in the planning process of establishing a new wastewater treatment facility in the western region of the utility's service area. Projected flows from potential developments will be served by both facilities once the new facility has been completed.

The Annual Average Daily Flow (AADF) capacity of the facilities in the City of Ormond Beach's service area and the projected wastewater flow at these facilities for the next 20 years are depicted in Table 1. All values in Table 1 are in millions of gallons per day (MGD). Expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer are currently on a 20-year planning horizon as demonstrated in the Utility Master Plan collection and distribution Systems, as may be amended periodically.

Table 1
Project AADF Wastewater Flow Projection

Year	Total AADF to Orchard WRF*	Total AADF to Western Utility WRF**	Total AADF Wastewater Flow
2025	5.69		5.6
2030	7.5		7.5
2035	6.6	3.0	9.6
2045	7.5	4.0	11.5

*The current permitted capacity of the Orchard St WRF is 8.0 MGD.

3. State agency comments, Volusia County Growth Management letter, staff amendments from first ordinance reading.
4. Comprehensive Plan newspaper notice.
5. The name, title, telephone, FAX number, and e-mail of the contact person is:

Steven Spraker, AICP
Planning Director
22 South Beach Street, Room 104
Ormond Beach, FL 32174
386.676.3341 (W)
386.676.3361 (FAX)
Steven.Spraker@ormondbeach.org

Should you have any questions regarding the proposed amendments, please contact me at (386) 676-3341 or by email at Steven.Spraker@ormondbeach.org.

Sincerely,

Steven Spraker, AICP
Planning Director

Enclosures

CC: East Central Florida Regional Planning Council
Florida Department of Transportation
Florida Department of State, Bureau of Historic Preservation
Florida Department of Environmental Protection
St. Johns River Water Management District

June 23, 2025

The Honorable Jason Leslie
Mayor, City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174

Dear Mayor Leslie,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Ormond Beach (Amendment No. 25-01ER), which was received on April 24, 2025. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations and Comments Report outlines our findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to Section 163.3184(4)(e)2., F.S.**

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

FloridaCommerce staff is available to assist the City to address the comment. If you have any questions related to this review, please contact Jon Coulter, Planning Analyst, by telephone at (850) 717-8421 or by email at Jon.Coulter@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jc

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Steven Spraker, AICP, Planning Director, City of Ormond Beach
Tara McCue, AICP, Executive Director, East Central Florida Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
City of Ormond Beach 25-01ER

FloridaCommerce has identified a comment regarding the City of Ormond Beach's proposed comprehensive plan amendment. The comment is provided below, along with recommended actions the City could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with City staff and is available to assist the City to address the comment.

Comment 1: Septic System Conversion to Central Sanitary Sewer System Service

The proposed Amendment is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Chapter No. 2023-169 amended section 163.3177(6)(c)3., F.S., to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S., requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 25-02ER does not include the information required by section 163.3177(6)(c)3., F.S. In addition, please see the enclosed comments (letter dated May 23, 2025) from the Florida Department of Environmental Protection (FDEP), which addresses this specific element.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

Harris, Donna

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, May 23, 2025 4:35 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Ormond Beach 25-01ER Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Ormond Beach 25-01ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. However, the Department offers the following technical assistance regarding consistency with s. 163.3177, F.S.:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, the City of Ormond Beach has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. If applicable developments exist within the jurisdiction, the City must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Volusia Growth Management Commission

May 27, 2025

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

RE: VGMC #25-015, City of Ormond Beach
Large Scale Amendment – Comprehensive Plan 2045 Update
Evaluation and Appraisal Report (EAR) Comp Plan Amendments
Certificate of Consistency

Dear Mr. Spraker,

VGMC Case No. 25-015 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case No. 25-015 is hereby deemed certified as consistent without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of Ormond Beach to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Debbie Connors

Debbie Connors
VGMC Chair

210 South Beach Street, Suite 202, Daytona Beach, FL 32114
Tel: 386-947-1875 ■ Email: vgmc@volusia.org

Planning Board minutes from November 13, 2025

ITEM:

PZ-2024-084

Comprehensive Plan 2045 Update, Readoption

Recommended for Approval

- Shall be limited to Sundays from 9:00 a.m. to 3:00 p.m.
- Up to ten (10) pop-up tents allowed, generally six-foot by six-foot tents.
- The outdoor activity shall only be for the existing tenants within the Fountain Square development. No itinerant merchants/vendors allowed.
- No outside cooking or open flame allowed.
- No outdoor live music allowed.

Ms. Eaton concluded that the Ormond Main Street Design Committee and the Site Plan Review Committee recommend approval.

Ms. Eaton reviewed the tent locations in response to a question from Mr. Gentry.

Applicant Presentation

Mr. Herve Rabeaux, property manager of Fountain Square, 142 East Granada Boulevard, thanked Ms. Eaton for her presentation and summary. Mr. Rabeaux stated that the application seeks to provide an interesting attraction for locals to visit on Sundays and help tenants make additional sales.

Board Questions

Chairman Thomas asked if there is a restaurant on site. Mr. Rabeaux confirmed that there is a restaurant, but that it is closed on Sundays.

Chairman Thomas stated that this concept reminds him of Europe and that he cannot believe that no one thought of it earlier. He stated that he thought it was a fabulous idea to help merchants and to be a nice place for people to enjoy their shopping experience.

Mr. Jorczak commented that he agreed with Chairman Thomas that this innovation provides business opportunities for the merchants. He stated that he believes that this would be positive for the area.

Mr. Rabeaux stated that Fountain Square is almost at maximum tenant capacity. He reviewed the investment made in Fountain Square and the fact that they bought the building based on his mother-in-law's memories of coming to Fountain Square as a kid. He concluded that they renovated the inside of the property and plan to renovate the outside of it next year.

Chairman Thomas added that it will have lots of charm.

Ms. Shull concurred and stated that she thinks that it is a great idea.

Vice Chair Shull entertained a motion.

Chairman Thomas motioned to approve PZ-2025-201 and Mr. Jorczak seconded it. The vote was called, and the motion was approved (5-0).

E. PZ-2024-084, Comprehensive Plan 2045 Update, Evaluation and Appraisal Report Re-adoption, Comprehensive Plan Amendments

Mr. Spraker stated that this is a Comprehensive Plan amendment to (1) rescind Ordinance 2025-17 and (2) re-adopt the Comprehensive Plan amendments based upon FloridaCommerce comments. He stated that on August 19, 2025, the City Commission approved Ordinance 2025-17, which adopted the Comprehensive Plan amendments. Mr. Spraker noted that on October 17, 2025, FloridaCommere provided

a letter specifying that the amendments were "null and void", stating that two policies were more restrictive and burdensome under a review of Senate Bill 180.

Mr. Spraker detailed the two policies that led to FloridaCommerce's objections. He stated that subsection (d) of Policy 1.6.4. of the Transportation Element was to be deleted. Mr. Spraker continued that Policy 1.1.9 of the Housing Element was to be deleted in its entirety. Mr. Spraker summarized the actions of the amendments as follows:

1. Rescind Ordinance 2025-17 in its entirety.
2. Re-adopt Comprehensive Plan amendments without:
    a. Policy 1.6.4.(d) of the Transportation Element.
    b. Policy 1.1.9. of the Housing Element.
3. All other Goals, Objectives, Policies remain the same.
4. Data and analysis remain the same.
5. Readopted Ordinance will be transmitted back to FloridaCommerce.

Mr. Spraker stated that the Planning staff recommended approval of the Comprehensive Plan amendments.

Board Questions

Chairman Thomas asked what would happen if the Planning Board and the City Commission denied the application. Mr. Spraker responded that the existing Comprehensive Plan 2025 would remain in effect. Mr. Spraker inquired about what Goals, Objectives, or Policies would lead to the recommendation of denial. Chairman Thomas stated that his point is not to disapprove the amendments, but expressed that it really does not matter because the state is going to tell the city what to do.

Mr. Spraker concurred and stated that the alternative would be to challenge the "null and void" letter or to wait and see what happens with Senate Bill 180. He continued that based on the comments provided, the Planning staff recommends deleting the two policies identified as more restrictive and explained that there are certain legislation, as seen in recent and upcoming Land Development Code amendments, that local governments are required to follow.

Chairman Thomas expressed his point in that the state is tying the hands of local government.

Vice Chair Shull added that she had the same thoughts and concurred. She noted that these changes are state-required.

Chairman Thomas stated that people do not realize that we do not have a whole lot of choices. He continued that the state tells local governments what to do.

Mr. Spraker agreed and stated that focus should not be lost on the positive process and changes that resulted from the review.

Vice Chair Shull entertained a motion.

Mr. Railsback motioned to approve PZ-2024-084 and Mr. Gentry seconded the motion. The vote was called, and the motion was approved, with Chairman Thomas in opposition (4-1).

DRAFT

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

ORDINANCE NO. 2025-37
AN ORDINANCE OF THE CITY OF ORMOND BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF ORMOND BEACH IN ITS ENTIRETY PURSUANT TO CHAPTER 163, FLORIDA STATUTES; RESCINDING ORDINANCE 2025-17; ADOPTING COMPREHENSIVE PLAN 2045 AMENDMENTS BASED UPON COMMENTS RECEIVED FROM FLORIDACOMMERCE, INCLUDING AMENDMENTS TO THE PLAN ADMINISTRATION, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, UTILITIES ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT, HOUSING ELEMENT, RECREATION AND OPEN SPACE ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CULTURAL AND HISTORICAL RESOURCES ELEMENT, PUBLIC SCHOOLS FACILITIES ELEMENT, AND PROPERTY RIGHTS ELEMENT, AND ALL ASSOCIATED MAPS AND FIGURES; PROVIDING FOR THE TRANSMITTAL OF COPIES OF THE AMENDMENTS TO THE FLORIDACOMMERCE; PROVIDING PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

   This is an administrative request for Comprehensive Plan amendments related to the Evaluation and Appraisal Report, also known as the Comprehensive Plan 2045 update. This ordinance seeks to rescind ordinance 2025-17 and readopt Comprehensive Plan amendments to the following Elements: Plan Administration, Future Land Use, Transportation, Utilities, Conservation, Coastal Management, Housing, Recreation and Open Space, Capital Improvements, Intergovernmental Coordination, Cultural and Historical Resources, Public School Facilities, and Property Rights based upon comments from FloridaCommerce.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. This is an ordinance regarding the update of the Comprehensive Plan.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is an ordinance regarding the update of the Comprehensive Plan.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is an ordinance regarding the update of the Comprehensive Plan.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

   None. This is an ordinance regarding the update of the Comprehensive Plan.

4. Any additional information the City determines may be useful.

   (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

   No business impacts proposed. The item was advertised by newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.B.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Ordinances
Subject	Land Development Code Amendments, Certified Recovery Residences		
Recommended Action	The Planning Board recommended **APPROVAL** of amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

On June 25, 2025, the Florida Governor signed Senate Bill 954 into law, requiring local governments to adopt an ordinance to establish procedures for the review and approval of certified recovery residences by January 1, 2026. Senate Bill 954 amends Section 397.487, Florida Statutes. The Land Development Code amendments established definitions for certified recovery residences, business tax receipt requirements, a process for requesting reasonable accommodation requests, criteria for review, and an appeal mechanism.

The Planning Board reviewed the proposed Land Development Code amendments and recommended approval to the City Commission.

Financial Impact

None

Citizen Impact

The amendments are based upon Senate Bill 954 and required by Florida Statutes to be implemented by local governments.

Attachments

1. 25-38 Planning- LDC Amendments, Sections 1-22 and 2-57, Certified Recovery Residences (P25-0168G)
2. 11.13.2025, CRR, LDC Amendment PB Staff Report
3. 11.13.2025, Draft Planning Board minutes, CRR
4. Ordinance BIE, LDC Amendment, CRR

ORDINANCE NO. 2025-38

AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* TO CREATE DEFINITIONS, ESTABLISH PROCEDURES, AND DEFINE A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTE SECTION 397.487; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, this is an administrative request to amend Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words of the Land Development Code and Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to create definitions, establish procedures, and establish a process for the review of reasonable accommodation requests for certified recovery residences as required by Senate Bill 954, codified in Florida Statute Section 397.487; and

WHEREAS, Senate Bill 954 was enacted on July 1, 2025 and requires local governments to adopt an ordinance establishing procedures for the review of certified recovery

residences and a process for the review of reasonable accommodation requests by January 1, 2026; and

WHEREAS, Senate Bill 954 requires the ordinance establish a process for requesting reasonable accommodations from any local land use regulation that prohibits the establishment of certified recovery residences; and

WHEREAS, the local planning agency, being the Planning Board of the City of Ormond Beach, has conducted a public hearing on November 13, 2025 on the requested amendment and has made recommendations thereon to the City Commission; and

WHEREAS, all applicable notice requirements of Section 166.041(3)(a), *Florida Statutes*, have been complied with; and

WHEREAS, for the purposes of this Ordinance, <u>underlined type</u> constitute additions to the original text and ~~strikethrough~~ shall constitute deletions to the original text; and

WHEREAS, the City Commission finds the amendment to be consistent with the provisions of the *Comprehensive Plan* of the City of Ormond Beach, and in the overall best interest of the public health, safety and welfare; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 1-22, Definition of terms and words, of Article III, Definitions and Acronyms, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code*, is hereby amended to the following:

Certificate of use …(No change in existing text)…

Certified recovery residence means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

(a) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

(b) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

(c) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

(d) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

Certified recovery residence administrator means a recovery residence administrator who holds a valid certificate of compliance.

Change of use …(No change in existing text)…

SECTION TWO. Section 2-57, Criteria for review of specific conditional and special exception, of Article IV, Conditional and Special Exception Regulations, of Chapter 2,

District and General Regulations of the City of Ormond Beach *Land Development Code*, is hereby amended to the following:

(13) *Cemetery.* …(No change in existing text)…

(14) *Certified Recovery Residences.*

(a) *Florida Statue requirements*. Certified Recovery Residences are defined within Section 397.311 Florida Statutes, as amended, and provide the regulations for review and approval of applications for reasonable accommodations in applying the city's ordinances, rules, policies, and procedures consistent with the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA").

(b) *Establishment of a certified recovery residence*. A certified recovery residence may be established in zoning districts that allow multi-family use and must comply with Section 2-57 of this Code for that zoning district and all other applicable land development regulations, except that reasonable accommodation(s) may be requested pursuant to this section. The city may not regulate the duration or frequency of a resident's stay in a certified recovery residence located within a multifamily zoning district.

(c) *Business Tax Receipt required.* All certified recovery residences are required to obtain a Business Tax Receipt.

(d) *Filing a reasonable accommodation request to establish a certified recovery residence*. A request for a reasonable accommodation under this section from the land development regulations, rules, policies, and procedures of the City that may hinder the establishment of a certified recovery residence shall be made through the city electronic permitting system and shall at a minimum provide the following information:

1. Name and contact information of the applicant.
2. If the applicant is not the certified recovery residence administrator who will be actively managing the recovery residence, the administrator's name, and contact information.
3. Copy of recovery residence administrator certification.
4. Florida Association of Recovery Residences, (FARR) location certification.
5. The location where reasonable accommodation is requested including the address and parcel identification number.

6. A description of the facility operations, including the number of beds and services provided.

7. A description of the accommodation needed, identifying the ordinances, rules, or policies for which the applicant needs reasonable accommodation, and why it is necessary.

8. Any additional information or documentation the applicant feels is necessary to support the request for reasonable accommodation.

9. No fees or costs may be imposed for applications submitted under this section or an appeal of a decision for such application.

(e) *Review process.* The following review process shall apply to applications for reasonable accommodation request(s) to establish a certified recovery residence:

1. The application shall be date-stamped when received.

2. The applicant shall be notified in writing within the first 30 days of the submittal if additional information or documents are required. The applicant shall have 30 days to respond and provide the additional information or additional documents that have been requested.

3. The review process shall not require public hearings beyond the minimum required by law to grant the requested accommodation.

4. Within 60 days of receiving the completed application, the Planning Director shall review the request for reasonable accommodation based on the criteria of subsection (f) and make a determination.

   a. Approve the accommodation request as submitted;

   b. Approve a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or approve a reasonable alternative accommodation; or

   c. Deny the accommodation request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. If the final written determination is not issued within 60 days after the receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. In the event that a reasonable accommodation is granted, the Applicant shall continue to comply with any and all other applicable building and/or site permitting processes required by the city's Land Development Code and all other state and federal laws.

7. A reasonable accommodation is specific to the Applicant and does not run with the subject property.

8. The application of Florida Statutes 397.487 does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

(f) *Criteria*. The following criteria shall be used in reviewing an application for a reasonable accommodation request for establishing a certified recovery residence:

1. Whether the applicant has established that he/she, or the individual on whose behalf the application was submitted, is protected under applicable laws.
2. Whether the applicant has established that the requested accommodation is reasonable and necessary to afford the disabled individual, an equal opportunity to use and enjoy the property.
3. Whether the requested accommodation would impose an undue financial or administrative burden on the city.
4. Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the city.
5. If applicable, whether alternative reasonable accommodations could provide an equivalent level of benefit.
6. Any other relevant criteria under applicable laws.
7. That applicant adheres to all applicable state and federal laws relating to Certified Recovery Residences and can demonstrate the same, inclusive of all required licensures or credentials for operation of a certified recovery residence.

(g) *Appeal.* Whenever the applicant disagrees with the determination of the Planning Director, or any of the conditions imposed as part of the terms under which the reasonable accommodation is approved, they may elect to appeal the application per Section 1-19 of this code.

(h) *Revocation.* The approval granted under this Section for a reasonable accommodation may be revoked or modified if the recovery residence fails to maintain certification or licensure required under state law and it is not reinstated within 180 days, or a violation of any provision of the determination granting the reasonable accommodation is found.

~~(14)~~ (15) *Child care facility.* …(No change in existing text)…

~~(15)~~ (16) *Clubs and fraternal organizations.* …(No change in existing text)…

~~(16)~~ (17) *Cluster subdivisions.* …(No change in existing text)…

~~(17)~~ (18) *Community residential home.* …(No change in existing text)…-

~~(18)~~ (19) *Convenience food store, type A..* …(No change in existing text)…-

~~(19)~~ (20) *Convenience food store, type B.* …(No change in existing text)…

~~(20)~~ (21) *Convenience food store, type C.* …(No change in existing text)…

~~(21)~~ (22) *Dry cleaning plants and systems.* …(No change in existing text)…

~~(22)~~ (23) *Dwelling, multifamily.* …(No change in existing text)…

~~(23)~~ (24) D*welling, quadraplex..* …(No change in existing text)…

~~*(24) Reserved.*~~

(25) Farmer's Market. …(No change in existing text)…

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

SECTION FOUR. In the event any word, phrase, clause, sentence, paragraph, term, or provision of this Ordinance shall be held to be invalid by a court of competent jurisdiction, such judicial determination shall not affect any other word, clause, phrase, sentence, paragraph, term or provision, of this Ordinance, and the remainder of this Ordinance shall remain in full force and effect.

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

PASSED UPON at the first reading of the City Commission, this 2nd day of December 2025.

PASSED UPON at the second and final reading of the City Commission, this 16th day of December 2025.

JASON LESLIE
Mayor

ATTEST:

SUSAN CARROLL DAUDERIS
City Clerk

PLANNING BOARD
STAFF REPORT
Land Development Code (LDC) Amendments
Certified Recovery Residences
Project Number: PZ-2025-204

PLANNING BOARD DATE:	November 13, 2025
TENTATIVE CITY COMMISSION DATES:	December 2, 2025 (1st Reading) December 16, 2025 (2nd Reading)
APPLICANT:	Administrative
PROJECT NUMBER:	PZ 2025-204
SUBJECT:	Land Development Code amendment, Certified Recovery Residences: Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words, and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception
PLANNING STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Steven Spraker, AICP, Planning Director Robin Gawel, Senior Planner

SECTION 1, INTRODUCTION: This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

SECTION 2, BACKGROUND: On June 25, 2025, the Florida Governor signed Senate Bill 954 into law, requiring local governments to adopt an ordinance to establish procedures for the review and approval of certified recovery residences by January 1, 2026. Senate Bill 954 amends Section 397.487, Florida Statutes. Attachment 1 includes (1) Senate Bill 954, (2) analysis of Senate Bill 954, and (3) amended Section 397.487 Florida Statutes. The proposed Land Development Code would amend:

1. Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words.
2. Section 2-57, Criteria for review of specific conditional and special exception.

SECTION 3, ANALYSIS: The purpose of the Land Development Code amendment is to implement the requirements of Senate Bill 954. The proposed Land Development Code amendments are included in Attachment 2. The proposed amendments perform the following actions:

1. Add definitions for certified recovery residences and certified recovery residence administrators. These definitions are copied from Section 397.311(5) and (6), Florida Statutes.
2. Section 2-57 of the Land Development Code is amended as follows:

   (a) Florida Statutes requirements. Links local regulation to the Florida Statutes and state procedures, which must be consistent with the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA").

   (b) Establishment of certified recovery residences. This use may be established in any zoning district that allows multifamily residential and would be treated as a residential use. Under Florida Statute, the city may not regulate the duration or frequency of a resident's stay in a certified recovery residence located within a multifamily zoning district.

   (c) Business Tax Receipt. All certified recovery residences must obtain a business tax receipt.

   (d) Filing a reasonable accommodation request to establish a certified recovery residences. This section specifies the information required to be submitted with a request for a reasonable accommodation under this section, as well as the land development regulations, rules, policies, and procedures of the city that may hinder the establishment of certified recovery residences.

   (e) Review process. This section establishes the review process for applications for reasonable accommodations. The Land Development Code amendment designates the Planning Director as the reviewer for requests for reasonable accommodations. The review must be completed within 60 days of the application.

   (f) Criteria. This section establishes review criteria for requests by certified recovery residences for reasonable accommodation.

   (g) Appeals. Appeals of determinations for reasonable accommodation for certified recovery residences would follow Section 1-19 of the Land Development Code.

   (h) Revocation. Florida Statutes allow the revocation of approvals granted for a reasonable accommodation if the recovery residences fail to maintain certification or licensure required under state law and are not reinstated within 180 days, or if a violation of any provision of the determination granting the reasonable accommodation is found.

SECTION 4, CONCLUSION:

Section 1-15(e) of the Land Development Code requires certain criteria that must be evaluated before the adoption of a Land Development Code amendment when making their recommendation, as follows:

1. **The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

   No development is proposed as part of the proposed amendment. This is an administrative amendment to establish procedures for the review and action of certified recovery residences, consistent with Section 397.487 of the Florida Statutes, based on Senate Bill 954. The analysis of Senate Bill 954 is provided in Attachment 1. The amendment will not create undue crowding beyond the conditions normally permitted in the zoning district, nor will it adversely affect public health, safety, welfare, or quality of life.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The proposed Land Development Code amendment is consistent with the Comprehensive Plan. Objective 2.1 of the Future Land Use Element of the Comprehensive Plan discussed the need to update Land Development Code regulations.

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.**

   The proposed Land Development Code amendment does not approve any site-specific development and will not have an adverse impact on environmentally sensitive lands. This is an administrative amendment to establish procedures for the review and action of certified recovery residences, consistent with Section 397.487 of the Florida Statutes, based on Senate Bill 954.

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 Land Development Code amendment does not approve any site-specific development and will not have any impacts on surrounding 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.**

   This is an administrative amendment to the regulations to establish procedures for the review and action of certified recovery residences, consistent with Section 397.487 of the Florida Statutes, based on Senate Bill 954. The proposed amendment would not have a negative impact on public facilities.

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.**

   No development is proposed as part of the amendment. The application pertains to a Land Development Code amendment.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   No development is proposed as part of the amendment. This is an administrative amendment to the regulations to establish procedures for the review and action of certified recovery residences, consistent with Section 397.487 of the Florida Statutes, based on Senate Bill 954.

8. **The proposed development provides for the safety of occupants and visitors.**

   No development is proposed as part of the amendment. This is an administrative amendment to the regulations to establish procedures for the review and action of certified recovery residences, consistent with Section 397.487 of the Florida Statutes, based on Senate Bill 954.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   No development is proposed as part of the amendment. This is an administrative amendment to the regulations to establish procedures for the review and action of certified recovery residences, consistent with Section 397.487 of the Florida Statutes, based on Senate Bill 954.

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 5, RECOMMENDATION: It is recommended that the Planning Board **APPROVE** amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954 as shown in Attachment 2.

Attachment 1: Senate Bill 954, Senate Bill 954 analysis, Section 397.487, Florida Statutes
Attachment 2: Proposed Land Development Code amendments

ATTACHMENT 1

- **Senate Bill 954**
- **Senate Bill 954 analysis**
- **Section 397.487, Florida Statutes**

An act relating to certified recovery residences; amending s. 397.487, F.S.; requiring, by a specified date, the governing body of each county or municipality to adopt an ordinance to establish procedures for the review and approval of certified recovery residences; requiring that such ordinance include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; specifying criteria for the ordinance; providing that the ordinance may establish additional requirements for the review and approval of reasonable accommodation requests; requiring that such additional requirements be consistent with federal law and not conflict with the act; prohibiting the ordinance from requiring public hearings beyond the minimum required by law; providing that the ordinance may include provisions for revocation of a granted accommodation for cause, if the accommodation is not reinstated within a specified timeframe; providing construction; amending s. 397.4871, F.S.; providing that the personnel-to-resident ratio for a certified recovery residence must be met only when the residents are at the residence; providing that a certified recovery residence administrator for Level IV certified recovery residences which maintains a specified personnel-to-patient ratio has a limitation on the number of residents it may manage; providing an

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (15) and (16) are added to section 397.487, Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date-stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of

a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to

maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

Section 2. Paragraph (c) of subsection (8) of section 397.4871, Florida Statutes, is amended to read:

397.4871 Recovery residence administrator certification.—

(8)

(c) Notwithstanding paragraph (b), a Level IV certified recovery residence operating as community housing as defined in s. 397.311(9), which residence is actively managed by a certified recovery residence administrator approved for 100 residents under this section and is wholly owned or controlled by a licensed service provider, may:

1. Actively manage up to 150 residents so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at

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the residence ~~24 hours a day, 7 days a week,~~ with a personnel-to-resident ratio of 1 to 10.

2. Actively manage up to 300 residents, so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence with a personnel-to-resident ratio of 1 to 6.

A certified recovery residence administrator who has been removed by a certified recovery residence due to termination, resignation, or any other reason may not continue to actively manage more than 50 residents for another service provider or certified recovery residence without being approved by the credentialing entity.

Section 3. This act shall take effect July 1, 2025.

The Florida Senate

BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Rules

BILL:	CS/CS/CS/SB 954
INTRODUCER:	Rules Committee; Appropriations Committee on Health and Human Services; Community Affairs Committee; Senators Gruters and Rouson
SUBJECT:	Certified Recovery Residences
DATE:	April 22, 2025 REVISED:

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	**Fav/CS**
2.	Sneed	McKnight	AHS	**Fav/CS**
3.	Hackett	Yeatman	RC	**Fav/CS**

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/CS/CS/SB 954 requires local governments to adopt an ordinance, subject to certain restrictions, to formalize and streamline the process for applicants seeking reasonable accommodations from land use regulations in order to open a certified recovery residence.

For certain Level IV certified recovery residences, the bill also eliminates staffing requirements when patients are not present, and increases the number of residents that a recovery residence administrator can oversee from 150 to 300 if the operator maintains a minimum 1:6 personnel-to-resident ratio when residents are present.

The bill has no fiscal impact on state revenues or expenditures. **See Section V., Fiscal Impact Statement.**

The bill takes effect July 1, 2025.

II. Present Situation:

Substance abuse is the harmful or hazardous use of psychoactive substances, including alcohol and illicit drugs.[1] According to the Diagnostic and Statistical Manual of Mental Disorders, Fifth

[1] The World Health Organization, *Mental Health and Substance Abuse*, available at https://www.who.int/westernpacific/about/how-we-work/programmes/mental-health-and-substance-abuse; (last visited

Edition (DSM-5), a diagnosis of substance use disorder (SUD) is based on evidence of impaired control, social impairment, risky use, and pharmacological criteria.[2] SUD occurs when an individual chronically uses alcohol or drugs, resulting in significant impairment, such as health problems, disability, and failure to meet major responsibilities at work, school, or home.[3] Repeated drug use leads to changes in the brain's structure and function that can make a person more susceptible to developing a substance abuse disorder.[4] Imaging studies of brains belonging to persons with SUD reveal physical changes in areas of the brain critical to judgment, decision making, learning and memory, and behavior control.[5]

In 2021, approximately 46.3 million people aged 12 or older had a SUD related to corresponding use of alcohol or illicit drugs within the previous year.[6] The most common substance abuse disorders in the United States are from the use of alcohol, tobacco, cannabis, opioids, hallucinogens, and stimulants. Provisional data from the CDC's National Center for Health Statistics indicate there were an estimated 107,622 drug overdose deaths in the United States during 2021 (the last year for which there is complete data), an increase of nearly 15% from the 93,655 deaths estimated in 2020.[7]

Substance Abuse Treatment in Florida

In the early 1970s, the federal government enacted laws creating formula grants for states to develop continuums of care for individuals and families affected by substance abuse. The laws resulted in separate funding streams and requirements for alcoholism and drug abuse. In response to the laws, the Florida Legislature enacted chs. 396 and 397, F.S., relating to alcohol and drug abuse, respectively.[8] Each of these laws governed different aspects of addiction, and thus had different rules promulgated by the state to fully implement the respective pieces of legislation.[9] However, because persons with substance abuse issues often do not restrict their misuse to one substance or another, having two separate laws dealing with the prevention and treatment of addiction was cumbersome and did not adequately address Florida's substance abuse problem.[10]

March 28, 2025); the National Institute on Drug Abuse (NIDA), *The Science of Drug Use and Addiction: The Basics*, available at https://www.drugabuse.gov/publications/media-guide/science-drug-use-addiction-basics (last visited March 28, 2025).

[2] The National Association of Addiction Treatment Providers, *Substance Use Disorder*, available at https://www.naatp.org/resources/clinical/substance-use-disorder (last visited March 28, 2025).

[3] Substance Abuse and Mental Health Services Administration (SAMHSA), *Substance Use Disorders*, http://www.samhsa.gov/disorders/substance-use (last visited March 28, 2025).

[4] The NIDA, *Drugs, Brains, and Behavior: The Science of Addiction*, available at https://www.drugabuse.gov/publications/drugs-brains-behavior-science-addiction/drug-abuse-addiction (last visited March 28, 2025).

[5] *Id.*

[6] SAMHSA, *Highlights for the 2021 National Survey on Drug Use and Health*, p. 2, available at https://www.samhsa.gov/data/sites/default/files/2022-12/2021NSDUHFFRHighlights092722.pdf (last visited March 28, 2025).

[7] The Center for Disease Control and Prevention, National Center for Health Statistics, *U.S. Overdose Deaths In 2021 Increased Half as Much as in 2020 – But Are Still Up 15%*, available at https://www.cdc.gov/nchs/pressroom/nchs_press_releases/2022/202205.htm (last visited March 28, 2025).

[8] *Id.*

[9] *Id.*

[10] The Center for Disease Control and Prevention, National Center for Health Statistics, *U.S. Overdose Deaths In 2021 Increased Half as Much as in 2020 – But Are Still Up 15%*, available at https://www.cdc.gov/nchs/pressroom/nchs_press_releases/2022/202205.htm (last visited March 28, 2025).

In 1993, legislation was adopted to combine ch. 396 and 397, F.S., into a single law, the Hal S. Marchman Alcohol and Other Drug Services Act (Marchman Act).[11]

The Marchman Act encourages individuals to seek services on a voluntary basis within the existing financial and space capacities of a service provider.[12] However, denial of addiction is a prevalent symptom of SUD, creating a barrier to timely intervention and effective treatment.[13] As a result, treatment typically must stem from a third party providing the intervention needed for SUD treatment.[14]

The Department of Children and Families (DCF) administers a statewide system of safety net services for substance abuse and mental health (SAMH) prevention, treatment, and recovery for children and adults who are otherwise unable to obtain these services. Services are provided based upon state and federally established priority populations.[15] The DCF provides treatment for SUD through a community-based provider system offering detoxification, treatment, and recovery support for individuals affected by substance misuse, abuse, or dependence.[16]

- **Detoxification Services:** Detoxification services use medical and clinical procedures to assist individuals and adults as they withdraw from the physiological and psychological effects of substance abuse.[17]
- **Treatment Services:** Treatment services[18] include a wide array of assessment, counseling, case management, and support that are designed to help individuals who have lost their ability to control their substance use on their own and require formal, structured intervention and support.[19]
- **Recovery Support:** Recovery support services, including transitional housing, life skills training, parenting skills, and peer-based individual and group counseling are offered during and following treatment to further assist individuals in their development of the knowledge and skills necessary to maintain their recovery.[20]

[11] Chapter 93-39, s. 2, L.O.F., which codified current ch. 397, F.S.
[12] *See* s. 397.601(1) and (2), F.S. An individual who wishes to enter treatment may apply to a service provider for voluntary admission. Within the financial and space capabilities of the service provider, the individual must be admitted to treatment when sufficient evidence exists that he or she is impaired by substance abuse and his or her medical and behavioral conditions are not beyond the safe management capabilities of the service provider.
[13] Darran Duchene and Patrick Lane, *Fundamentals of the Marchman Act*, Risk RX, Vol. 6 No. 2 (Apr. – Jun. 2006) State University System of Florida Self-Insurance Programs, available at http://flbog.sip.ufl.edu/risk-rx-article/fundamentals-of-the-marchman-act/ (last visited March 28, 2025) (hereinafter cited as "Fundamentals of the Marchman Act").
[14] *Id*.
[15] *See* chs. 394 and 397, F.S.
[16] The Department of Children and Families, *Treatment for Substance Abuse*, available at https://www.myflfamilies.com/services/samh/treatment (last visited March 28, 2025).
[17] *Id*.
[18] *Id*. Research indicates that persons who successfully complete substance abuse treatment have better post-treatment outcomes related to future abstinence, reduced use, less involvement in the criminal justice system, reduced involvement in the child-protective system, employment, increased earnings, and better health.
[19] *Id*.
[20] The Department of Children and Families, *Treatment for Substance Abuse*, available at https://www.myflfamilies.com/services/samh/treatment (last visited March 28, 2025).

Day or Night Treatment with Community Housing

The DCF licenses "Day or Night Treatment" facilities both with and without community housing components. Day or night treatment programs provide substance use treatment as a service in a nonresidential environment, with a structured schedule of treatment and rehabilitative services.[21] Day or night treatment programs with community housing are intended for individuals who can benefit from living independently in peer community housing while participating in treatment services for a minimum of 5 hours a day or 25 hours per week.[22]

Day or night treatment with community housing is appropriate for individuals who do not require structured, 24 hours a day, 7 days a week residential treatment.[23] The housing must be provided and managed by the licensed service provider, including room and board and any ancillary services such as supervision, transportation, and meals. Activities for day or night treatment with community housing programs emphasize rehabilitation and treatment services using multidisciplinary teams to provide integration of therapeutic and family services.[24] This component allows individuals to live in a supportive, community housing location while participating in treatment. Treatment must not take place in the housing where the individuals live, and the housing must be utilized solely for the purpose of assisting individuals in making a transition to independent living.[25] Individuals who are considered appropriate for this level of care:

- Would not have active suicidal or homicidal ideation or present a danger to self or others;
- Are able to demonstrate motivation to work toward independence;
- Are able to demonstrate a willingness to live in supportive community housing;
- Are able to demonstrate commitment to comply with rules established by the provider;
- Are not in need of detoxification or residential treatment; and
- Typically need ancillary services such as transportation, assistance with shopping, or assistance with medical referrals and may need to attend and participate in certain social and recovery oriented activities in addition to other required clinical services.[26]

Services provided by such programs may include:

- Individual counseling;
- Group counseling;
- Counseling with families or support system;
- Substance-related and recovery-focused education, such as strategies for avoiding substance use or relapse, information regarding health problems related to substance use, motivational enhancement, and strategies for achieving a substance-free lifestyle;
- Life skills training such as anger management, communication skills, employability skills, problem solving, relapse prevention, recovery management, decision-making, relationship skills, symptom management, and food purchase and preparation;

[21] Section 397.311(26)(a)2., F.S.
[22] Section 397.311(26)(a)3., F.S.
[23] Rule 65D-30.0081(1), F.A.C.
[24] *Id*.
[25] *Id*.
[26] *Id*.

- Expressive therapies, such as recreation therapy, art therapy, music therapy, or dance (movement) therapy to provide the individual with alternative means of self-expression and problem resolution;
- Training or provision of information regarding health and medical issues;
- Employment or educational support services to assist individuals in becoming financially independent;
- Nutrition education; and
- Mental health services for the purpose of:
  - Managing individuals with disorders who are stabilized,
  - Evaluating individuals' needs for in-depth mental health assessment,
  - Training individuals to manage symptoms; and
  - If the provider is not staffed to address primary mental health problems that may arise during treatment, the provider shall initiate a timely referral to an appropriate provider for mental health crises or for the emergence of a primary mental health disorder in accordance with the provider's policies and procedures.[27]

Each enrolled individual must receive a minimum of 25 hours of service per week, including:
- Counseling;
- Group counseling; or
- Counseling with families or support systems.[28]

Each provider is required to arrange for or provide transportation services, if needed and as appropriate, to clients who reside in community housing.[29] Each provider must have an awake, paid employee on the premises at all times at the treatment location when one or more individuals are present.[30] For adults, the provider must have a paid employee on call during the time when individuals are at the community housing location.[31] In addition, the provider must have an awake, paid employee at the community housing location at all times if individuals under the age of 18 are present.[32] No primary counselor may have a caseload that exceeds 15 individuals.[33] For individuals in treatment who are granted privilege to self-administer their own medications, provider staff are not required to be present for the self-administration.[34]

Recovery Residences

Recovery residences (also known as "sober homes" or "sober living homes") are alcohol- and drug-free living environments for individuals in recovery who are attempting to maintain abstinence from alcohol and drugs.[35] These residences offer no formal treatment and are, in some cases, self-funded through resident fees.

[27] Rule 65D-30.0081(2), F.A.C.
[28] Rule 65D-30.0081(4), F.A.C.
[29] Rule 65D-30.0081(5), F.A.C.
[30] Rule 65D-30.0081(6), F.A.C.
[31] *Id*.
[32] *Id*.
[33] Rule 65D-30.0081(7), F.A.C.
[34] Rule 65D-30.0081(8), F.A.C.
[35] SAMSHA, *Recovery Housing: Best Practices and Suggested Guidelines*, p. 2, available at https://www.samhsa.gov/sites/default/files/housing-best-practices-100819.pdf (last visited March 28, 2025).

A recovery residence is defined as "a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment."[36]

Staffing Requirements for Certified Recovery Residences

A certified recovery residence administrator (CRAA) may actively manage up to 50 residents at any given time, though may manage up to 100 residents if written justification is provided to, and approved by, the credentialing entity as to how the administrator is able to effectively and appropriately respond to the needs of the residents, maintain residence standards, and meet the residence certification requirements.[37] CRRAs at certain Level IV certified recovery residences (those operating as community housing as defined in s. 397.311(9), F.S., which residence is actively managed by a certified recovery residence administrator approved for 100 residents under this section and is wholly owned or controlled by a licensed service provider) are allowed to actively manage up to 150 residents provided certain conditions are met:

- Maintains a personnel-to-patient ratio of 1 to 8;
- Maintains onsite supervision at the residence 24 hours a day, 7 days a week; and
- Has a personnel-to-resident ratio of 1 to 10.[38]

Recovery Residence Levels of Support

Section 397.311(5), F.S., establishes a four level-classification of certified recovery residences, including:

- Level I—houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.
- Level II—encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.
- Level III—offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.
- Level IV—is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a

[36] Section 397.311(38), F.S.
[37] Section 397.4871(6)(b), F.S.
[38] Section 397.4871(8)(b) and (c), F.S.

recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

Voluntary Certification of Recovery Residences and Administrators in Florida

Florida has a voluntary certification programs for recovery residences and recovery residence administrators, conducted by private credentialing entities.[39] Under the voluntary certification program, the DCF has approved two credentialing entities to design the certification programs and issue certificates: the Florida Association of Recovery Residences (FARR) certifies recovery residences and the Florida Certification Board (FCB) certifies recovery residence administrators.[40] Under the voluntary certification program, recovery residences are classified into four levels of care, with Level IV being the most intense level.[41]

Credentialing entities must require prospective recovery residences to submit the following documents with a completed application and fee:

- A policy and procedures manual containing:
  - Job descriptions for all staff positions;
  - Drug-testing procedures and requirements;
  - A prohibition on the premises against alcohol, illegal drugs, and the use of prescribed medications by an individual other than the individual for whom the medication is prescribed;
  - Policies to support a resident's recovery efforts; and
  - A good neighbor policy to address neighborhood concerns and complaints.
- Rules for residents;
- Copies of all forms provided to residents;
- Intake procedures;
- Sexual predator and sexual offender registry compliance policy;
- Relapse policy;
- Fee schedule;
- Refund policy;
- Eviction procedures and policy;
- Code of ethics;
- Proof of insurance;
- Proof of background screening; and
- Proof of satisfactory fire, safety, and health inspections.[42]

Patient Referrals

While certification is voluntary, Florida law incentivizes certification. Since 2016, Florida has prohibited licensed substance abuse service providers from referring patients to a recovery residence unless the recovery residence holds a valid certificate of compliance and is actively

[39] Sections 397.487 through 397.4872, F.S.
[40] The Department of Children and Families, *Recovery Residence Administrators and Recovery Residences*, available at https://www.myflfamilies.com/services/samh/recovery-residence-administrators-and-recovery-residences (last visited March 28, 2025).
[41] Section 397.311, F.S., and sections 397.487 through 397.4873, F.S.
[42] Section 397.487(3), F.S.

managed by a certified recovery residence administrator (CRRA).[43] There are certain exceptions that allow referrals to or from uncertified recovery residences, including any of the following:

- A licensed service provider under contract with a behavioral health managing entity.
- Referrals by a recovery residence to a licensed service provider when the recovery residence or its owners, directors, operators, or employees do not benefit, directly or indirectly, from the referral.
- Referrals made before July 1, 2018, by a licensed service provider to that licensed service provider's wholly owned subsidiary.
- Referrals to, or accepted referrals from, a recovery residence with no direct or indirect financial or other referral relationship with the licensed service provider, and that is democratically operated by its residents pursuant to a charter from an entity recognized or sanctioned by Congress, and where the residence or any resident of the residence does not receive a benefit, directly or indirectly, for the referral.[44]

Service providers are required to record the name and location of each recovery residence that the provider has referred patients to or received referrals from in the DCF Provider Licensure and Designations System.[45] Prospective service providers must also include the names and locations of any recovery residences which they plan to refer patients to, or accept patients from, on their application for licensure.[46]

Residences managed by a certified recovery residence administrator approved for up to 100 residents and wholly owned or controlled by a licensed service provider may accommodate up to 150 residents under certain conditions.[47] These conditions include maintaining a service provider personnel-to-patient ratio of 1 to 8 and providing onsite supervision 24/7 with a personnel-to-resident ratio of 1 to 10. Additionally, administrators overseeing Level IV certified recovery residences with a personnel-to-resident ratio of 1 to 6 are not subject to limitations on the number of residents they may manage.

Zoning and Land Use

The Growth Management Act requires every city and county to create and implement a comprehensive plan to guide future development.[48] All development, both public and private, and all development orders[49] approved by local governments must be consistent with the local government's comprehensive plan unless otherwise provided by law.[50] The Future Land Use Element in a comprehensive plan establishes a range of allowable uses and densities and

[43] Section 397.4873(1), F.S.
[44] Section 397.4873(2)(a)-(d), F.S.
[45] Section 397.4104(1), F.S.
[46] Section 397.403(1)(j), F.S.
[47] Section 397.4871(8)(c), F.S.
[48] Section 163.3167(2), F.S.
[49] "Development order" means any order granting, denying, or granting with conditions an application for a development permit. See s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. See s. 163.3164(16), F.S.
[50] Section 163.3194(3), F.S

intensities over large areas, and the specific use and intensities for specific parcels within that range are decided by a more detailed, implementing zoning map.[51]

III. Effect of Proposed Changes:

Section 1 amends s. 397.487, F.S., to require counties and municipalities, by January 1, 2026, to adopt an ordinance establishing procedures for the review and approval of certified recovery residences, including a process for requesting reasonable accommodations from land use regulations that otherwise prohibit such establishment. The bill requires that the ordinance:

- Be consistent with state and federal law;
- Establish a written application process;
- Require the local government to date-stamp each application upon receipt, and request additional information within 30 days if required, giving 30 days for such response;
- Require final written determination within 60 days which either approves in whole or part, with or without conditions, or denies the request, stating with specificity the objective reasons for denial and process for reconsideration;
- Provide that an application which does not receive final determination within 60 days is deemed approved unless the parties agree to extension; and
- Require the application to include the name and contact information of the applicant, the property address and parcel identification number, and a description of any accommodation requested.

The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests, but may not require public hearings beyond the minimum required by law to grant the requested accommodation. The ordinance may include provisions for the revocation of a granted accommodation for cause such as a violation of conditions or failure to maintain certification.

The bill also clarifies that the ordinance does not supersede covenants and restrictions related to condominium or homeowners' associations.

Section 2 amends s. 397.4871, F.S., to provide that a certified recovery residence administrator for level IV certified recovery residence which maintains a personnel-to-resident ratio of 1 to 6 may manage up to 300 residents. Currently the maximum allowed is 150 residents with a 1 to 8 ratio. The bill also amends the 24/7 onsite supervision requirement to only apply during times when residents are at the residence.

The bill takes effect July 1, 2025.

[51] Richard Grosso, A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing Brevard Cty. v. Snyder, 627 So. 2d 469, 475 (Fla. 1993).

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

Article VII, s. 18(a) of the Florida Constitution provides, in part, that a county or municipality may not be bound by a general law requiring a county or municipality to spend funds or take an action that requires the expenditure of funds unless certain specified exemptions or exceptions are met. The bill requires counties and municipalities to expend funds associated with the requirement to enact an ordinance for the review and approval of certified recovery residences. However, the mandate requirement does not apply to laws having an insignificant impact,[52] which for Fiscal Year 2025-2026 is forecast at approximately $2.4 million.[53] The aggregate cost for local governments to implement this provision is likely insignificant.

However, if the bill does qualify as a mandate, in order to be binding upon cities and counties, the bill must contain a finding of important state interest and be approved by a two-thirds vote of the membership of each house.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

The overall effect of the bill may be to simplify the establishment and maintenance of a recovery residence, providing an indeterminate positive impact.

[52] FLA. CONST. art. VII, s. 18(d).
[53] An insignificant fiscal impact is the amount not greater than the average statewide population for the applicable fiscal year times $0.10. See Fla. Senate Comm. On Cmty. Affairs, Interim Report 2012-115: Insignificant Impact (Sept. 2011), available at: http://www.flsenate.gov/PublishedContent/Session/2012/InterimReports/2012-115ca.pdf.

C. Government Sector Impact:

Counties and municipalities will likely incur administrative expenses associated with the development and noticing of the ordinance required in section 1 of the bill.

The bill has no fiscal impact on state revenues or expenditures.

VI. Technical Deficiencies:

None.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends the following sections of the Florida Statutes: 397.487 and 397.4871.

IX. Additional Information:

A. Committee Substitute – Statement of Substantial Changes:
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS/CS/CS by Rules on April 21, 2025:
The committee substitute revises the mechanic for local approval of certified recovery residences to require that local governments adopt an ordinance outlining procedures for approving certified recovery residences within their jurisdiction, with certain conditions on the nature and scope of the ordinance.

CS/CS by Appropriations Committee on Health and Human Services on April 15, 2025:
The committee substitute changes the maximum number of residents that can be actively managed by a certified recovery residence administrator for Level IV certified recovery residence to 300 residents.

CS by Community Affairs on March 31, 2025:
The committee substitute removes all provisions of the bill except:

- The provisions of section 4 declaring a certified recovery residence is deemed a nontransient residential use of land for the purposes of all local zoning ordinances. The provisions requiring administrative approval and a reduction of parking requirements are removed.
- Section 5, adjusting bed limits by personnel-to-resident ratio. This provision is modified to provide a 500 resident limit.

B. Amendments:

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.

Select Year: 2025 Go

The 2025 Florida Statutes

Title XXIX PUBLIC HEALTH | Chapter 397 SUBSTANCE ABUSE SERVICES | View Entire Chapter

397.487 Voluntary certification of recovery residences.—

(1) The Legislature finds that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment. The Legislature further finds that this state and its subdivisions have a legitimate state interest in protecting these persons, who represent a vulnerable consumer population in need of adequate housing. It is the intent of the Legislature to protect persons who reside in a recovery residence.

(2) The department shall approve at least one credentialing entity by December 1, 2015, for the purpose of developing and administering a voluntary certification program for recovery residences. The approved credentialing entity shall:

(a) Establish recovery residence certification requirements.

(b) Establish procedures to:

1. Administer the application, certification, recertification, and disciplinary processes.

2. Monitor and inspect a recovery residence and its staff to ensure compliance with certification requirements.

3. Interview and evaluate residents, employees, and volunteer staff on their knowledge and application of certification requirements.

(c) Provide training for owners, managers, and staff.

(d) Develop a code of ethics.

(e) Establish application, inspection, and annual certification renewal fees. The application fee may not exceed $100. Any onsite inspection fee shall reflect actual costs for inspections. The annual certification renewal fee may not exceed $100.

(3) A credentialing entity shall require the recovery residence to submit the following documents with the completed application and fee:

(a) A policy and procedures manual containing:

1. Job descriptions for all staff positions.

2. Drug-testing procedures and requirements.

3. A prohibition on the premises against alcohol, marijuana, illegal drugs, and the use of prescribed medications by an individual other than the individual for whom the medication is prescribed. For the purposes of this subsection, “marijuana” includes marijuana that has been certified by a qualified physician for medical use in accordance with s. 381.986.

4. Policies to support a resident’s recovery efforts.

5. A good neighbor policy to address neighborhood concerns and complaints.

(b) Rules for residents.

(c) Copies of all forms provided to residents.

(d) Intake procedures.

(e) Sexual predator and sexual offender registry compliance policy.

(f) Relapse policy.

(g) Fee schedule.

(h) Refund policy.

(i) Eviction procedures and policy.

(j) Code of ethics.

(k) Proof of insurance.

(l) Proof of background screening.

(m) Proof of satisfactory fire, safety, and health inspections.

(4) A certified recovery residence must be actively managed by a certified recovery residence administrator. All applications for certification must include the name of the certified recovery residence administrator who will be actively managing the applicant recovery residence.

(5) Upon receiving a complete application, a credentialing entity shall conduct an onsite inspection of the recovery residence.

(6) All owners, directors, and chief financial officers of an applicant recovery residence are subject to level 2 background screening as provided under s. 408.809 and chapter 435. A recovery residence is ineligible for certification, and a credentialing entity shall deny a recovery residence's application, if any owner, director, or chief financial officer has been found guilty of, or has entered a plea of guilty or nolo contendere to, regardless of adjudication, any offense listed in s. 408.809(4) or s. 435.04(2) unless the department has issued an exemption under s. 435.07. Exemptions from disqualification applicable to service provider personnel pursuant to s. 397.4073 or s. 435.07 shall apply to this subsection. In accordance with s. 435.04, the department shall notify the credentialing agency of an owner's, director's, or chief financial officer's eligibility based on the results of his or her background screening.

(7) A credentialing entity shall issue a certificate of compliance upon approval of the recovery residence's application and inspection. The certification shall automatically terminate 1 year after issuance if not renewed.

(8) Onsite followup monitoring of a certified recovery residence may be conducted by the credentialing entity to determine continuing compliance with certification requirements. The credentialing entity shall inspect each certified recovery residence at least annually to ensure compliance.

(a) A credentialing entity may suspend or revoke a certification if the recovery residence is not in compliance with any provision of this section or has failed to remedy any deficiency identified by the credentialing entity within the time period specified.

(b) A certified recovery residence must notify the credentialing entity within 3 business days after the removal of the recovery residence's certified recovery residence administrator due to termination, resignation, or any other reason. The certified recovery residence has 90 days to retain a certified recovery residence administrator. The credentialing entity must revoke the certificate of compliance of any certified recovery residence that fails to comply with this paragraph.

(c) If a certified recovery residence's administrator has been removed due to termination, resignation, or any other reason and had been previously approved to actively manage more than 50 residents pursuant to s. 397.4871(8)(b), the certified recovery residence has 90 days to retain another certified recovery residence administrator pursuant to s. 397.4871. The credentialing entity must revoke the certificate of compliance of any certified recovery residence that fails to comply with this paragraph.

(d) If any owner, director, or chief financial officer of a certified recovery residence is arrested and awaiting disposition for or found guilty of, or enters a plea of guilty or nolo contendere to, regardless of whether adjudication is withheld, any offense listed in s. 435.04(2) while acting in that capacity, the certified recovery residence must immediately remove the person from that position and notify the credentialing entity within 3 business days after such removal. The credentialing entity must revoke the certificate of compliance of a certified recovery residence that fails to meet these requirements.

(e) A credentialing entity shall revoke a certified recovery residence's certificate of compliance if the certified recovery residence provides false or misleading information to the credentialing entity at any time.

(f) Any decision by a department-recognized credentialing entity to deny, revoke, or suspend a certification, or otherwise impose sanctions on a certified recovery residence, is reviewable by the department. Upon receiving an adverse determination, the certified recovery residence may request an administrative hearing pursuant to ss.

120.569 and 120.57(1) within 30 days after completing any appeals process offered by the credentialing entity or the department, as applicable.

(9) A person may not advertise to the public, in any way or by any medium whatsoever, any recovery residence as a "certified recovery residence" unless such recovery residence has first secured a certificate of compliance under this section. A person who violates this subsection commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(10)(a) A certified recovery residence may allow a minor child to visit a parent who is a resident of the recovery residence, provided that a minor child may not visit or remain in the recovery residence between the hours of 9 p.m. and 7 a.m. unless:

1. A court makes a specific finding that such visitation is in the best interest of the minor child; or

2. The recovery residence is a specialized residence for pregnant women or parents whose children reside with them. Such recovery residences may allow children to visit or reside in the residence if the parent does not yet have a time-sharing plan pursuant to s. 61.13, provided that the parent files with the court for establishment of a plan within 14 days of moving into the residence.

(b) A certified recovery residence may not allow a minor child to visit a parent who is a resident of the recovery residence at any time if any resident of the recovery residence is currently required to register as a sexual predator under s. 775.21 or as a sexual offender under s. 943.0435.

(11) Notwithstanding any landlord and tenant rights and obligations under chapter 83, a recovery residence that is certified under this section and has a discharge policy approved by a department-recognized credentialing entity may immediately discharge or transfer a resident in accordance with that policy under any of the following circumstances:

(a) The discharge or transfer is necessary for the resident's welfare.

(b) The resident's needs cannot be met at the recovery residence.

(c) The health and safety of other residents or recovery residence employees is at risk or would be at risk if the resident continues to live at the recovery residence.

(12) Any person discharged from a recovery residence under subsection (11) who willfully refuses to depart after being warned by the owner or an authorized employee of the recovery residence commits the offense of trespass in a recovery residence, a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(13) Beginning January 1, 2025, a certified recovery residence may not deny an individual access to housing solely on the basis that he or she has been prescribed federally approved medication that assists with treatment for substance use disorders by a licensed physician, a physician's assistant, or an advanced practice registered nurse registered under s. 464.0123.

(14) A local ordinance or regulation may not further regulate the duration or frequency of a resident's stay in a certified recovery residence located within a multifamily zoning district after June 30, 2024. This provision shall expire July 1, 2026.

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

History.—s. 2, ch. 2015-100; s. 2, ch. 2017-80; s. 7, ch. 2019-159; s. 2, ch. 2020-38; s. 3, ch. 2021-128; s. 10, ch. 2021-156; s. 4, ch. 2023-298; s. 15, ch. 2024-71; s. 3, ch. 2024-176; s. 27, ch. 2025-156; s. 1, ch. 2025-182.

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ATTACHMENT 2

Propose Land Development Code Amendments

- Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words, and
- Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception

Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words

Note definitions are from Florida Statutes 397.311(5) and (6)

Certificate of use …(No change in existing text)…

Certified recovery residence means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

(a) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

(b) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

(c) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

(d) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

Certified recovery residence administrator means a recovery residence administrator who holds a valid certificate of compliance.

Change of use …(No change in existing text)…

Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception

(13) *Cemetery.* …(No change in existing text)…

(14) *Certified Recovery Residences.*

(a) *Florida Statue requirements*. Certified Recovery Residences are defined within Section 397.311 Florida Statutes, as amended, and provide the regulations for review and approval of applications for reasonable accommodations in applying the city's ordinances, rules, policies, and procedures consistent with the federal Fair Housing Amendments Act (42

U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.) ("ADA").

(b) *Establishment of a certified recovery residence*. A certified recovery residence may be established in zoning districts that allow multi-family use and must comply with Section 2-57 of this Code for that zoning district and all other applicable land development regulations, except that reasonable accommodation(s) may be requested pursuant to this section. The city may not regulate the duration or frequency of a resident's stay in a certified recovery residence located within a multifamily zoning district.

(c) *Business Tax Receipt required.* All certified recovery residences are required to obtain a Business Tax Receipt.

(d) *Filing a reasonable accommodation request to establish a certified recovery residence*. A request for a reasonable accommodation under this section from the land development regulations, rules, policies, and procedures of the City that may hinder the establishment of a certified recovery residence shall be made through the city electronic permitting system and shall at a minimum provide the following information:

1. Name and contact information of the applicant.
2. If the applicant is not the certified recovery residence administrator who will be actively managing the recovery residence, the administrator's name, and contact information.
3. Copy of recovery residence administrator certification.
4. Florida Association of Recovery Residences, (FARR) location certification.
5. The location where reasonable accommodation is requested including the address and parcel identification number.
6. A description of the facility operations, including the number of beds and services provided.
7. A description of the accommodation needed, identifying the ordinances, rules, or policies for which the applicant needs reasonable accommodation, and why it is necessary.
8. Any additional information or documentation the applicant feels is necessary to support the request for reasonable accommodation.
9. No fees or costs may be imposed for applications submitted under this section or an appeal of a decision for such application.

(e) *Review process.* The following review process shall apply to applications for reasonable accommodation request(s) to establish a certified recovery residence:

1. The application shall be date-stamped when received.
2. The applicant shall be notified in writing within the first 30 days of the submittal if additional information or documents are required. The applicant shall have 30 days to respond and provide the additional information or additional documents that have been requested.

3. The review process shall not require public hearings beyond the minimum required by law to grant the requested accommodation.

4. Within 60 days of receiving the completed application, the Planning Director shall review the request for reasonable accommodation based on the criteria of subsection (f) and make a determination.

   a. Approve the accommodation request as submitted;

   b. Approve a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or approve a reasonable alternative accommodation; or

   c. Deny the accommodation request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. If the final written determination is not issued within 60 days after the receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. In the event that a reasonable accommodation is granted, the Applicant shall continue to comply with any and all other applicable building and/or site permitting processes required by the city's Land Development Code and all other state and federal laws.

7. A reasonable accommodation is specific to the Applicant and does not run with the subject property.

8. The application of Florida Statutes 397.487 does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

(f) *Criteria*. The following criteria shall be used in reviewing an application for a reasonable accommodation request for establishing a certified recovery residence:

1. Whether the applicant has established that he/she, or the individual on whose behalf the application was submitted, is protected under applicable laws.
2. Whether the applicant has established that the requested accommodation is reasonable and necessary to afford the disabled individual, an equal opportunity to use and enjoy the property.
3. Whether the requested accommodation would impose an undue financial or administrative burden on the city.
4. Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the city.
5. If applicable, whether alternative reasonable accommodations could provide an equivalent level of benefit.
6. Any other relevant criteria under applicable laws.
7. That applicant adheres to all applicable state and federal laws relating to Certified

Recovery Residences and can demonstrate the same, inclusive of all required licensures or credentials for operation of a certified recovery residence.

(g) *Appeal.* Whenever the applicant disagrees with the determination of the Planning Director, or any of the conditions imposed as part of the terms under which the reasonable accommodation is approved, they may elect to appeal the application per Section 1-19 of this code.

(h) *Revocation.* The approval granted under this Section for a reasonable accommodation may be revoked or modified if the recovery residence fails to maintain certification or licensure required under state law and it is not reinstated within 180 days, or a violation of any provision of the determination granting the reasonable accommodation is found.

~~(14)~~ (15) *Child care facility.* …(No change in existing text)…

~~(15)~~ (16) *Clubs and fraternal organizations.* …(No change in existing text)…

~~(16)~~ (17) *Cluster subdivisions.* …(No change in existing text)…

~~(17)~~ (18) *Community residential home.* …(No change in existing text)…

~~(18)~~ (19) *Convenience food store, type A..* …(No change in existing text)…

~~(19)~~ (20) *Convenience food store, type B.* …(No change in existing text)…

~~(20)~~ (21) *Convenience food store, type C.* …(No change in existing text)…

~~(21)~~ (22) *Dry cleaning plants and systems.* …(No change in existing text)…

~~(22)~~ (23) *Dwelling, multifamily.* …(No change in existing text)…

~~(23)~~ (24) D*welling, quadraplex..* …(No change in existing text)…

~~*(24) Reserved.*~~

(25) Farmer's Market. …(No change in existing text)…

Planning Board minutes from November 13, 2025

ITEM:

PZ-2025-204

Certified Recovery Residences

Recommended for Approval

F. PZ-2025-204, Certified Recovery Residences, Land Development Code Amendment

Mr. Spraker stated that this is an application for administrative Land Development Code amendments to establish procedures for the review and action of Certified Recovery Residences, as required by Florida Statute Section 397.487, implemented by Senate Bill 954. He added that Senate Bill 954, which was effective July 1, 2025, was codified into Florida Statute Section 397.487. Mr. Spraker stated that the bill requires local governments to adopt an ordinance to establish procedures for the review and approval of certified recovery residences by January 1, 2026. He continued that the bill also requires the establishment of a process for reasonable accommodation requests for Certified Recovery Residences.

Mr. Spraker stated that the Land Development Code amendments have two parts. The first part establishes definitions for Certified Recovery Residences and Certified Recovery Residence administrators, which were copied from the Florida Statutes.

Mr. Spraker stated that the second part of the amendment creates a subsection in Section 2-57 that establishes:

a) Florida Statutes requirements.
b) Establishment of certified recovery residences.
c) Business Tax Receipt.
d) Filing a reasonable accommodation request to establish a certified recovery residence.
e) Review process.
f) Criteria.
g) Appeals.
h) Revocation.

Mr. Spraker stated that the Planning staff is recommending approval of the Land Development Code amendment.

Board Questions

Mr. Jorczak asked, based on what is known about the legislature, how many more of these types of mandates are coming. He stated that we continue to see more oversight by the state of the individual municipalities and how they are constructing their codes. He asked how many more of this kind of thing that local governments are seeing. Mr. Spraker replied that he does not have an answer to the question, and how the state legislature is to implement laws and policies that they feel are appropriate.

Mr. Jorczak remarked that it would be nice to put the mandates on hold so that local governments can work on regional issues and plans.

Vice Chair Shull asked where the recovery residences can be located. Mr. Spraker confirmed that they would be allowed in the multi-family zoning districts because they are functioning as residential units.

Vice Chair Shull inquired if there was any distance separation from schools. Mr. Spraker responded that there are no distance separation requirements because the units are residential and services are provided off-site.

Ms. Shull inquired if there would be a Homeowners' Association (HOA) or anything. Mr. Spraker replied that multi-family units typically have management associations, and Certified Recovery Residences also have an administrator.

DRAFT

Vice Chair Shull entertained a motion.

Mr. Gentry motioned to approve PZ-2025-204. Mr. Jorczak seconded the motion. The vote was called, and the motion was approved, with Chairman Thomas in opposition (4-1).

G. PZ-2025-205, Home Occupations, Land Development Code Amendment

Mr. Steven Spraker, Planning Director, explained the application for administrative Land Development Code amendments to update the regulations for home occupations based upon Section 559.955, Florida Statutes. He explained that Section 559.955, Florida Statutes, state:

- ❖ Prohibited local governments from taking certain actions relating to the licensure and regulation of home-based businesses.
- ❖ Specified conditions under which a business is considered a home-based business.
- ❖ Authorized home-based businesses to operate in areas zoned for residential use.
- ❖ Specified that home-based businesses are subject to certain business taxes.
- ❖ Authorized the prevailing party in such challenge to recover specified attorney fees and costs, etc.

Mr. Spraker stated that the Land Development Code amendments seek to:

1. Amend the definition title of home occupation to home-based business.
2. Delete Section 2-50(t), Home occupations of the Land Development Code in its entirety.
3. Establish procedural requirements.
4. Establish conditions based on the Florida Statutes conditions.
5. Establish a yearly expiration, as with all Business Tax Receipts.
6. Establish that home-based businesses cannot be transferred.
7. Establish a revocation subsection if the business violates the Land Development Code and the Florida Statutes.

Mr. Spraker stated that the Planning staff is recommending approval of the Land Development Code amendment.

Board Questions

Vice Chair Shull inquired whether a Homeowners' Association (HOA) can still establish standards for what is allowed within its community. Mr. Spraker responded that Homeowners' Associations (HOAs) can establish their own standards.

Vice Chair Shull brought it back up to the Board and entertained a motion.

Mr. Railsback motioned to approve PZ-2025-205, and Mr. Gentry seconded it. The vote was called, and the motion was approved, with Chairman Thomas in opposition (4-1).

VIII. PUBLIC COMMENTS

Amber Bobak, 397 Collins Street, expressed her thoughts regarding the proposed Tomoka Commerce Park project. She stated that she attended the neighborhood

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2025-38

AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE IV, CONDITIONAL AND SPECIAL EXCEPTION REGULATIONS, SECTION 2-57, CRITERIA FOR REVIEW OF SPECIFIC CONDITIONAL AND SPECIAL EXCEPTION, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE TO CREATE DEFINITIONS, ESTABLISH PROCEDURES, AND DEFINE A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTE SECTION 397.487; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

   This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. T This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to establish procedures for the review and action for certified recovery residences as required by Florida Statute Section 397.487 implemented with Senate Bill 954.

4. Any additional information the City determines may be useful.

(This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

No business impacts proposed. The item was advertised in newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.C.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Ordinances
Subject	1561 North U.S. Highway 1, Advent Health Off-Site Emergency Department, Zoning Map Amendment		
Recommended Action	The Planning Board recommended **APPROVAL** to the City Commission to allow a zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order.

The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.

This agenda item, item A, is for the zoning map amendment, and the next agenda item, item B, is for the issuance of the development order. The zoning map amendment establishes the framework for the development order (the next agenda item), which details the specific development approval. The zoning map amendment seeks to allow a commercial use framework consistent with the land use designation.

The Planning Board reviewed the zoning map amendment at the November 13, 2025, meeting and recommended approval.

Financial Impact

None

Citizen Impact

The zoning map amendment establishes the framework for the development order, which details the specific development approval. The application is expected to have positive impacts on citizens in the redevelopment of a key site within the I-95 and U.S. Highway 1 interchange area. Additionally, the use will provide the community access to emergency medical care that is not currently available in the North U.S. Highway 1 corridor.

Attachments

1. 25-39 Planning - 1561 N. US Highway 1, Advent Health, Zoning Map Amendment (P25-0179G)
2. Exhibit A, Advent OSED Legal Description
3. Exhibit B, Zoning Map
4. 11.13.2025, Advent Health, ZMA, PB Staff Report
5. 11.13.2025, Draft Planning Board minutes, Advent ZMA
6. Ordinance BIE, LDC Amendment, Advent OSED ZMA

ORDINANCE NO. 2025-39

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 ONE (1) PARCEL OF REAL PROPERTY TOTALING 2.47± ACRES LOCATED AT 1561 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3136-01-17-0010) FROM B-7, HIGHWAY TOURIST COMMERCIAL TO PBD, PLANNED BUSINESS DEVELOPMENT; AUTHORIZING A REVISION OF THE OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Memorial Health Systems, Inc., a Florida not-for-profit corporation ("Property Owner") is the fee simple owner of certain real property consisting of approximately 2.47 acres located at 1561 North U.S. Highway 1, which is legally described and depicted in Exhibit "A" ("Property") attached hereto and incorporated herein, and

WHEREAS, Kimley-Horn and Associates, Inc., a foreign profit company, as an authorized agent, has submitted an application on behalf of the Property Owner to the city to re-zone the Property from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and

WHEREAS, the Property to be re-zoned is less than ten contiguous acres, consisting of approximately 2.47± contiguous acres, and

WHEREAS, the Planning Board held a public hearing regarding this matter on November 13, 2025, 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 to change the zoning designation of one (1) parcel located at

1561 North U.S. Highway 1, Volusia County Property Appraiser parcel identification number: 3136-01-17-0010, as more particularly described and depicted in Exhibit "A" from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, 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.

PASSED UPON at the first reading of the City Commission, this 16th day of December, 2025.

PASSED UPON at the second reading of the City Commission, this 20th day of January, 2026.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

LEGAL DESCRIPTION

From Donald W. McIntosh Associates, Inc. Survey, dated October 22, 2024, 1561 North U.S. Highway 1 – Parcel ID: 3136-01-17-0010

DESCRIPTION (per Fidelity National Title Insurance Company Title Commitment, file number 13872–5)
(SHOWN HEREON AS DESCRIPTION 1 (D1))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250–253, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

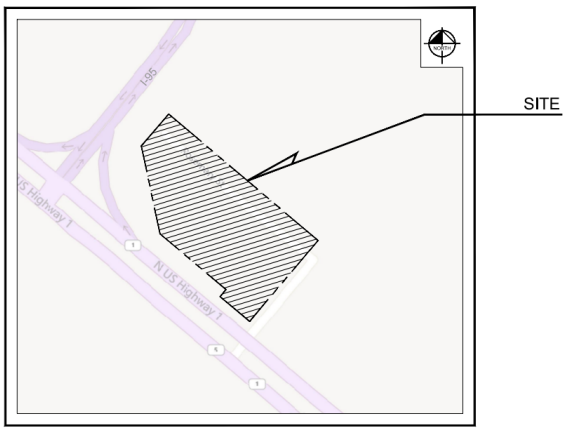
BEGINNING at the Southeasterly corner of said Block 17; thence South 40°15'10" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.2 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.9 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I–95, 23.0 feet to a point therein; thence North 49°55'20" West along said I–95 right of way, 216.8 feet to a point therein; thence North 12°04'28" West along said right of way, 226.35 feet; thence North 40°52'45" East along said right of way 76.09 feet to a point therein being also in the Westerly right of way of Atlantic Road being a 60 foot right of way, being also in the Easterly line of Block 17 aforesaid; thence South 49°29'00" East along said right of way and said Easterly line of Block 17, 492.10 feet to the Point of BEGINNING. Together with the Southwesterly 30.00 feet of vacated Atlantic Road, a 60.00 foot right of way, abutting the Northeasterly line thereof.

Also described as:
(SHOWN HEREON AS DESCRIPTION 2 (D2))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, Together with the Southwesterly 30.00 feet of vacated Atlantic Road, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250–253, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Block 17; thence South 40°10'06" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.20 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.82 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I–95, 23.0 feet to a point therein; thence North 49°55'20" West along said I–95 right of way, 216.78 feet to a point therein; thence North 12°04'00" West along said right of way, 226.11 feet; thence North 40°30'58" East along said right of way 106.21 feet to a point lying in the centerline of vacated Atlantic Road being a 60 foot right of way; thence South 49°29'00" East along said centerline, 491.75; thence South 40°10'06" West, 30.00 feet to the Point of BEGINNING.

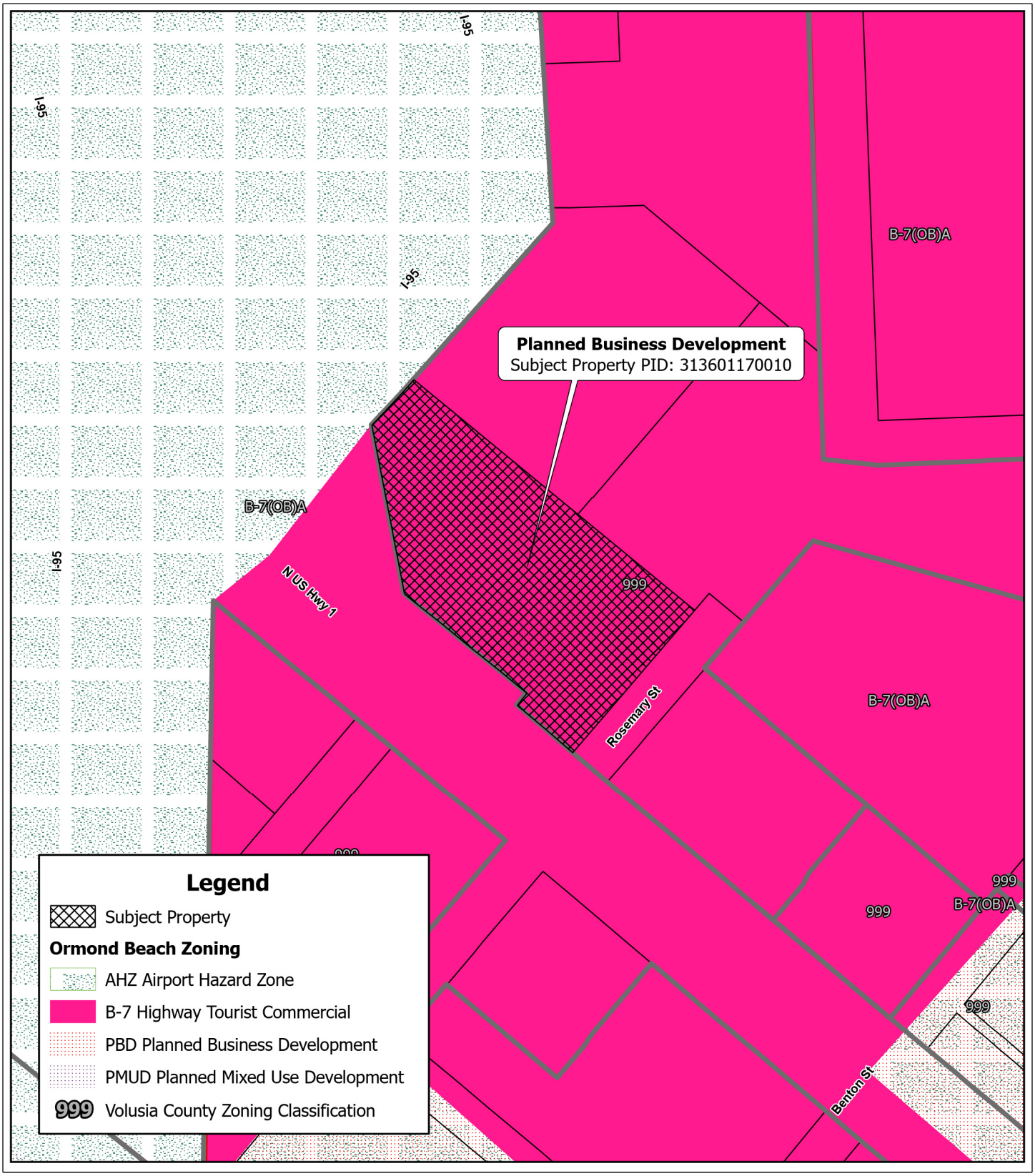
Map of Area



SECTIONS 36, TOWNSHIP 13, RANGE 31
LOCATION MAP
N.T.S.

PARCEL ID:	3136-01-17-0010
OWNER:	MEMORIAL HEALTH SYSTEMS, INC., A FLORIDA NOT FOR PROFIT CORPORATION
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC., A FOREIGN PROFIT COMPANY
SPECIAL EXCEPTION ADDRESS:	1561 NORTH U.S. HIGHWAY 1, ORMOND BEACH, FLORIDA 32174

EXHIBIT "B"



Zoning Map Amendment from B-7, Highway Tourist Commercial to Planned Business Development

1561 NORTH US HIGHWAY 1
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

N
W E
S

PLANNING BOARD
STAFF REPORT
Zoning Map Amendment
Advent Health Off-Site Emergency Department
1561 North U.S. Highway 1
Project Number: PZ-2025-169(A)

SPRC DETERMINATION DATE & ACTION:	October 29, 2025, SPRC recommended approval
PLANNING BOARD DATE:	November 13, 2025
TENTATIVE CITY COMMISSION DATES:	December 16, 2025 (1st reading) January 20, 2026 (2nd reading)
APPLICANT:	Kimley-Horn and Associates, Inc., on behalf of the property owner Memorial Health Systems, Inc.
LOCATION:	1561 North U.S. Highway 1
SUBJECT:	Zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, for the property at 1561 North U.S. Highway 1, totaling 2.47 acres, for the Advent Health Off-site Emergency Department (OSED) Planned Business Development
STAFF CONTACT:	Steven Spraker, AICP, Planning Director
MAP OF PROJECT AREA:	

SECTION 1, INTRODUCTION:

This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order. The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres. 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.

SECTION 2, BACKGROUND:

The subject property is located at 1561 North U.S. Highway 1 at the intersection of North U.S. Highway 1 and Rosemary Street and abuts I-95. The property was once operated as a gas station and a Wendy's fast-food restaurant, totaling approximately 8,305 square feet. The property was annexed on March 21, 2011, with Ordinance 2011-09 based on the connection to city utilities. On August 3, 2011, the City Commission approved a Comprehensive Plan amendment to assign a land use designation of “Low Intensity Commercial”. On November 15, 2011, the City Commission approved a zoning map amendment to assign the B-7, Highway Tourist Commercial, zoning classification. In 2022, the property owner at that time demolished all structures at 1561 North U.S. Highway 1.

Starting in 2010, Ormond Beach initiated the process to create an Interlocal Service Boundary Area (ISBA) with Volusia County along the North U.S. Highway 1 corridor. The Interlocal Service Boundary Area was adopted by Ormond Beach and Volusia County in 2014 and allowed Ormond Beach to apply land use and zoning regulations to all properties, including those properties in unincorporated Volusia County. The Interlocal Service Boundary Area represented a significant investment in the North U.S. Highway 1 corridor. Actions have included utility improvements, landscaping grants, code enforcement actions, and the planned renovations of the I-95 and U.S. Highway 1 interchange. The Interlocal Service Boundary Area has expanded to include the Plantation Oaks and RidgeHaven subdivisions.

The application shall require two separate actions by the Planning Board and City Commission as follows:

1. Item A: zoning map amendment from B-7, Highway Tourist Commercial to Planned Business Development.
2. Item B: issuance of a development order of an approximately 13,451 square foot off-site emergency department building and associated site improvements under certain conditions on 2.47 acres.

The two items will be presented as a single item to the Planning Board because the applications are interrelated. Any motion by the Planning Board must be for the individual item, with a separate vote for each agenda item.

SECTION 3, ANALYSIS: The site is designated as "Low Intensity Commercial" on the Future Land Use Map with a B-7, Highway Tourist Commercial zoning classification. The following table shows the surrounding land uses and zoning:

EXHIBIT 1: Adjacent land uses and zoning:

Direction	Uses	Land Use designation	Zoning designation
North	Commercial, Hotel	"Low Intensity Commercial"	B-7, Highway Tourist Commercial
South	Commercial	"Low Intensity Commercial"	B-7, Highway Tourist Commercial
West	I-95 Right-of-Way	I-95 Right-of-Way	I-95 Right-of-Way
East	Commercial, Dollar General	"Low Intensity Commercial"	B-7, Highway Tourist Commercial

This report seeks to review the zoning map amendment. According to Chapter 2, Article II, Section 2-36 of the Land Development Code, the purpose of the Planned Business Development zoning district

> "is to establish regulatory standards for controlling the location of comprehensively planned business centers accessible to arterial roadways. The PBD is intended to incorporate a flexible management policy that 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."

SECTION 4, CRITERIA FOR APPROVAL: Certain criteria must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article II, Section 1-15(e)(1-10) 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 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.**

   The proposed action is a zoning map amendment from the B-7, Highway Tourist Commercial zoning district to a 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. The Planned Business Development zoning classification is consistent with a commercial area along I-95 and North U.S. Highway 1.

2. The proposed development is consistent with the Comprehensive Plan.

The property is designated as “Low Intensity Commercial” on the City’s Future Land Use Map (FLUM). The proposed development is consistent with the Comprehensive Plan. Specifically, the Future Land Use Element of the Comprehensive Plan states:

Low Intensity Commercial

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 nonresidential uses, the minimum FAR should be 0.2.

Density: Maximum 10 units per acre.

Maximum FAR: 0.6

The “Low Intensity Commercial” land use designation specifically envisions commercial uses. The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

OBJECTIVE 1.2.

Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.

POLICY 1.2.5.

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

POLICY 1.2.6.:

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

POLICY 1.2.8.

Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele.

POLICY 2.1.14.

The city shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.

The location is appropriate for the medical facility and is consistent with the Comprehensive Plan.

3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to, water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

The survey indicates that the development area is located in flood zone “X” and is not within a special flood hazard area. There are portions of the property that are located in flood zone “AH.” There are no wetlands on-site. The project will not adversely impact environmentally sensitive lands or natural resources, including but not limited to, water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells. The zoning map amendment 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 (the next agenda item), which details the specific development approval. The zoning map amendment seeks to allow the framework for a commercial use consistent with the land use designation. The proposed project is consistent with the property's future land use designation and zoning classification, and staff does not believe that the project would depreciate the value of the surrounding property. The project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties. There are no residential uses around the subject property. The project proposes a substantial investment in the construction of the medical facility.

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 (the next agenda item), which details the specific development approval. There are adequate public facilities to serve the proposed development, including roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.

6. **Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

   The proposed uses are low-traffic generators compared to other retail, office, and restaurant uses allowed in the "Low Intensity Commercial" land use and in the B-7, Highway Tourist Commercial zoning district. The Applicant has provided a trip generation memorandum based upon the ITE Trip Generation Manual, 11th edition. The project is expected to generate an average of 337 daily trips, with 15 in the A.M. peak hours and 21 in the P.M. peak hours.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The functional use of space would be reviewed as part of the development order agenda item.

8. **The proposed development provides for the safety of occupants and visitors.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) reviews the safety of occupants and visitors.

9. **The proposed use of materials and architectural features will not adversely affect the neighborhood or the area's aesthetics.**

   The zoning map amendment establishes the framework for the development order (next agenda item) that details the specific development approval. The site plan (development order item) reviews the use of materials and architectural features.

10. **The testimony provided at public hearings**.

    There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-18(e)(3) of the Land Development Code states that the City Commission shall consider rezonings for consistency with the Comprehensive Plan. The zoning map amendment is consistent based upon the following points:

- The impacts on facilities and services will not change as a result of the requested zoning map amendment from the B-7, Highway Tourist Commercial zoning district to a PBD, Planned Business Development; and
- The zoning request is consistent with the compatibility matrix outlined in the Land Development Code for the Future Land Use Plan Map designation of "Low Intensity Commercial."

SECTION 5, RECOMMENDATION:

This agenda item seeks to allow a zoning map amendment from B-7 (Highway Tourist Commercial) to Planned Business Development (PBD). The agenda item does not approve any specific development approval, but instead a framework for these zoning actions. The Site Plan Review Committee recommended that the Planning Board **APPROVE** the zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, for the property at 1561 North U.S. Highway 1, totaling 2.47 acres, for the Advent Health Off-site Emergency Department (OSED) Planned Business Development.

Attachment 1: Location, aerial, and land use maps
Attachment 2: Zoning map of the amendment

ATTACHMENT 1

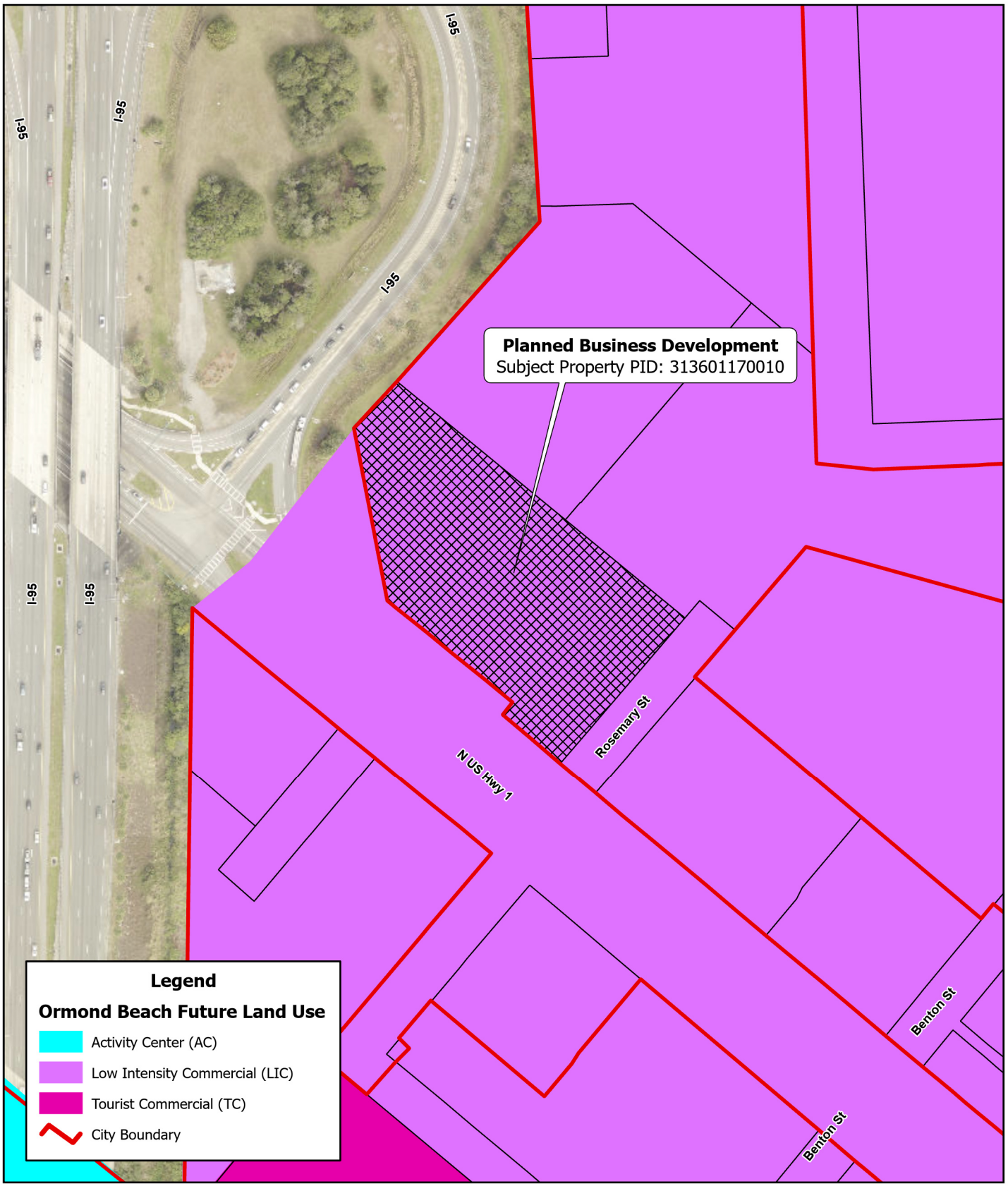
Location, aerial, and land use maps



1561 NORTH US HIGHWAY 1
AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

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1561 NORTH US HIGHWAY 1
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

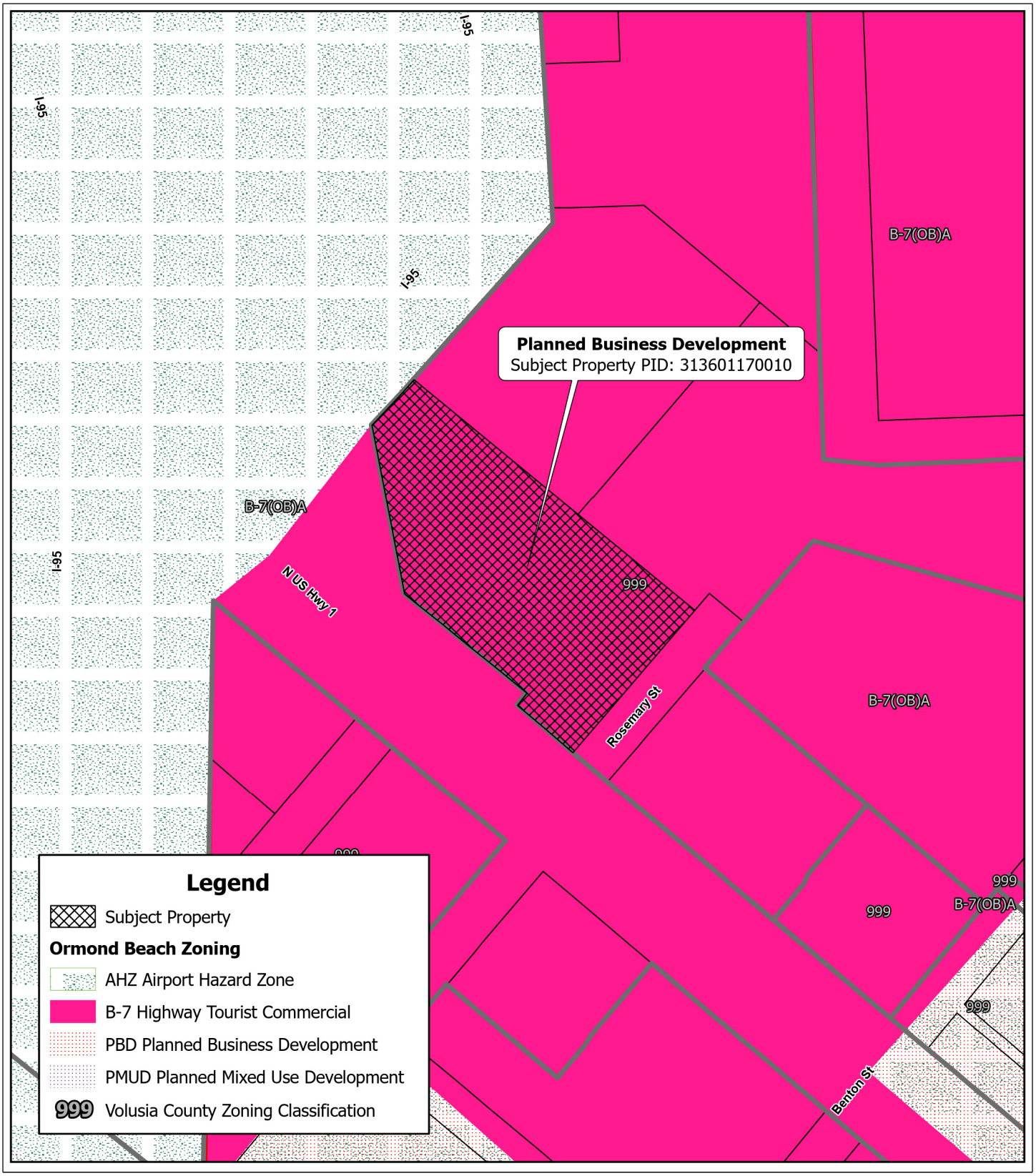
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Site aerial for 1561 North U.S. Highway 1



ATTACHMENT 2

Zoning map of the amendment



Zoning Map Amendment from B-7, Highway Tourist Commercial to Planned Business Development

1561 NORTH US HIGHWAY 1
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

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Planning Board minutes from November 13, 2025

ITEM:

PZ-2025-169(A)

Advent Health Off-Site Emergency Department
Zoning Map Amendment

Recommended for Approval (5-0)

V. APPROVAL OF MINUTES

October 09, 2025

Mr. Jorczak moved to approve the October 09, 2025 Minutes. Mr. Gentry seconded the motion. The minutes were unanimously approved (5-0).

VI. PLANNING DIRECTOR'S REPORT

No Report.

VII. PUBLIC HEARINGS

A. PZ-2025-169(A), Advent Health Offsite Emergency Department, Zoning Map Amendment, 1561 North U.S. Highway 1

Mr. Steven Spraker, Planning Director, introduced the item as a zoning map amendment and the issuance of a development order for the Advent Health Off-Site Emergency Department. He stated that two items will be presented together and require separate Planning Board votes. Mr. Spraker continued that the first agenda item is the zoning map amendment that provides the framework for the development order. He displayed a location map showing the property at 1561 North U.S. Highway 1. Mr. Spraker explained that the property has a "Low Intensity Commercial" land use and B-7, Highway Tourist Commercial zoning designation. He stated the Site Plan Review Committee recommended approval of the zoning map amendment.

Mr. Spraker reviewed the issuance of the development order. He explained that the property is 2.47 acres and proposes a 13,451-square-foot building, a heliport, and associated site improvements. He added that the project is a redevelopment and is within the state Brownfield program. Mr. Spraker continued that the Florida Department of Transportation is planning to take additional right-of-way from the property for the upcoming interchange improvements.

Mr. Spraker stated that the project has certain requests that the Site Plan Review Committee has determined upon. The first determination concerns the landscape buffer within the Greenbelt area. The North U.S. Highway 1 frontage requires a 36'-wide buffer, and Interstate 95 requires 60'-buffer. Mr. Spraker displayed exhibits of the Greenbelt buffer and stated that the Site Plan Review Committee recommends approval of the request. He continued, explaining that a second determination is the type of fencing for the area around the heliport. Mr. Spraker stated that at the Site Plan Review Committee, the proposed chain-link fencing was recommended for denial. He expressed that the Site Plan Review Committee understands that the applicant has consented to a simulated wrought-iron fence that complies with the Land Development Code requirements.

Mr. Spraker stated that a third determination was the height of the site signage at 12', whereas the Land Development Code requires 8'. The applicant indicated that the additional height is needed based on corporate and use identification. He stated that the Site Plan Review Committee recommended denial of the 12'-signage height with a 2-1 vote. Mr. Spraker stated that the final determination was for wall signage. He stated that the Land Development Code allows two signs at 146.25-square-feet, and the applicant is requesting five signs at 472.28-square-feet. Mr. Spraker stated that the Site Plan Review Committee recommends approval of the request.

DRAFT

Mr. Spraker presented the project elevations and stated that the Site Plan Review Committee recommends approval of the project, subject to resolution of the outstanding comments.

Board Questions

Mr. Railsback asked if any signs along North U.S. Highway 1 are more than eight (8) feet in height. Mr. Spraker responded that there are existing signs taller than eight feet. He continued that a majority of the properties in this area were developed in unincorporated Volusia County. He explained that as the city has entered into the Interlocal Service Boundary Agreement with Volusia County, the Greenbelt standards apply. Mr. Spraker concluded that existing non-conforming signs can remain until they are either destroyed or removed.

Mr. Gentry sought to verify that there are no other signs of the proposed permitted height. Mr. Spraker responded that the sign height would require public hearing approval and that, if the Planning Board believes that the sign is appropriate given the use, they can recommend approval.

Applicant's Presentation

Ms. Jessica Gow, Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, introduced the project team in attendance. Ms. Gow reviewed the project's site plan. She explained that a key aspect of the project is the landscaping and the impact of the right-of-way taking to improve the interchange. Ms. Gow stated that this is a fantastic redevelopment in this corridor near the interchange. She detailed that there is a need for this type of emergency medical use and reviewed the closest existing emergency facilities. She stated that the property owners believe that this is a key corridor for locating medical services. Ms. Gow stated that the project would plant the same amount of landscaping as if a full buffer width were available.

Ms. Gow discussed the former gas station's use on the property. She stated that the project is participating in the Brownfield program with the Florida Department of Environmental Protection. She noted that the Brownfield program seeks to assist in the redevelopment of sites that have perceived or have had actual contamination. She stated that the project, along with the interchange improvements, can be a catalyst for redevelopment in the North U.S. 1 corridor.

Ms. Gow reviewed the fencing around the helipad and stated that the property owner has agreed to use a black aluminum fence rather than a chain-link fence.

Ms. Gow reviewed a PowerPoint slide regarding the proposed site signage. She stated that the sign's height is needed for visibility from the interchange and from U.S. Highway 1 as emergency vehicles and patients descend. She stated that a large percentage of emergency visits are brought there in their own vehicles. Ms. Gow indicated that they understood the staff's position on the sign, and expressed that this site is unique, with a lot of other signage within the corridor. She added that the sign's height is not out of character for the area and is consistent with similar facilities across the state.

Board Questions

Mr. Gentry inquired if the sign shown on the slide was eight or twelve feet in height. Ms. Gow responded that the slide was designed to show twelve feet, but that it is not a scaled exhibit.

Mr. Jorczak asked where the helicopter would be based. He stated that he was interested in the heliport's location next to a high-traffic area.

Jarrod Stubbs, Project Engineer, Kimley-Horn, Inc., 1530 Cornerstone Boulevard, Daytona Beach, replied that the helicopter would be parked at this location from time to time, but is generally located at a full hospital for Advent Health. Mr. Stubbs reviewed the heliport permitting and stated that the permits are under review by the Federal Aviation Administration.

Mr. Railsback asked if there was a planned traffic signal for the project. Mr. Spraker answered that there is not, and how the intersection would not meet the spacing requirements from the interchange for a traffic signal. Ms. Gow added that compared to the allowable uses in the zoning district, the proposed use is a lower trip generator.

Vice Chair Shull asked if the building was one or two-stories. Ms. Gow confirmed that the building is one-story and has some height based on the façade.

Vice Chair Shull inquired about stormwater provision. Mr. Stubbs reviewed the stormwater management plan and responded that there is an underground exfiltration system. He added that the drainage design has been permitted and approved by the St. John's River Water Management District, and that the Florida Department of Transportation has its permit ready, pending city approval.

Vice Chair Shull asked Chairman Thomas if he desired to lead the meeting. Chairman Thomas stated that Vice Chair Shull can continue to chair the meeting.

Audience Comments

Ms. Colleen McMahon, Carrollwood, Ormond Beach, inquired about helicopter operations if the Ormond Beach airport tower closes at 7:00 p.m. Ms. Gow responded that when a local airport shuts down, other regional towers would still operate to ensure flight control and pathways remain safe.

Vice Chair Shull brought it back up to the Board for questions and comments.

Board Comments

Chairman Thomas discussed the helicopters' locations and the tower coverage. He stated that, regarding the site sign, if you have ever been in an emergency situation, you need all the help you can get, including signage. Chairman Thomas stated he had no objections to the site signage request. He expressed appreciation for the applicant's decision to switch to a simulated wrought iron fence around the heliport.

Mr. Gentry concurred on the site signage and stated that visibility is a key factor.

Mr. Jorczak stated he concurred with the other Board members. He stated that anything that makes it easier to get in and out of the facility is a positive step toward safety. Mr. Jorczak was encouraged by the redevelopment of the property and the great improvement.

Mr. Railsback asked if the amount of sign square footage on the building is being considered. Other Board members responded that they were also considering the proposed wall signage. Mr. Railsback indicated that he is supportive of the project.

Vice Chair Shull wanted to ensure that the landscaping is not hindering site visibility to the sign. The applicant confirmed that the landscaping would not block the signage.

DRAFT

Chairman Thomas encouraged the use of more holly trees. He stated that he is interested in a landscape design similar to the storage facility at West Granada Boulevard and Old Kings Road.

Vice Chair Shull brought it up to the Board and entertained a motion.

Mr. Jorczak motioned to approve PZ-2025-169(A), Advent Health Offsite Emergency Department, Zoning Map Amendment, 1561 North U.S. Highway 1. Chairman Thomas seconded the motion. Mr. Spraker confirmed that the motion intends to approve the site signage at twelve feet per the Board's discussion. The Board affirmed that was the intent. The vote was called, and the motion was approved (5-0).

B. PZ-2025-169(B), Advent Health Offsite Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1

Vice Chair Shull brought it up to the Board and entertained a motion.

Chairman Thomas motioned to approve PZ-2025-169(B), Advent Health Offsite Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1. Mr. Jorczak seconded it. Mr. Spraker confirmed that the motion intends to approve the site signage at twelve feet in height per the Board's discussion. The vote was called, and the motion was approved (5-0).

C. PZ-2025-200, Hull Road Contractor Storage, Special Exception for Outdoor Activity and Storage, 829 and 835 Hull Road

Mr. Steven Spraker, Planning Director, explained that this is an application for a Special Exception to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road. The property is zoned I-1, Light Industrial and has a Light Industrial land use. He stated that the outdoor storage/activity is allowed as a Special Exception use within the I-1, Light Industrial zoning district. The subject property was previously approved for a RV and Boat storage facility by the Site Plan Review Committee as an administrative approval. Mr. Spraker explained that the RV and Boat storage project went to construction, but construction was abandoned, and the project was eventually sold to the current applicant.

Mr. Spraker continued that the applicant purchased the property and is seeking a contractor's yard associated with his business. The application proposes an eight (8') foot high fence (PVC along the Hull Road frontage), as well as an 8'-fence surrounding the property. Mr. Spraker stated that the following items will be stored on-site: (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers. He stated that the materials would not exceed the height of the fence.

Mr. Spraker explained that there was a conversation with a resident today who expressed concerns with the state of the property. Mr. Spraker stated that the resident believes that there was dumping on the property. Mr. Spraker verified that staff visited the site and observed the dumping. He explained that staff spoke to the applicant, who stated that their company is not dumping and that they have been trying to remove material from the site. Mr. Spraker suggested potential options with the applicant for blocking access, either through a silt fence or a temporary chain-link

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2025-39

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 ONE (1) PARCEL OF REAL PROPERTY TOTALING 2.47± ACRES LOCATED AT 1561 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PARCEL NUMBER 3136-01-17-0010) FROM B-7, HIGHWAY TOURIST COMMERCIAL TO PBD, PLANNED BUSINESS DEVELOPMENT; AUTHORIZING A REVISION OF THE OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an

exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

   This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order. The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order. The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order. The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order. The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

   None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for zoning map amendment

from B-7, Highway Tourist Commercial, to PBD, Planned Business Development, and the issuance of a development order. The Advent Health Off-site Emergency Department (OSED) Planned Business Development seeks to allow redevelopment of an approximately 13,451-square-foot building and associated site improvements, under certain conditions, on 2.47 acres.

4. Any additional information the City determines may be useful.

(This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

No business impacts proposed. The item was advertised in newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.D.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Ordinances
Subject	1561 North U.S. Highway 1, Advent Health Off-Site Emergency Department, Issuance of a Development Order		
Recommended Action	The Planning Board recommended **APPROVAL** to the City Commission to allow the redevelopment of the property at 1561 North U.S. Highway 1 for a 13,451 square foot Advent Health Off-Site emergency department building and associated site improvements under certain conditions on 2.47 acres, including allowing a site sign with a height of 12 feet for the development.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1.

The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres. The site is designated as “Low Intensity Commercial” on the Future Land Use Map with a B-7, Highway Tourist Commercial zoning classification. The project has sought a Planned Business Development to alter the greenbelt standards fronting North U.S. Highway 1 and Interstate 95, allow alternative site signage and wall signage.

The Planning Board reviewed the Planned Business Development Issuance of a Development Order and recommended approval of the project. The Planning Board approval includes allowing a site sign with a height of 12 feet for the development.

Financial Impact

None

Citizen Impact

The application for the Advent Health Off-Site Emergency Department is expected to have a positive impact on citizens by helping to redevelop a key site within the I-95 and U.S. Highway 1 interchange area. Additionally, the use will provide the community access to emergency medical care that is not currently available in the North U.S. Highway 1 corridor.

Attachments

1. 25-40 Planning 1561 N. US Highway 1, Advent Health Development Order Ord. (P25-0179G)
2. Planning, 1561 N. US Highway 1, Advent Health, Development Order (P25-0179G)
3. Exhibit A, Advent OSED Legal Description
4. Exhibit B, SPRC Comments
5. Exhibit C, Conditions, Advent Health OSED
6. Exhibit D, Signage
7. Exhibit E, Greenbelt buffer
8. Exhibit F, Site Plans
9. 11.13.2025 Advent OSED DO, PB Staff Report (8.5X11)
10. 11.13.2025, Draft Planning Board minutes, Advent DO
11. Ordinance BIE, LDC Amendment, Advent OSED DO

ORDINANCE NO. 2025-40

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 1561 NORTH U.S. HIGHWAY 1, TO BE KNOWN AS THE "ADVENT HEALTH OFF-SITE EMERGENCY DEPARTMENT"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A MEDICAL USE; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Kimley-Horn and Associates, Inc., a foreign profit corporation, ("Applicant") with the authorization of Memorial Health Systems, Inc., a Florida not-for-profit corporation, the owner of real property ("Property Owner") located at 1561 North U.S. Highway 1 (Volusia County parcel number 3136-01-17-0010), as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein ("Property"), and

WHEREAS, the Applicant with authorization from the Property Owner, has initiated this Ordinance for the issuance of a Development Order for a Planned Business Development to allow an approximately 13,451 square foot off-site emergency department building and associated site improvements under certain conditions on the Property, consisting of approximately 2.47 acres, to be known as "Advent Health Off-Site Emergency Department" as described and depicted in the Planned Business Development (PBD) Development Order attached hereto and incorporated herein, and

WHEREAS, the Property has been rezoned from B-7, Highway Tourist

Commercial, to PBD, Planned Business Development, and

WHEREAS, the proposed Project shall maintain the uses and dimensional standards of the B-7, Highway Tourist Commercial district, except as otherwise provided in the PBD Development Order, and

WHEREAS, the Planning Board held a public hearing on November 13, 2025, in accordance with Section 1-15(c)(5) of the *Land Development Code,* and has recommended approval of the proposed Development Order for the project, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(1), *Florida Statutes,* and has considered the following:

(1) The report and recommendations of the Planning Board;

(2) The report and recommendations of the Site Plan Review Committee;

(3) The comments of governmental agencies, utility corporations, and individuals, as received, and

(4) The testimony provided at public hearings, including from the City's planning staff, the Applicant, expert witnesses, and persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, the City Commission further finds that there is competent substantial evidence to support the following:

(1) The proposed land use conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD, Planned Business

Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The proposed development is consistent with the *Comprehensive Plan*;

(3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

(4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

(5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

(6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

(7) The proposed development is functional in the use of space and aesthetically acceptable;

(8) The proposed development provides for the safety of occupants and visitors;

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. The application for the issuance of a Planned Business Development (PBD) Development Order for the "Advent Health Off-Site Emergency Department" project is hereby approved. The Mayor and the City Manager are authorized and directed to execute and issue the attached Development Order for the "Advent Health Off-Site Emergency Department" Planned Business Development to allow an approximately 13,451 square foot off-site emergency department building and associated site improvements under certain conditions on the Property, consisting of approximately 2.47 acres.

SECTION THREE. The Applicant, including the Applicant's successors and assigns, shall at all times fully comply with the terms and conditions of the PBD Development Order.

SECTION FOUR. This Ordinance shall take effect immediately upon its adoption. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED UPON at the first reading of the City Commission this 16th day

of December 2025.

PASSED UPON at the second and final reading of the City Commission this 20th day of January 2026.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Kimley-Horn and Associates, Inc., a foreign profit corporation with authorization of Memorial Health Systems, Inc., a Florida not-for-profit corporation
	Application No.	2025-169
	Project Name:	Advent Health Off-Site Emergency Department
	Property Address:	1561 North U.S. Highway 1
	Parcel ID No.:	3136-01-17-0010

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 December 16, 2025 and January 20, 2026, 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 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;

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 Kimley-Horn and Associates, Inc., a foreign profit corporation, with the authorization of Memorial Health Systems, Inc., a Florida not-for-profit corporation, the owner of real property ("Property Owner") located at 1561 North U.S. Highway 1 (Volusia County parcel number 3136-01-17-0010), 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 "Advent Health Off-Site Emergency Department" to allow an approximately 13,451 square foot off-site emergency department building and associated site improvements under certain conditions on the Property, consisting of approximately 2.47 acres and associated site improvements on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. The outstanding comments from the Site Plan Review Committee attached 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 Signage Plan attached as Exhibit "D";

5. Full and complete compliance with the Applicant's Greenbelt Buffer Plan attached as Exhibit "E";

6. Full and complete compliance with the Applicant's Site Plan attached as Exhibit "F";

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 Exhibits "D", "E" and "F".

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(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 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 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 January 20, 2029, 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 or site engineering permit is issued on or before January 20, 2029 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 Memorial Health Systems, Inc., a Florida not-for-profit corporation, and shall be binding upon Memorial Health Systems, Inc., a Florida not-for-profit corporation, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 20th day of January 2026.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
JASON LESLIE
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

LEGAL DESCRIPTION

From Donald W. McIntosh Associates, Inc. Survey, dated October 22, 2024, 1561 North U.S. Highway 1 – Parcel ID: 3136-01-17-0010

DESCRIPTION (per Fidelity National Title Insurance Company Title Commitment, file number 13872–5)
(SHOWN HEREON AS DESCRIPTION 1 (D1))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250–253, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

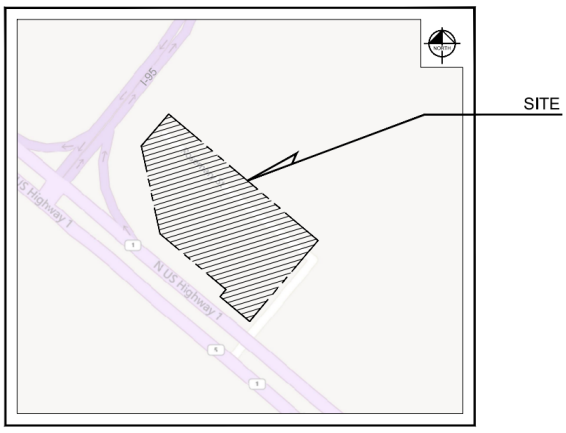
BEGINNING at the Southeasterly corner of said Block 17; thence South 40°15'10" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.2 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.9 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I–95, 23.0 feet to a point therein; thence North 49°55'20" West along said I–95 right of way, 216.8 feet to a point therein; thence North 12°04'28" West along said right of way, 226.35 feet; thence North 40°52'45" East along said right of way 76.09 feet to a point therein being also in the Westerly right of way of Atlantic Road being a 60 foot right of way, being also in the Easterly line of Block 17 aforesaid; thence South 49°29'00" East along said right of way and said Easterly line of Block 17, 492.10 feet to the Point of BEGINNING. Together with the Southwesterly 30.00 feet of vacated Atlantic Road, a 60.00 foot right of way, abutting the Northeasterly line thereof.

Also described as:
(SHOWN HEREON AS DESCRIPTION 2 (D2))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, Together with the Southwesterly 30.00 feet of vacated Atlantic Road, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250–253, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Block 17; thence South 40°10'06" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.20 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.82 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I–95, 23.0 feet to a point therein; thence North 49°55'20" West along said I–95 right of way, 216.78 feet to a point therein; thence North 12°04'00" West along said right of way, 226.11 feet; thence North 40°30'58" East along said right of way 106.21 feet to a point lying in the centerline of vacated Atlantic Road being a 60 foot right of way; thence South 49°29'00" East along said centerline, 491.75; thence South 40°10'06" West, 30.00 feet to the Point of BEGINNING.

Map of Area



SECTIONS 36, TOWNSHIP 13, RANGE 31
LOCATION MAP
N.T.S.

PARCEL ID:	3136-01-17-0010
OWNER:	MEMORIAL HEALTH SYSTEMS, INC., A FLORIDA NOT FOR PROFIT CORPORATION
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC., A FOREIGN PROFIT COMPANY
SPECIAL EXCEPTION ADDRESS:	1561 NORTH U.S. HIGHWAY 1, ORMOND BEACH, FLORIDA 32174

eReview Session for SPRC Review v.3

FILES: 2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf
2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf
2025-10-15 - DRAINAGE REPORT-AH - Ormond Beach OSED-SJRWMD.pdf
2025-10-15 - Greenbelt Buffer Exhibit.pdf
A201 - EXTERIOR ELEVATIONS.pdf
Comment Response Letter 2025-10-15.pdf
E103 - SITE LIGHTING PHOTOMETRICS DETAILS.pdf
PA203 - EXTERIOR ELEVATIONS AND FINISH LEGEND-1.pdf
Signage Plan - AdventHealth Ormond Beach OSED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Peter Youssef	OLD, Do not review	10/16/2025 6:18 pm	PA203 - EXTERIOR ELEVATIONS AND FINISH LEGEND-1.pdf	1
Mike	Advisory: Note appears to be left over from previous plan sheet version	10/21/2025 1:28 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Steven Spraker	23'-10"	10/21/2025 4:32 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	1
Cara Culliver	Per previous comment 08-29-25, please state on this plan a 60' Greenbelt buffer is required & staff is accepting 36' foot buffer along I-95 which is 24' feet, however the buffer will be planted to the 60' Greenbelt requirement by upsizing the trees.	10/21/2025 8:45 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	- Per previous comment (08-29-25), the Greenbelt buffer can't be located within the helipad area.	10/21/2025 8:47 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	This project is under the new landscape code, please update new tree prices, see Mitigation Chart C in attachment folder	10/21/2025 8:59 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Please use the updated Protected Tree Mitigation Chart A, see attachment folder	10/21/2025 9:01 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Pricing is $324 dollars per tree	10/21/2025 9:03 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	(14) Palms/3=5 Trees (Palms are 3:1)	10/21/2025 9:15 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	14 Palms/3 = 5	10/21/2025 9:15 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2

Cara Culliver	Show calculations	10/21/2025	9:16 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	23 Palms/3 = 8	10/21/2025	9:16 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Correct the math	10/21/2025	9:18 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	N/A	10/21/2025	9:20 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Steven Spraker	Per previous comment: Chain link fencing. The Land Development Code prohibits chain link fencing in commercial zoning districts. Section 2-50(n)(4)(d) states, "Chainlink fencing shall be prohibited within all commercial zoning districts (B-1, B-2, B-4, B-5, B-6, B-7, B-8, B-9, and B-10)." This item needs to be separated out into an additional PBD deviation. This will be a SPRC PBD determination.	10/21/2025	9:57 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Steven Spraker	Greenbelt buffer encroachments needs to be a SPRC PBD determination.	10/21/2025	9:58 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Steven Spraker	Proposed ground sign needs to be a SPRC PBD determination.	10/21/2025	10:00 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Steven Spraker	Please include photometric plan in plan set.	10/21/2025	10:02 pm	E103 - SITE LIGHTING PHOTOMETRIC DETAILS.pdf	1
Steven Spraker	Light pole fixture is shown at 25'. Section 3-68(9)(b)(1) states, Poles and fixtures shall not exceed twenty feet (20') in height above grade. Please revise light fixture to 20' maximum height.	10/21/2025	10:03 pm	E103 - SITE LIGHTING PHOTOMETRIC DETAILS.pdf	1
Steven Spraker	Signage is required to be approved via the PBD as variations are required.	10/21/2025	10:05 pm	Signage Plan - AdventHealth Ormond Beach OSED.pdf	1
Peter Youssef	Please add Do Not Enter Sign and provide a construction detail.	10/22/2025	2:39 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Peter Youssef	Please call out the maximum running slope of the proposed ADA accessible access.	10/22/2025	2:55 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	8
Cara Culliver	5	10/22/2025	4:05 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	13	10/22/2025	4:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	7	10/22/2025	4:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	14	10/22/2025	4:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	N/A	10/22/2025	4:07 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Due to not meeting the specimen tree requirement you will need to use Mitigation Chart C.	10/22/2025	4:08 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	5 Trees	10/22/2025	4:17 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	13	10/22/2025	4:18 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Please add the (5) 17" Cypress trees to this chart	10/22/2025	4:33 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Peter Youssef	Please show on the plans how the generated runoff from the building will be directed to the inlet DO6 to match the provided HGL calculations	10/22/2025	4:36 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	9
Cara Culliver	105 LF (x) 60' Greenbelt = 6,300 SF/200 = 32 Required Trees	10/22/2025	4:49 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	6,300 SF (x) 60% Native = 3,780 SF REQ.	10/22/2025	4:51 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	With each resubmittal provide the date & reason; Update this revision box on all sheets	10/22/2025	4:59 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4

Cara Culliver	WEST BUFFER CALCULATIONS: REQUIRES 32 TREES PROVIDED: (8) TREES @ 5" CALIPER (4 TREE CREDITS) = 32 TREES - ADD INFORMATION TO CHART - TO FIGURE TREE CREDITS USE MITIGATION CHA B	10/22/2025	5:03 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Scale back and only use 8 trees (See Calculations)	10/22/2025	5:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Add information on chart (typ.)	10/22/2025	5:07 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Add more diversity of native plants	10/22/2025	5:08 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Peter Youssef	Please refer to the City Detail M-13 and replace the detail shown in sheet C2.1.	10/22/2025	5:09 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	5
Peter Youssef	Please show on the plans the proposed easement information, to whom it will be dedicated, and provide its documentation and agreements (if any).	10/22/2025	6:06 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	530 LF Subt. 10' East buffer = 520 LF (x) 36' Greenbelt = 18,720 SF/200 = 94 Required Trees	10/22/2025	6:22 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Combine the 2 south buffers into one	10/22/2025	6:24 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	347 LF	10/22/2025	6:31 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	18,720 SF (x) 60% Native = 11,232 SF REQ.	10/22/2025	6:32 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Add more diversity of native plants for shrubs & ground covers	10/22/2025	6:33 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Greenbelt buffer needs to present from the street with shrubs in the background and creating 3 tiers of plant materials from high, mid and low.	10/22/2025	6:34 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Using 5" caliper trees and you would need 24 Trees total (See Mitigation Chart B - 19.6 sq in divided by 4.9 (2.5") = 4 tree credits - Shade tree needs to be spaced 30' feet apart and not all the greenbelt trees need to be canopy trees. You can provide a mix of shade and understory trees.	10/22/2025	6:37 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	19'-6"	10/22/2025	6:40 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Provided Trees = 94 (24 trees @ 5" caliper (4 tree credits) = 96 Trees	10/22/2025	6:49 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Space buffer trees out to eliminate gaps	10/22/2025	6:54 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	4 PP Trees	10/22/2025	6:54 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	10 PP	10/22/2025	6:57 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	462'	10/22/2025	6:58 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	492 LF Subt. 20' greenbelt & 10' East buffer = 462/100 (x) 2 = LF (x) 2 = 9 Required Trees	10/22/2025	6:58 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	42	10/22/2025	7:02 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	22 @ 5" (4 tree credits) = 88 Trees	10/22/2025	7:03 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	1.24 Ac = 54,014 SF/400 = 135 Trees	10/22/2025	7:04 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4

EXHIBIT "C"

1561 North U.S. Highway 1
Advent Health Off-Site Emergency Department
Special Conditions

1. **Uses allowed.** The property shall maintain the uses and dimensional standards of the B-7, Highway Tourist Commercial zoning district.

2. **Project size.** Total project size is approximately 2.47 acres.

3. **Site signage.** The project is proposing a ground sign of 12' in height along North U.S. Highway 1, totaling 17 square feet. Section 2-73(c)(3) of the Land Development Code states, "The provisions of chapter 3, article IV of this Land Development Code, sign regulations, shall apply to the Greenbelt Preservation District." Section 3-47(C)(1) of the Land Development Code requires only monument signs that are a maximum height of 8'. The ground sign of 12' in height is hereby granted and shown in Exhibit "D".

4. **Wall signage.** Section 3-48(E)(1) of the Land Development Code states the following for wall signage,

   "a. Linear building frontage, up to thirty (30) feet: one (1) square foot of signage per one (1) linear foot of building frontage. b. Linear building frontage, over thirty (30) feet: one (1) square foot of signage per one linear foot of building frontage up to thirty (30) feet, plus one-half (0.5) square foot for each linear foot thereafter." Based on the proposed building length, a total of two (2) signs would be allowed with a total square footage of 146.25 square feet.

   The Applicant is hereby granted the following signage, as shown in Exhibit "D":

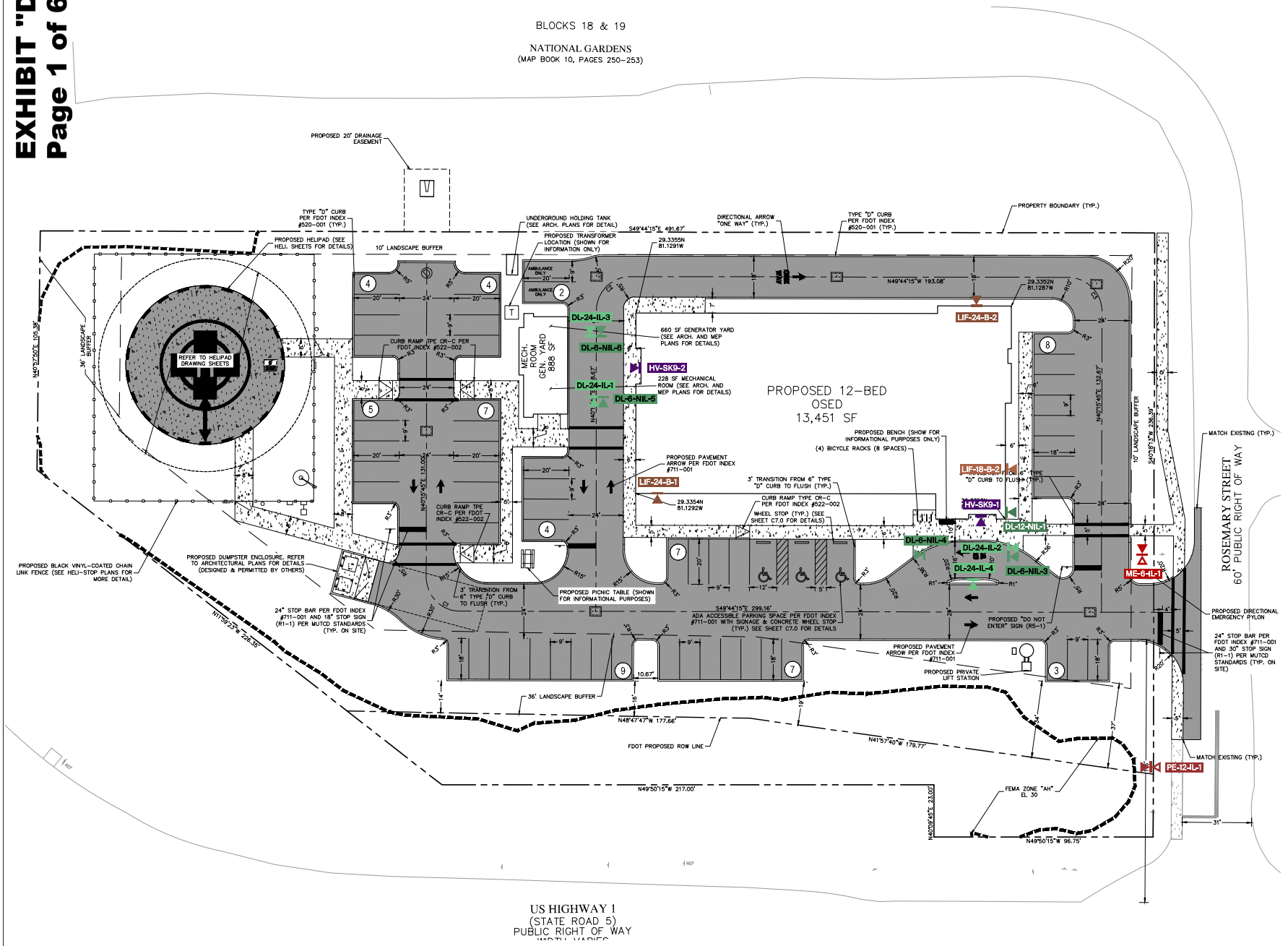
#	Sign	Square Footage
1.	Advent Health	212.50
2.	Advent Health	143.50
3.	Ambulance	35.67
4.	Emergency	35.50
5.	ER	45.11
	Total	**472.28**

5. **Greenbelt and Gateway Preservation District Buffer (Greenbelt buffer).** Section 2-73(b)(1) of the Land Development Code requires a 36' landscape buffer along North U.S. Highway 1. Section 2-73(c)(1) of the Land Development Code requires a 60' landscape buffer along Interstate 95. The site plans (EX-01 and L1.00) show Greenbelt buffer widths that are less than required by the Land Development Code. Along North U.S. Highway 1, the closest width is

approximately 14' and varies based on the right-of-way taking from the Florida Department of Transportation. Along Interstate 95, the closest width is approximately 22'. Based on upsizing, the project is providing the landscape materials needed within the Greenbelt buffer. The Greenbelt buffer reductions are hereby granted and shown in Exhibit “E”.

6. **Fencing.** The fencing around the heliport is to be wrought iron, with no chain-link allowed.

EXHIBIT "D"
Page 1 of 6



A1	EXTERIOR LOCATION PLAN
1/16" = 1' 0"	

AdventHealth
ORMOND BEACH
12 BED OSED

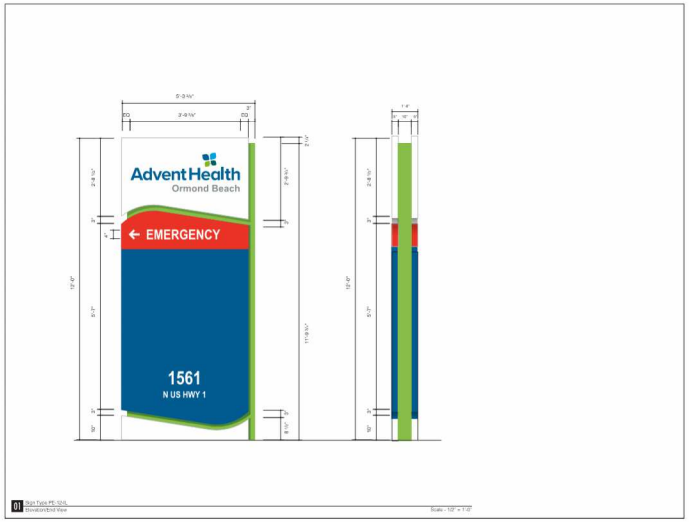
Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

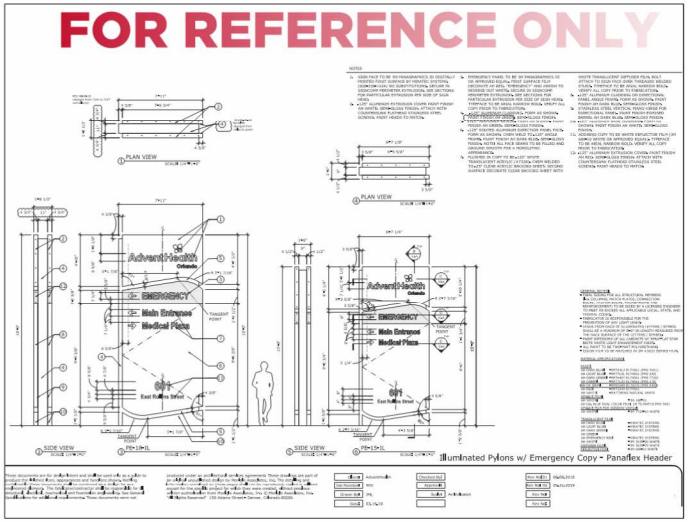
LOCATION PLAN
SITE PLAN - OVERALL

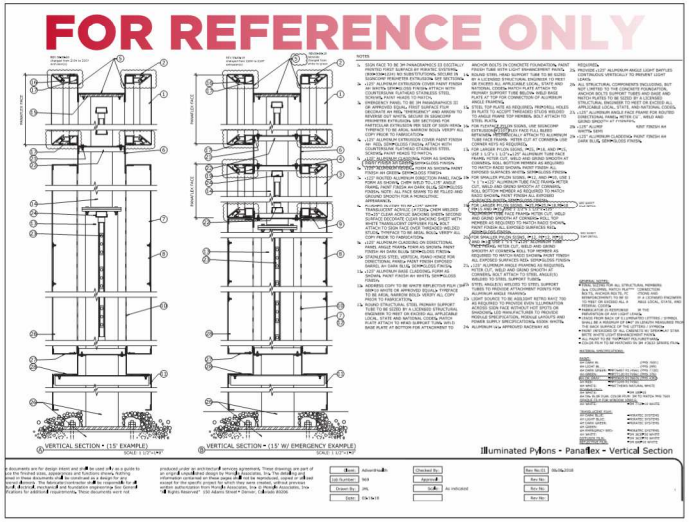
PROJ. NO. H-24103.00 SHEET
DRAWN KF W100

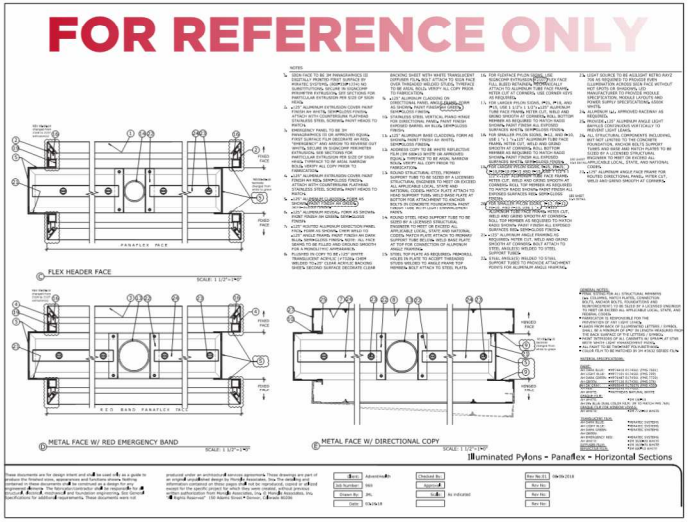
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01 Sign Type PE-SIAL
Elevation/End View
Scale - 1/2" = 1'-0"







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SIGNAGE ELEVATIONS

PROJ. NO. H-24103.00 SHEET
DRAWN KF W600

SIGNAGE

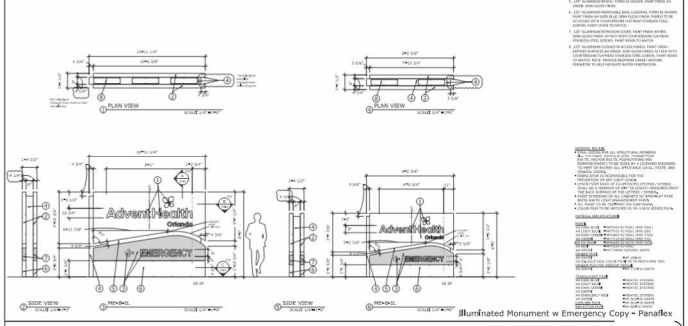
Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



01 Sign Type ME4-IL
Elevation / End View

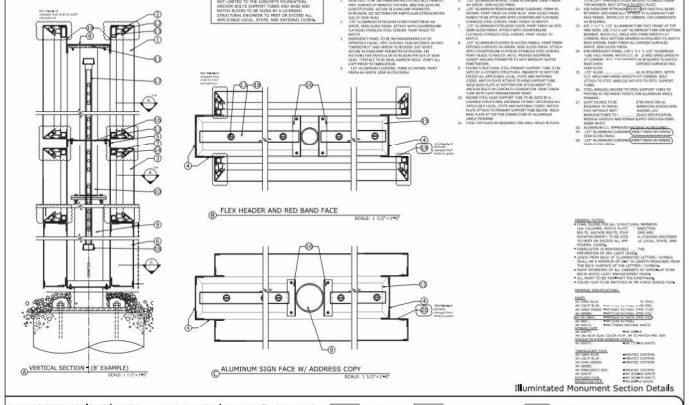
Scale: 1/2" = 1'-0"

FOR REFERENCE ONLY



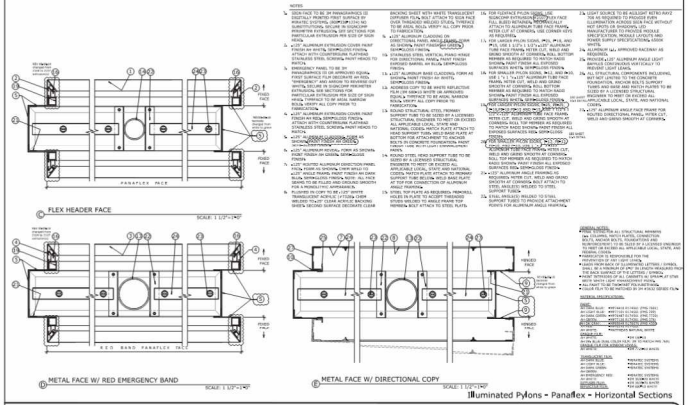
Illuminated Monument w Emergency Copy - Panaflex

FOR REFERENCE ONLY



Illuminated Monument Section Details

FOR REFERENCE ONLY



Illuminated Pylons - Panaflex - Horizontal Sections

AdventHealth
ORMOND BEACH
12 BED OSED

Hunton Brady
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DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

SIGNAGE ELEVATIONS

PROJ. NO. H-24103.00
DRAWN KF

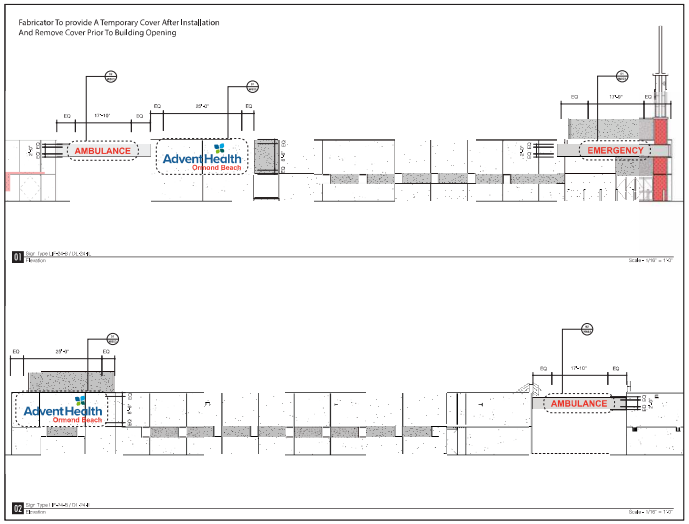
SHEET
W601

SIGNAGE

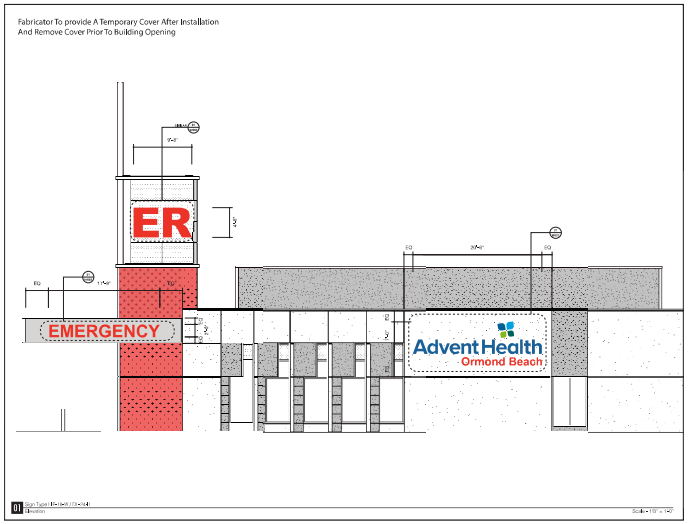
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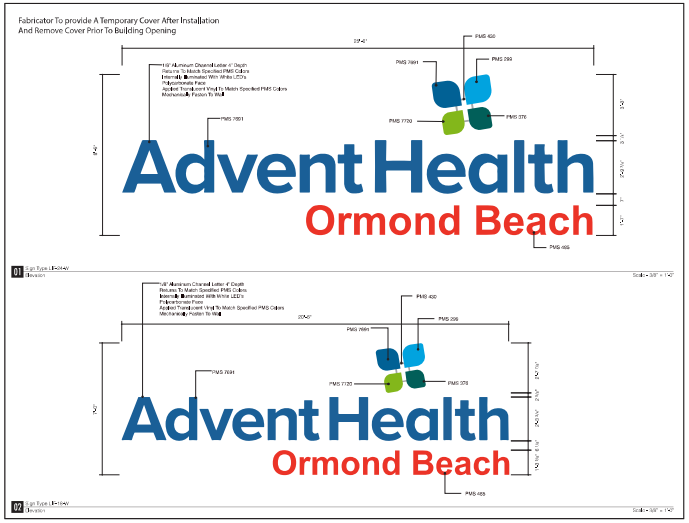
Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



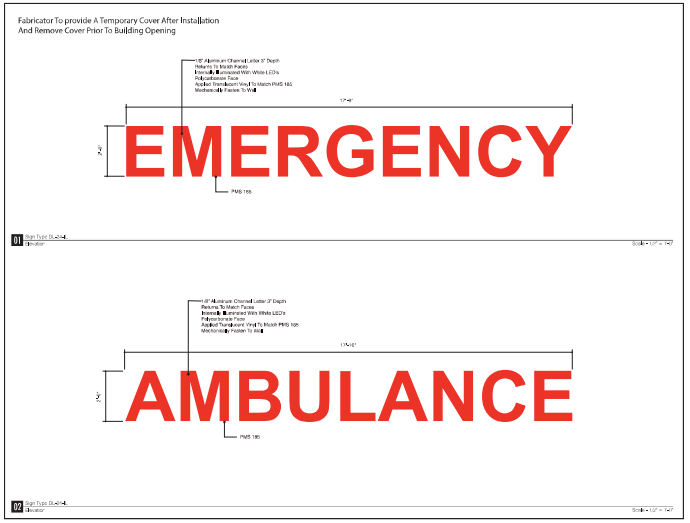
Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



AdventHealth
ORMOND BEACH
12 BED OSED

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DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

SIGNAGE ELEVATIONS

PROJ. NO. H-24103.00
DRAWN KF
SHEET W602

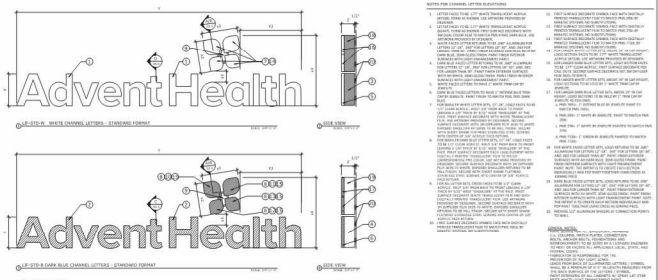
SIGNAGE

NTS

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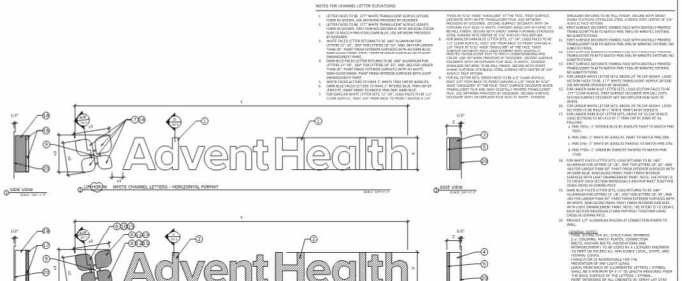
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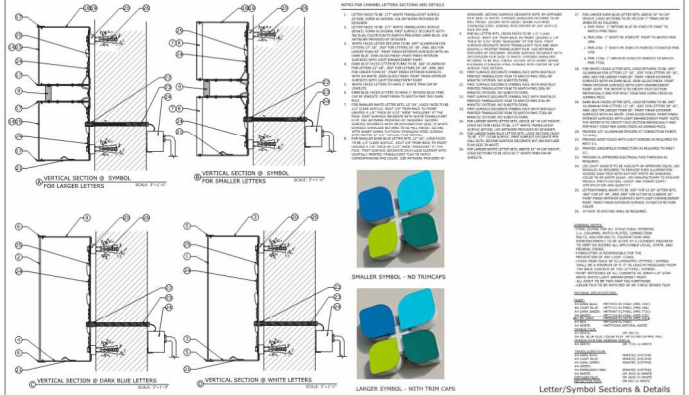
Standard Channel Letter Elevations

FOR REFERENCE ONLY



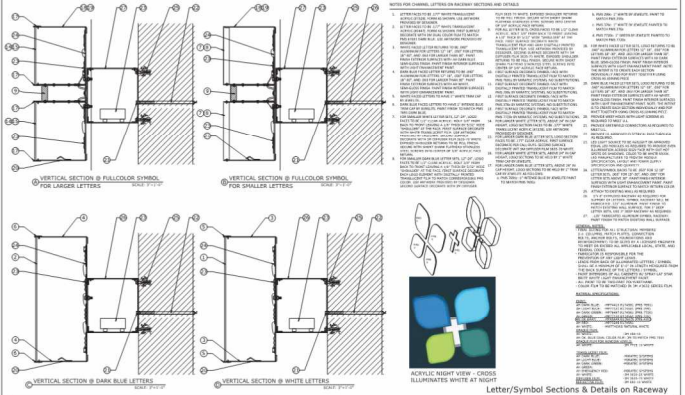
Horizontal Channel Letters

FOR REFERENCE ONLY



Letter/Symbol Sections & Details

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Letter/Symbol Sections & Details on Raceway

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ORMOND BEACH
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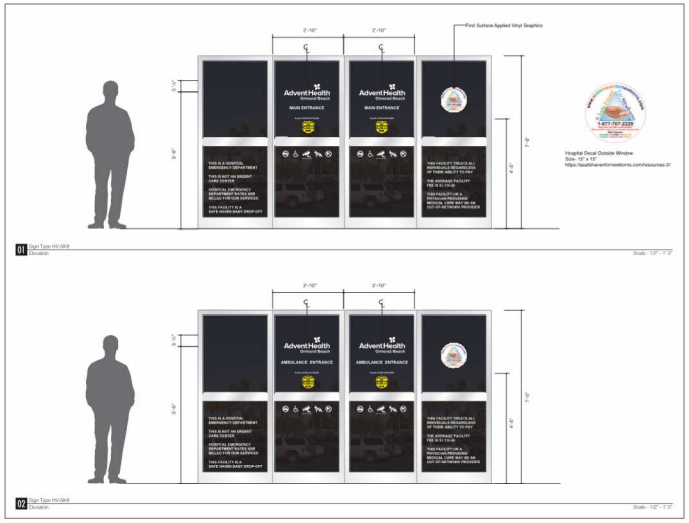
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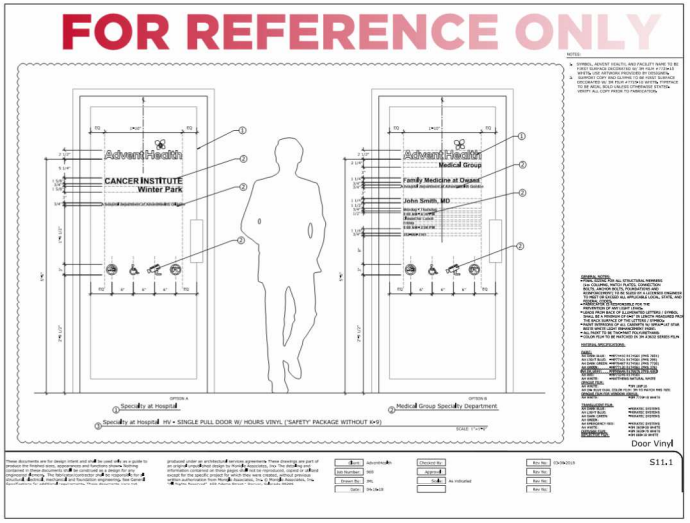
SHEET
W603

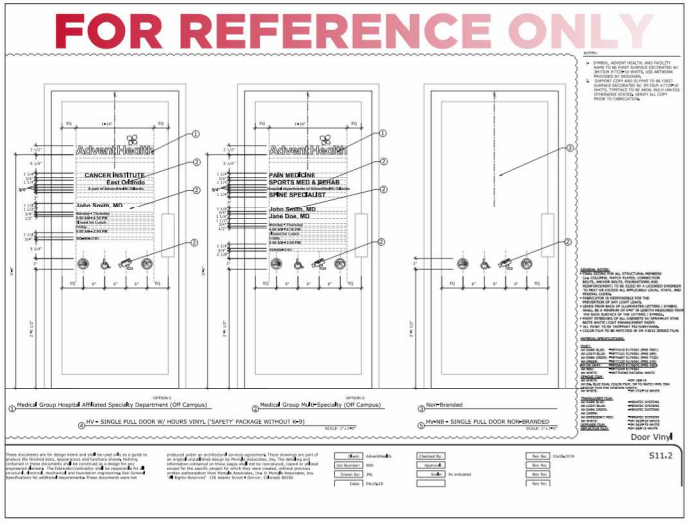
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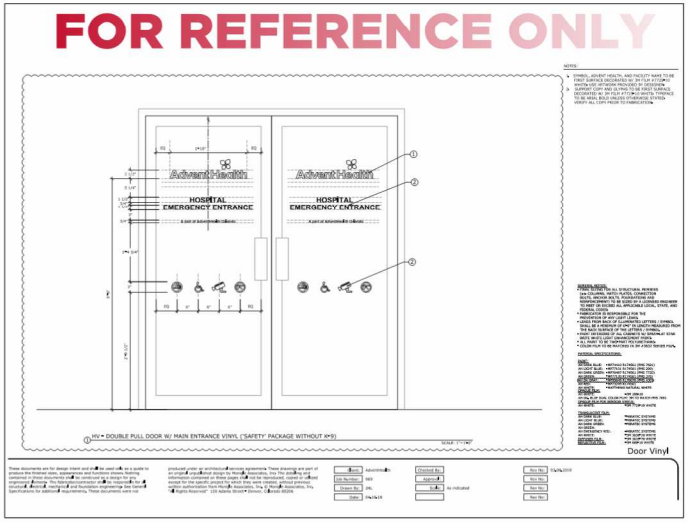
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12 BED OSED

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DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

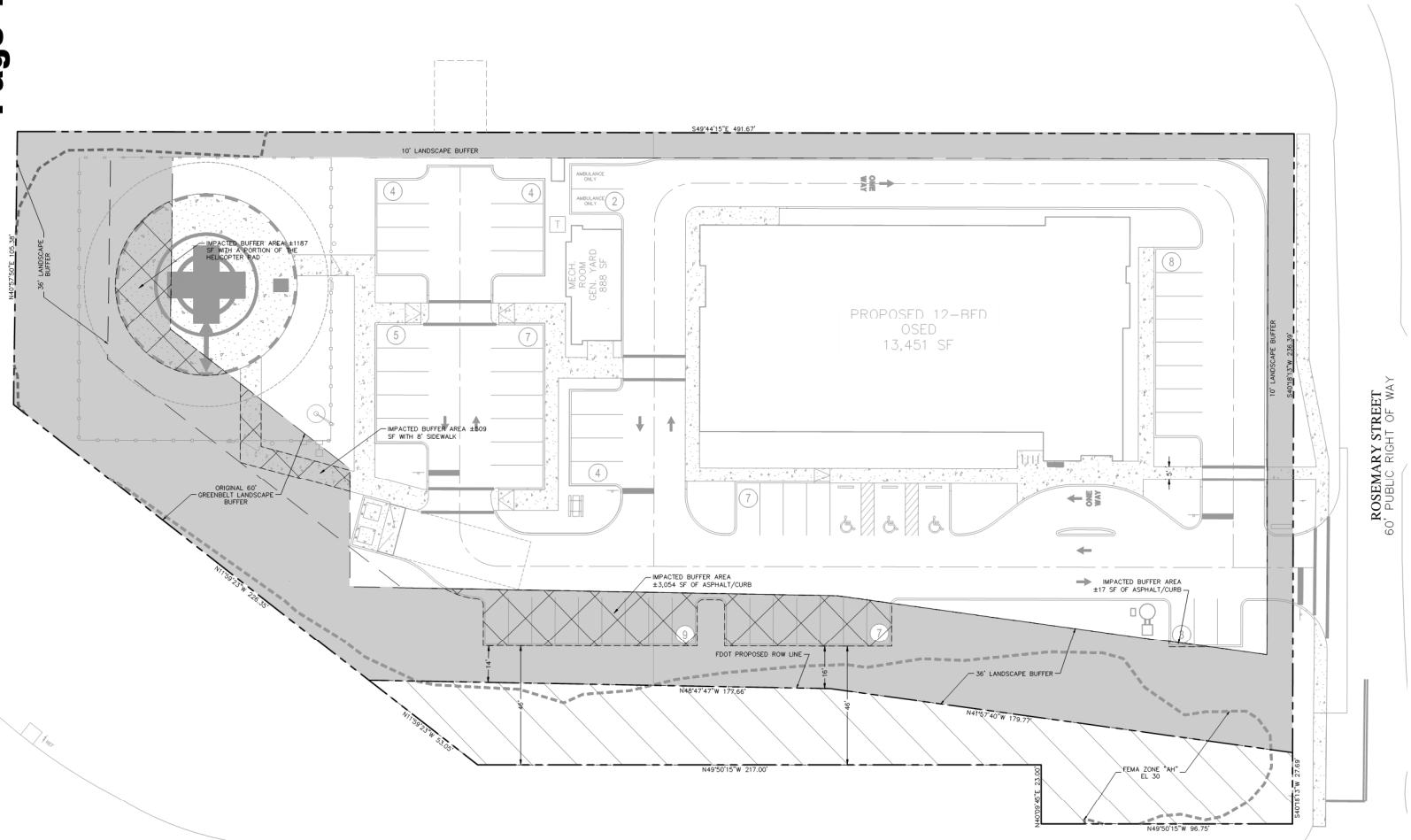
SIGNAGE ELEVATIONS

PROJ. NO. H-24103.00 SHEET
DRAWN KF W604

SIGNAGE

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OVERALL SITE DATA

SITE ACREAGE CALCULATION:		
GROSS SITE AREA:	2.47 ACRES	
MAX. FAR:	0.60	
PROPOSED FAR:	0.13	
PROPOSED INTERIOR BUILDING AREA		
EMERGENCY DEPARTMENT FLOOR AREA:	13,451	SF
MECHANICAL ROOM FLOOR AREA:	888	SF
TOTAL FLOOR AREA:	14,339	SF
MAX. BUILDING HEIGHT:	75 FEET	
PROPOSED BUILDING HEIGHT:	29 FEET	
FUTURE LAND USE/ZONING:	LOW INTENSITY COMMERCIAL (LIC)	
PROPOSED USE:	EMERGENCY DEPARTMENT	
ADJACENT FUTURE LAND USE/ZONING:		
NORTH:	LOW INTENSITY COMMERCIAL (LIC)	
EAST:	LOW INTENSITY COMMERCIAL (LIC)	
SOUTH:	LOW INTENSITY COMMERCIAL (LIC)	
WEST:	LOW INTENSITY COMMERCIAL (LIC)	
EXISTING USE:	VACANT	
PROPOSED USE:	12-BED OFF-SITE EMERGENCY DEPARTMENT	

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	20 FEET	36 FEET
EAST:	20 FEET	63 FEET
SOUTH:	20 FEET	66 FEET
WEST:	20 FEET	36 FEET

LANDSCAPE BUFFERS PRE ROW DEDICATION :	REQUIRED	PROVIDED
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	46 FEET
WEST:	60 FEET	±39 FEET

LANDSCAPE BUFFERS POST ROW DEDICATION :	REQUIRED	PROVIDED
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	MIN 14 FEET (36 FEET AVG)
WEST:	60 FEET	±39 FEET

LEGEND

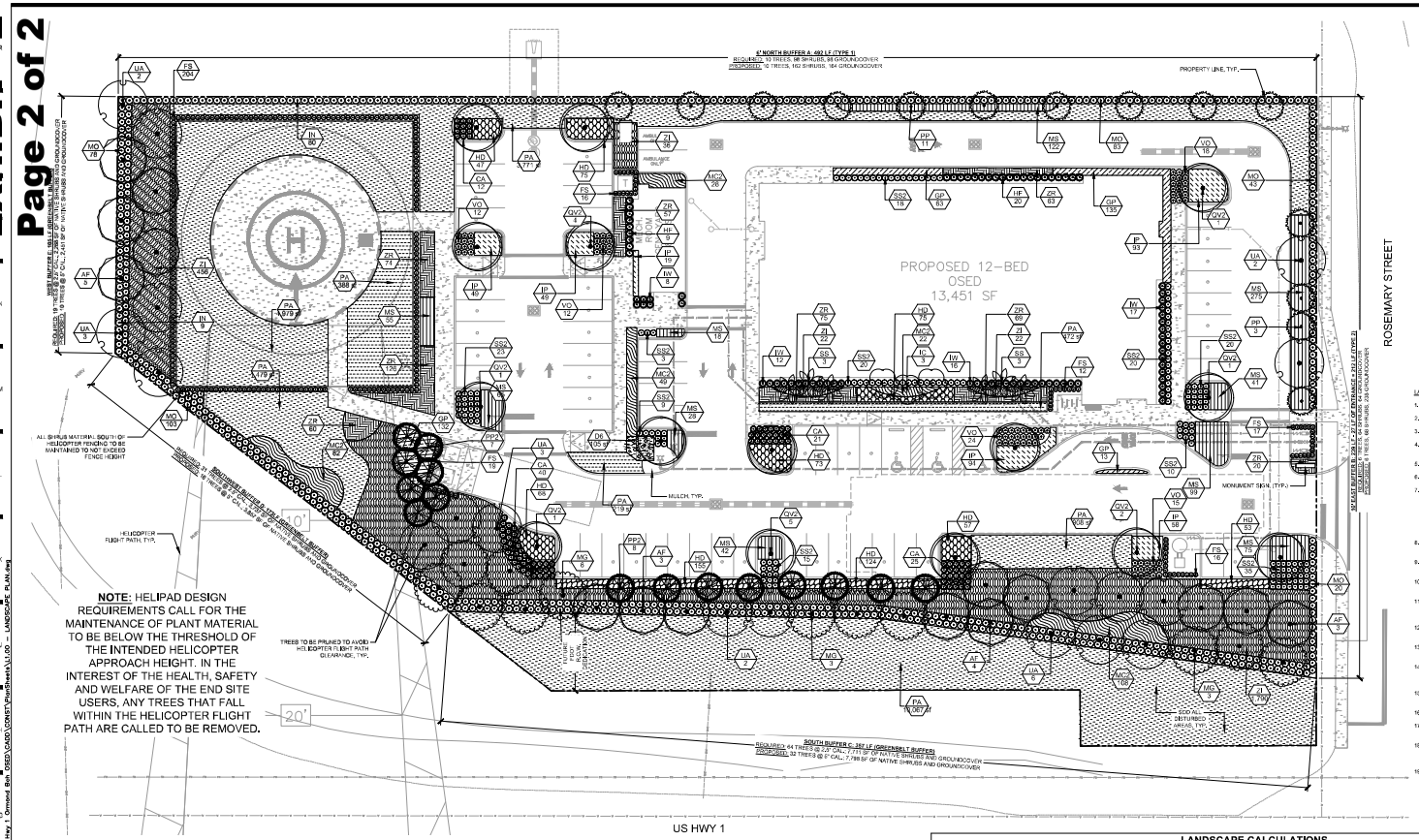
- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- POTENTIAL ROW DEDICATION
- REQUIRED LANDSCAPE BUFFER
- IMPACTED BUFFER AREA

EX-01	ADVENT HEALTH - ORMOND BEACH CITY OF ORMOND BEACH	GREENBELT BUFFER EXHIBIT 10/15/25 - CONTACT JAROD STUBBS, P.E. (386) 271-0272

GRAPHIC SCALE IN FEET 0 10 20 40

NORTH

Kimley»Horn



NOTE: HELIPAD DESIGN REQUIREMENTS CALL FOR THE MAINTENANCE OF PLANT MATERIAL TO BE BELOW THE THRESHOLD OF THE INTENDED HELICOPTER APPROACH HEIGHT. IN THE INTEREST OF THE HEALTH, SAFETY AND WELFARE OF THE END SITE USERS, ANY TREES THAT FALL WITHIN THE HELICOPTER FLIGHT PATH ARE CALLED TO BE REMOVED.

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DECEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO BUILDS/FINAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II" STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITHIN DO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. RETAIN AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	16	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	8" CAL MIN	14' HT., 6' SPR.
	MG	12	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL, FL #1	MAGNOLIA GRANDIFLORA	FG	8" CAL MIN	14' HT., 5' SPR.
	PP	14	LONG LEAF PINE STRAIGHT, SINGLE LEADER, FULL, FL #1	PINUS PALUSTRIS	FG	2.5" CAL MIN	12' HT., 4' SPR.
	PP2	18	LONG LEAF PINE STRAIGHT, SINGLE LEADER, FULL, FL #1	PINUS PALUSTRIS	FG	8" CAL MIN	14' HT., 4' SPR.
	QV2	18	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3.5" CAL MIN	12' HT., 5' SPR.
	UA	18	AMERICAN ELM STRAIGHT, SINGLE LEADER, FL #1, FULL	ULMUS AMERICANA	FG	8" CAL MIN	14' HT., 4' SPR.
PALMS							
	SS	6	CABBAGE PALMETTO STRAIGHT, BUSH, FL #1, IF CT	SABAL PALMETTO	FG	-	10' HT
UNDERSTORY TREES							
	IC	3	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASSINE	FG	3.5" CAL MIN	10' HT., 4' SPR.
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	CA	66	AMERICAN BEAUTYBERRY FULL	CALLICARPA AMERICANA	3 GAL	36" HT	30" OC
	FB	284	FLORIDA PRIVET FULL	FORESTIERA SEGREGATA	7 GAL	36" HT	24" OC
	HF	26	FIREBUSH FULL	HAMELIA PATENS	3 GAL	24" HT	36" OC
	IN	89	DWARF YAUPON HOLLY FULL	ILEX VOMITORIA 'NANA'	3 GAL	24" HT	36" OC
	IW	53	RED DWARF IXORA FULL	IXORA TAIWANENSIS 'RED DWARF'	3 GAL	24" HT	36" OC
	MO	561	SWANSON'S SPORPHIE FULL	MYRCIANTHES FRAGRANS	3 GAL	24" HT	36" OC
	SS2	173	SAW PALMETTO FULL	SABAL BERRULATA	3 GAL	18" HT	30" OC
	VO	81	WALTERS VIBURNUM FULL	VIBURNUM OBOVATUM	3 GAL	24" HT	30" OC
SHRUB AREAS							
	MC2	289	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	24" HT	24" OC
	ZI	2,308	COONTIE FULL, NATIVE	ZAMIA INTEGRIFOLIA	7 GAL	24" HT	24" OC

GROUND COVERS

	DE	105 SF	3" DEPTH, PROVIDE SINGER COURSE	DECOMPOSED GRANITE --	-			
	GP	343	BLANKET FLOWER FULL	GAILLARDIA PULCHELLA	1 GAL	18" FULL	18" OC	
	HD	727	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	1 GAL	18" FULL	18" OC	
	IP	362	BEACH MORNING GLORY FULL	IPOMOEA PES-CAPRAE	1 GAL	18" FULL	18" O.C.	
	MS	820	SUNSHINE MIMOSA FULL	MIMOSA STRIGILLOSA	1 GAL	18" FULL	18" OC	
	ZR	544	RUELLEY FULL	ZEPHYRANTHES ROBUSTUS	1 GAL	18" FULL	18" OC	

SOD

	PA	23,283 SF	ARGENTINE BAHIAGRASS ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	RED HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "ORMOND BEACH" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
TREE RATIOS 1 TREE PER 1,500 SF OF LOT AREA OR 1 TREE PER 400 SF OF LANDSCAPE AREA	TOTAL LOT AREA: 102,560 SF 101,580 SF / 1,500 SF = 72 TREES OR TOTAL LANDSCAPE AREA: 43,848 SF 43,848 SF / 400 SF = 110 TREES EXCESS OF 25%: *110 TREES X 25% = 27.5 TREES = TOTAL 137.5 TREES	(17) TREES AT 2.5" CALIPER = (1 TREE CREDIT) = 17 TREES (53) TREES AT 3.5" CALIPER = (2 TREE CREDITS) = 36 TREES (50) TREES AT 5" CALIPER = (2 TREE CREDITS) = 100 TREES GRAND TOTAL = 147 TREES (133% OF TOTAL TREES REQUIRED)
NATIVE AND DROUGHT TOLERANT 50% OF ALL LANDSCAPE AREA TO BE DROUGHT TOLERANT 50% OF ALL SHRUBS AND GROUNDCOVER TO BE NATIVE SPECIES 75% OF REQUIRED TREES SHALL BE NATIVE SHADE TREES (IF CONFLICTS OCCUR WHERE SHADE TREES ARE NOT APPROPRIATE THAN A NATIVE PALM OR UNDERSTORY TREE SHALL BE PLANTED) SECTION 3-6(5)(C)(3-4)	TOTAL TREES: 147 147 TREES X .75 = 111 TREES MIN SHALL BE NATIVE TOTAL LANDSCAPE AREA: 44,383 SF x .50 = 22,192 SF SHALL BE NATIVE AND DROUGHT TOLERANT	147 NATIVE TREES PROVIDED (100%) 44,383 SF OF NATIVE SHRUBS AND GROUNDCOVER PROVIDED (100%)
FOUNDATION PLANTING MINIMUM 5' WIDE LANDSCAPED AREA LANDSCAPED AREA SHALL CONSIST PRIMARILY OF SHRUBBERY SECTION 3-6(5)(D)	MIN. 5' WIDTH LANDSCAPE AREA LANDSCAPE AREA, PRIMARILY SHRUBBERY	SHRUBS AND GROUNDCOVER PROVIDED (PRIMARILY SHRUBS)
LANDSCAPE BUFFER REQUIREMENTS: **TYPE 1 BUFFER:** 6' MIN. WIDTH, 2 TREES PER 100 LF, 20 SHRUBS PER 100 LF, 20 GROUNDCOVER PER 100 LF **TYPE 2 BUFFER:** 10' MIN. WIDTH, 3 TREES PER 100 LF, 30 SHRUBS PER 100 LF, 30 GROUNDCOVER PER 100 LF **GREENBELT BUFFER:** 30' MIN. WIDTH, 1 TREE PER 200 SF, 60% OF TOTAL GREENBELT LANDSCAPE AREA TO BE PLANTED WITH NATIVE SHRUBS AND GROUNDCOVER SECTION 3-6(5)(I)	**6' NORTH BUFFER A: 492 LF (TYPE 1)** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **10' EAST BUFFER B: 339 LF - 27 LF OF ENTRANCE = 312 LF (TYPE 2)** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C: 397 LF (GREENBELT BUFFER)** 60 TREES @ 2.5" CAL. 7,771 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D: 173 LF (GREENBELT BUFFER)** 31 TREES @ 2.5" CAL. 3,737 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E: 109 LF (GREENBELT BUFFER)** 19 TREES @ 2.5" CAL. 2,366 SF OF NATIVE SHRUBS AND GROUNDCOVER	**6' NORTH BUFFER A:** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **10' EAST BUFFER B:** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C:** 32 TREES @ 5" CAL. 7,788 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D:** 16 TREES @ 5" CAL. 3,857 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E:** 10 TREES @ 5" CAL. 2,451 SF OF NATIVE SHRUBS AND GROUNDCOVER
VUA LANDSCAPING REQUIREMENT: INTERIOR LANDSCAPE TO BE NO LESS THAN 10% OF VUA MIN. 1 HARDWOOD TREE AT 3.5" CAL MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES SECTION 3-6(5)(G)(6)	SITE VUA: 35,719 SF 35,719 SF X 10% = 3,572 SF VUA LANDSCAPE AREA REQUIRED 1 TREE PER ISLAND X 15 ISLANDS = 15 HARDWOOD TREES REQUIRED MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES	A: 163 SF B: 312 SF C: 475 SF D: 176 SF E: 109 SF F: 39 SF G: 402 SF H: 544 SF I: 284 SF J: 492 SF K: 163 SF L: 289 SF M: 1,169 SF N: 216 SF O: 299 SF P: 28 SF Q: 221 SF R: 167 SF S: 285 SF T: 169 SF U: 1,941 SF TOTAL: 7,618 SF (208%) 15 HARDWOOD TREES MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES

GRAPHIC SCALE IN FEET
0 10 20 40

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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1330 CORNERSTONE BLVD. SUITE 230A, DAYTONA BEACH, FL
PHONE: (386) 271-0282
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

SEAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. LANDRY, PLA ON 9/26/2025 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

AdventHealth Orlando
ORMOND BEACH OSED

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO.

OVERALL LANDSCAPE PLAN

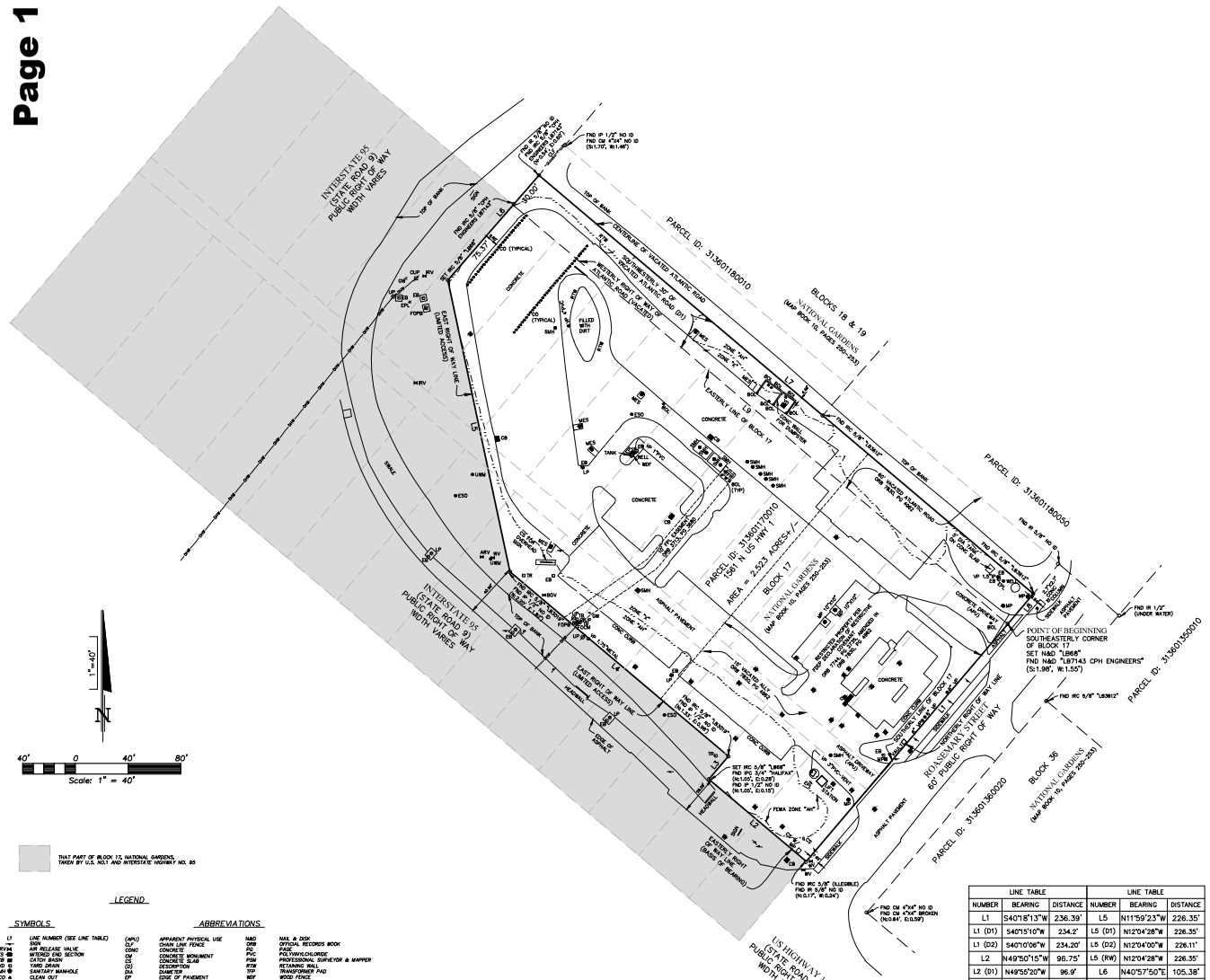
PROJ. NO. 149833019 SHEET
DRAWN NAA L1.00
9/26/2025

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Plotted By: Scott, Nora Sheet: Set/Advent/Hosh Ormond Beach OSED Layout: L1.00 September 26, 2025 10:26:36am G:\Data_Civil\149833019 - Ad Hwy 1 Ormond Bch OSED\CADD\Construct\Plans\Sheets\L1.00 - LANDSCAPE PLAN.dwg

EXHIBIT "F"
Page 1 of 9

BOUNDARY SURVEY



THAT PART OF BLOCK 17, NATIONAL GARDENS, TAKEN BY U.S. NO.1 AND INTERSTATE HIGHWAY NO. 95

LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)
SIGN	SIGN
ARV	AIR RELEASE VALVE
MES	MITERED END SECTION
CB	CATCH BASIN
YD	YARD DRAIN
SMH	SANITARY MANHOLE
MW	MONITOR WELL
BOL	BOLLARD
WV	WATER VALVE
IRV	IRRIGATION VALVE
CUP	CONCRETE UTILITY POLE
UP	UTILITY POLE
ER	ELECTRIC RISER
EB	ELECTRIC BOX
FCPB	FIBER OPTIC PULL BOX
LP	LIGHT POLE
GW	GUY WIRE
OHW	OVERHEAD WIRE
VP	VERTICAL PIPE
MW	MONITORING WELL
MP	METAL POST
TR	TELEPHONE RISER
UMH	UNDERGROUND WATER MARKER
FOCM	FIBER OPTICS CABLE MARKER
TB	TELEPHONE BOX

ABBREVIATIONS

(APU)	APPARENT PHYSICAL USE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CM	CONCRETE MONUMENT
CS	CONCRETE SLAB
(D)	DESCRIPTION
DIA	DIAMETER
ENP	ENCROACHING PAVEMENT
EPB	ELECTRIC PANEL
ESO	ELECTRIC STUB OUT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FND	FOUND
FPL	FLORIDA POWER & LIGHT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
N&D	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
PVC	POLYVINYLCHLORIDE
PSM	PROFESSIONAL SURVEYOR & MAPPER
RTW	RETAINING WALL
TPP	TRANSFORMER PAD
WDF	WOOD FENCE
W/	WITH
IR	IRON ROD
IRC	IRON ROD WITH CAP & ____
IP	IRON PIPE
IPC	IRON PIPE WITH CAP & ____
ID	IDENTIFICATION
LB	LICENSED BUSINESS
MES	MITERED END SECTION

ZONE "X" / ZONE "AH" — FEMA FLOOD HAZARD ZONE LINE (SEE NOTE 8)

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S40°18'13"W	236.39'	L5	N11°59'23"W	226.35'
L1 (D1)	S40°15'10"W	234.2'	L5 (D1)	N12°04'28"W	226.35'
L1 (D2)	S40°10'06"W	234.20'	L5 (D2)	N12°04'00"W	226.11'
L2	N49°50'15"W	98.75'	L5 (RW)	N12°04'28"W	226.35'
L2 (D1)	N49°55'20"W	96.9'	L6	N40°57'50"E	105.38'
L2 (D2)	N49°55'20"W	96.82'	L6 (D1)	N40°52'45"E	76.09'
L3	N40°09'45"E	23.00'	L6 (D2)	N40°30'58"E	106.21'
L3 (D1)	N40°04'40"E	23.0'	L7	S49°44'15"E	491.67'
L3 (D2)	N40°04'40"E	23.0'	L7 (D2)	S49°29'00"E	491.75'
L4	N49°50'15"W	217.00'	L8	S40°18'13"W	30.00'
L4 (D1)	N49°55'20"W	216.8'	L8 (D2)	S40°10'06"W	30.00'
L4 (D2)	N49°55'20"W	216.78'	L9	N49°44'15"W	492.02'
L4 (RW)	N49°55'20"W	217'	L9 (D1)	S49°29'00"E	492.10'

DESCRIPTION (per Fidelity National Title Insurance Company Title Commitment, file number 13872-5)
(SHOWN HEREON AS DESCRIPTION 1 (D1))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250-253, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Block 17; thence South 40°15'10" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.2 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.9 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I-95, 23.0 feet to a point therein; thence North 49°55'20" West along said I-95 right of way, 216.8 feet to a point therein; thence North 12°04'28" West along said right of way, 226.35 feet; thence North 40°52'45" East along said right of way 76.09 feet to a point therein being also in the Westerly right of way of Atlantic Road being a 60 foot right of way, being also in the Easterly line of Block 17 aforesaid; thence South 49°29'00" East along said right of way and said Easterly line of Block 17, 492.10 feet to the Point of BEGINNING. Together with the Southwesterly 30.00 feet of vacated Atlantic Road, a 60.00 foot right of way, abutting the Northeasterly line thereof.

Also described as:
(SHOWN HEREON AS DESCRIPTION 2 (D2))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, Together with the Southwesterly 30.00 feet of vacated Atlantic Road, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250-253, Inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Block 17; thence South 40°10'06" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.20 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 feet right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.82 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I-95, 23.0 feet to a point therein; thence North 49°55'20" West along said I-95 right of way, 216.78 feet to a point therein; thence North 12°04'00" West along said right of way, 226.11 feet; thence North 40°30'58" East along said right of way 106.21 feet to a point lying in the centerline of vacated Atlantic Road being a 60 foot right of way; thence South 49°29'00" East along said centerline, 491.75; thence South 40°10'06" West, 30.00 feet to the Point of BEGINNING.

SURVEYOR'S NOTES:

1. Not valid without the original signature and seal of a Florida Professional Surveyor and Mapper.
2. Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
3. Bearings based on the Easterly Right of Way line of US Highway 1 (State Road 5), as being N49°50'15"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
4. The features and linework shown hereon are in grid position relative to Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011.
5. All measurements are in feet in accordance with the United States standard.
6. Horizontal Accuracy Statement: The accuracy of the survey data shown hereon has been verified by redundant measurements or traverse closures achieving or exceeding a closure of 1 foot in 10,000 feet.
7. All boundary line bearings, distances and curve data are plat and/or described and measured unless shown as (P) = Plat, (D) = Described and/or (M) = Measured. Bearing and distances shown hereon as (RW) are based on Florida Department of Transportation Right of Way Map, Section 79002-2403.
8. Flood zone information shown hereon is based on Flood Insurance Rate Map Community Panel No. 12127C0184K City of Ormond Beach, Volusia County, Florida, map revised September 29, 2017. As shown the lands described hereon lie in Zone "AH" (Base Flood Elevation = 30') and Zone "X". The approximate location of the FEMA Flood Hazard Zone lines, if located within the property and shown hereon, were downloaded from the FEMA website during preparation of this Survey and were not surveyed by Donald W. McIntosh Associates, Inc. (DWMA). This note is for informational purposes only and the surveyor assumes no liability for the correctness of the cited map(s) or LOMR(s). In addition, this note does not represent an opinion by the surveyor of the probability of flooding.
9. No underground utilities, underdrains, improvements, installations or foundations located.
10. No environmental issues have been addressed by this survey.
11. Fence ownership not determined unless otherwise noted.
12. All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.
13. Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25").
14. This survey does not reflect or determine ownership.
15. The word "certify" or "certification" as shown and used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
16. Additions or deletions to this survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. neither attempted nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
18. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. Surveyor has reviewed the following items listed ALTA Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Commitment No. 11987075, searched through September 09, 2024, for easements and rights-of-way and finds the following:
SCHEDULE B, PART II EXCEPTIONS

Items 1 through 4 and 10 (Standard Exceptions)

5. Easement in favor of Florida Power & Light Company recorded December 16, 1991 in Official Records Book 3713, Page 3680, Public Records of Volusia County, Florida. (SHOWN HEREON)
6. Ordinance No. 2011-09 recorded March 22, 2011 in Official Records Book 6575, Page 2321, Public Records of Volusia County, Florida. (PROPERTY DESCRIBED HEREON LIES WITHIN THE PROPERTY DESCRIBED, NO EASEMENTS)
7. Interlocal Service Boundary Agreement by and between the City of Ormond Beach and County of Volusia recorded August 28, 2014 in Official Records Book 7026, Page 876; together with First Amended Interlocal Service Boundary Agreement recorded October 11, 2019 in Official Records Book 7758, Page 4680; Second Amended Interlocal Service Boundary Agreement recorded March 30, 2022 in Official Records Book 8228, Page 1974; and Interlocal Service Boundary Agreement Renewal recorded August 28, 2024 in Official Records Book 8601, Page 1751, Public Records of Volusia County, Florida. (PROPERTY DESCRIBED HEREON LIES WITHIN THE PROPERTY DESCRIBED, NO EASEMENTS)
8. Declaration of Restrictive Covenant by Wendy's International, LLC, an Ohio limited liability company, successor-in-interest to Wendy's International, Inc. via conversion and the Florida Department of Environmental Protection recorded September 10, 2019 in Official Records Book 7744, Page 2735; as affected by Amended Declaration of Restrictive Covenant recorded March 19, 2020 in Official Records Book 7830, Page 4962, Public Records of Volusia County, Florida. (SHOWN HEREON)
9. Resolution No. 2022-46 recorded April 13, 2022 in Official Records Book 8236, Page 2150, Public Records of Volusia County, Florida. (PROPERTY DESCRIBED HEREON LIES WITHIN THE PROPERTY DESCRIBED, NO EASEMENTS)

Certified to:
Memorial Health Systems, Inc.
1561 N US Hwy 1, LLC
Fidelity National Title Insurance Company
GrayRobinson, P.A.

SURVEY DATE: 10/22/2024

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 68

James LeVinerDigitally signed by James LeViner
DN: DN=James LeViner
Date: 2024.10.31 14:09:23-04'00'

James D LeViner — Signature Date
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1900 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY:	JD	FIELD BOOK:	JOB NUMBER:
DATE: 10/22/2024	CHECKED BY: RLC	1780 (1-6)	24623.1001
		SCALE: 1" = 40'	

NO.	DATE	REVISIONS / DESCRIPTION
		DONALD W. McINTOSH ASSOCIATES, INC.

PREPARED FOR:
ADVENTHEALTH
1561 N US HWY 1, ORMOND BEACH

DRAWING: Csf 24-112 (B1)
SHEET: 1 OF 1

F:\Pro\2024\24623 Art Ormond Beach\Surv\NAV088\Vndy\24-112(B1) ORMOND BEACH.dwg

EXHIBIT "F"
Page 2 of 9

CONSTRUCTION PLANS
FOR
ADVENTHEALTH ORMOND BEACH OSED

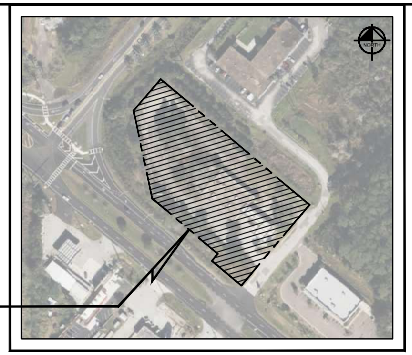
PARCEL #: 313601170010

ORMOND BEACH, FLORIDA

OCTOBER 15, 2025



FLOOD MAP
N.T.S.



AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION:

DESCRIPTION (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NUMBER 13872-6)
(SHOWN HEREON AS DESCRIPTION 1 (D1))

BLOCK 17, EXCEPT THAT PART TAKEN BY U.S. NO. 1 AND INTERSTATE HIGHWAY NO. 95, NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250-253, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 17; THENCE SOUTH 40'15'10" WEST ALONG THE NORTHERLY RIGHT OF WAY OF ROSEMARY STREET HAVING A 60 FOOT RIGHT OF WAY, BEING ALSO THE SOUTHERLY LINE OF SAID BLOCK 17, 234.2 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF U.S. NO. 1 BEING A 160 FOOT RIGHT OF WAY; THENCE NORTH 49'55'20" WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID U.S. NO. 1, 96.9 FEET TO A POINT IN AFORESAID RIGHT OF WAY; THENCE NORTH 40'04'40" EAST ALONG THE NEW RIGHT OF WAY OF I-95, 23.0 FEET TO A POINT THEREIN; THENCE NORTH 49'55'20" WEST ALONG SAID I-95 RIGHT OF WAY, 216.8 FEET TO A POINT THEREIN; THENCE NORTH 12'04'26" WEST ALONG SAID RIGHT OF WAY, 226.35 FEET; THENCE NORTH 40'52'45" EAST ALONG SAID RIGHT OF WAY 76.09 FEET TO A POINT THEREIN BEING ALSO IN THE WESTERLY RIGHT OF WAY OF ATLANTIC ROAD BEING A 60 FOOT RIGHT OF WAY; BEING ALSO IN THE EASTERLY LINE OF BLOCK 17 AFORESAID; THENCE SOUTH 49'29'00" EAST ALONG SAID RIGHT OF WAY AND SAID EASTERLY LINE OF BLOCK 17, 492.10 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE SOUTHWESTERLY 30.00 FEET OF VACATED ATLANTIC ROAD, A 60.00 FOOT RIGHT OF WAY, ABUTTING THE NORTHEASTERLY LINE THEREOF.

ALSO DESCRIBED AS:
(SHOWN HEREON AS DESCRIPTION 2 (D2))

BLOCK 17, EXCEPT THAT PART TAKEN BY U.S. NO. 1 AND INTERSTATE HIGHWAY NO. 95, TOGETHER WITH THE SOUTHWESTERLY 30.00 FEET OF VACATED ATLANTIC ROAD, NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250-253, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 17; THENCE SOUTH 40'10'06" WEST ALONG THE NORTHERLY RIGHT OF WAY OF ROSEMARY STREET HAVING A 60 FOOT RIGHT OF WAY, BEING ALSO THE SOUTHERLY LINE OF SAID BLOCK 17, 234.20 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF U.S. NO. 1 BEING A 160 FOOT RIGHT OF WAY; THENCE NORTH 49'55'20" WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID U.S. NO. 1, 96.82 FEET TO A POINT IN AFORESAID RIGHT OF WAY; THENCE NORTH 40'04'40" EAST ALONG THE NEW RIGHT OF WAY OF I-95, 23.0 FEET TO A POINT THEREIN; THENCE NORTH 49'55'20" WEST ALONG SAID I-95 RIGHT OF WAY, 216.78 FEET TO A POINT THEREIN; THENCE NORTH 12'04'00" WEST ALONG SAID RIGHT OF WAY, 226.11 FEET; THENCE NORTH 40'30'58" EAST ALONG SAID RIGHT OF WAY 106.21 FEET TO A POINT LYING IN THE CENTERLINE OF VACATED ATLANTIC ROAD BEING A 60 FOOT RIGHT OF WAY; THENCE SOUTH 49'29'00" EAST ALONG SAID CENTERLINE, 491.75; THENCE SOUTH 40'10'06" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

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UTILITY PROVIDERS

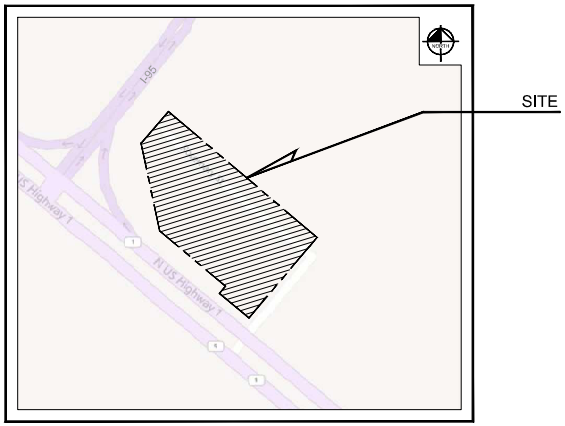
WATER/SEWER:
CITY OF ORMOND BEACH
50A N ORCHARD ST
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TELEPHONE:
AT&T / DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

POWER:
FLORIDA POWER & LIGHT
4215 UP THE GROVE LN
ENV/WPB BLDG 8
WEST PALM BEACH, FL 33407
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8416 PALM RIVER RD
TAMPA, FL 33619
CONTACT: HEATH MCARDLE
PHONE: (407) 420-5674

FDOT NOTE: ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN PLAN INDEXES, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL



SECTIONS 36, TOWNSHIP 13, RANGE 31
LOCATION MAP
N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	SITE PLAN
C4.1	TRUCK ROUTING PLAN
C5.0	PAVING AND GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	CONTROL STRUCTURE DETAIL
C6.0	UTILITY PLAN
C6.1	LIFT STATION DETAIL
C7.0	GENERAL CONTRUCTION DETAILS
C7.1-C7.37	STORMTRAP DETAILS
C8.0	CITY OF ORMOND BEACH DETAILS
C8.1	CITY OF ORMOND BEACH DETAILS
L0.50	TREE MITIGATION PLAN
L0.51	TREE INVENTORY CHART AND CALCULATIONS
L0.52	TREE MITIGATION SPECIFICATIONS
L1.00	OVERALL LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE DETAILS
L1.52	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS

PREPARED BY
Kimley»Horn

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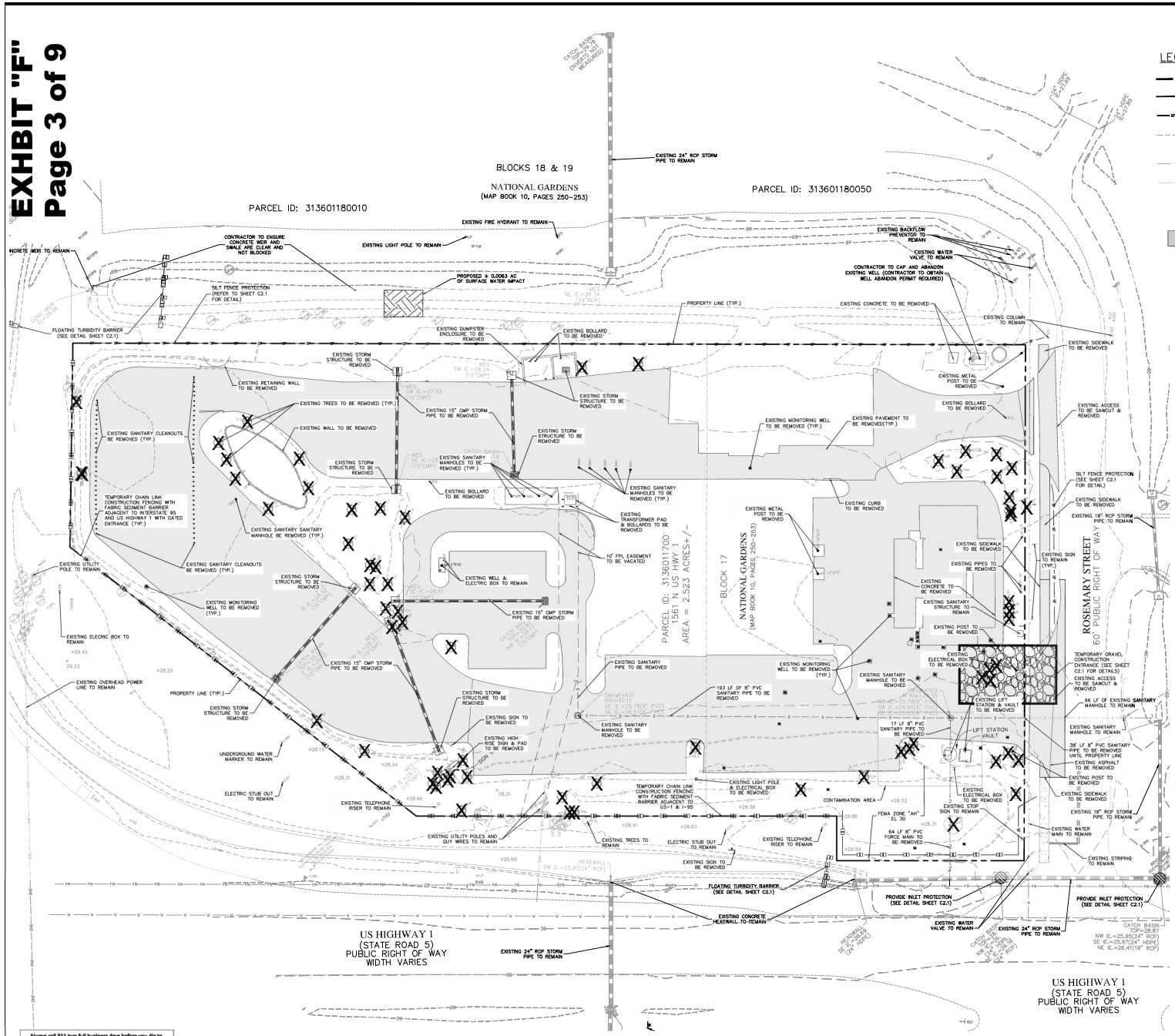
Digitally signed by Jarod Stubbs
Date: 2025.10.15 19:26:45-04'00'

10/15/2025
JAROD C. STUBBS, P.E.
89387

No.	REVISIONS	DATE	BY

SHEET NUMBER
C0.0

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND:

- PROPERTY LINE (TYP.)
- RIGHT OF WAY
- CONSTRUCTION FENCING
- 92 EXISTING CONTOUR
- ×28.43 EXISTING SPOT ELEVATION
- EXISTING EASEMENT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TREES TO BE REMOVED
- INLET PROTECTION
- EXISTING PAVEMENT TO BE REMOVED

NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY DONALD W MCINTOSH ASSOCIATES, INC. (01/30/25) AS WELL AS UTILITY MAPS PROVIDED BY THE LOCAL MUNICIPALITIES. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.
2. ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON THE FOLLOWING BENCHMARKS:

   A) RTK-GPS CORRECTION READINGS BROADCAST BY THE FLORIDA PERMANENT REFERENCE NETWORK, GLOBAL NAVIGATION SATELLITE SYSTEM, MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, GEOID PROJECTION FPRN18.
3. CONTRACTOR IS TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE, AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CAPPED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL INSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICE.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
5. ALL UNDERGROUND UTILITIES WITHIN PROJECT LIMITS SHALL BE REMOVED (WHETHER SHOWN OR NOT) CUT AND CAPPED AT PROPERTY LINE.
6. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS, AND WILL BE IMPACTED BY THE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. ALL VEGETATION TO BE REMOVED WITHIN LIMITS OF WORK UNLESS NOTED TO REMAIN.
8. CONTRACTOR SHALL REVIEW THE ENVIRONMENTAL SITE ASSESSMENT AND GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
9. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
10. THE CONTRACTOR SHALL INSPECT EROSION & SEDIMENT CONTROL EFFORTS DAILY TO DETERMINE EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
11. UTILIZE SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED INLETS ADJACENT TO THE CONSTRUCTION ACTIVITIES. SEE DETAIL ON SHEET C2.1.
12. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE DETAIL ON SHEET C2.1.
13. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER THE EXISTING UTILITIES.
14. ALL UNDERGROUND UTILITIES SHALL BE CUT AND CAPPED AT THE PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED.
15. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFF SITE.
16. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY, WETLAND OR STORMWATER COLLECTION FACILITY.
17. DEWATERING ACTIVITIES SHALL NOT RESULT IN ANY DISCHARGE OF WATER WITH TURBIDITY GREATER THAN 29 NTU'S FROM THE SITE.
18. SHOULD ANALYTICAL RESULTS FROM GROUNDWATER SAMPLES DETERMINE THAT THE SITE IS CONTAMINATED, A CITY WASTEWATER INDUSTRIAL WASTE PRE-TREATMENT GROUNDWATER PERMIT MUST BE OBTAINED FOR PROPER DISPOSAL INTO THE CITY SANITARY SYSTEM.
19. IF DEWATERING ACTIVITIES ARE REQUIRED, PLEASE PROVIDE A COPY OF THE FDEP DEWATERING PERMIT.
20. EXISTING LIFT STATION AND COMPONENTS TO BE DISPOSED OF IN ACCORDANCE WITH FDEP REGULATIONS
21. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE LIMITS OF WORK, ADJACENT TO THE SILT FENCE, AS NEEDED. EXCEPT WHERE SIGHT LINES MAY BE OBSTRUCTED FOR TRAFFIC EXTING THE SITE.
22. A TEMPORARY FENCE NOT EXCEEDING 8 FEET IN HEIGHT MAY BE ERECTED DURING CONSTRUCTION. SUCH FENCE SHALL BE REMOVED PRIOR TO ANY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION BEING APPROVED.
23. ALL SIDEWALK CLOSURES SHALL BE IN COMPLIANCE WITH FDOT INDEX 102-660.
24. CONTRACTOR TO FOLLOW THE GUIDANCE AND RECOMMENDATIONS AS SPECIFIED WITHIN THE SUBSURFACE SOIL EXPLORATION GEOTECHNICAL ENGINEERING REPORT PERFORMED BY TERRACON DATED 05/25/2025.
25. PROJECT AREA WITHIN LIMITS OF WORK IS TO BE CLEARED AND GRUBBED PER FDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED, REFER TO SHEETS L1.50 FOR TREE PROTECTION AND REMOVAL DETAILS.
26. THE CONTRACTOR IS REQUIRED TO VIDEO OR OTHERWISE DOCUMENT THE EXISTING CONDITIONS ON RIGHT-OF-WAY AND ADJACENT PARCELS TO AVOID HAVING TO REPAIR DAMAGES NOT CAUSED DURING CONSTRUCTION.
27. REFER TO LANDSCAPE PLAN FOR TREES PROPOSED TO REMAIN.
28. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.
29. ALL LIVE ELECTRICAL BOXES TO BE REPAIRED DURING DEMOLITION TO AVOID TRIPPING HAZARDS

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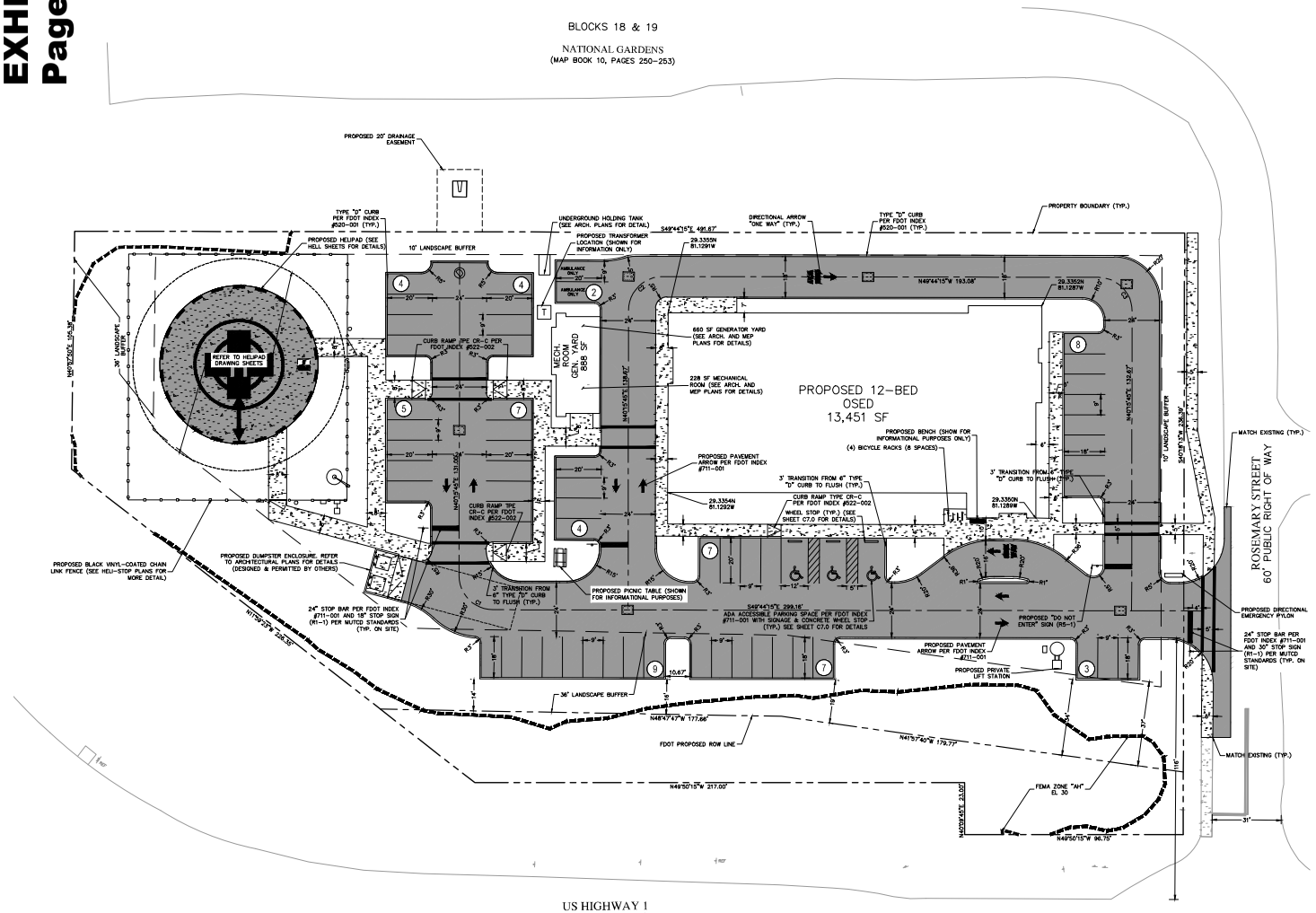
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DATE	SUBMISSION	NO

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C3.0

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

OVERALL SITE DATA

SITE ACREAGE CALCULATION:
GROSS SITE AREA: 2.47 ACRES
MAX. FAR: 0.60
PROPOSED FAR: 0.13

PROPOSED INTERIOR BUILDING AREA
EMERGENCY DEPARTMENT FLOOR AREA: 13,451 SF
MECHANICAL ROOM FLOOR AREA: 888 SF
TOTAL FLOOR AREA: 14,339 SF

MAX. BUILDING HEIGHT: 75 FEET
PROPOSED BUILDING HEIGHT: 29 FEET

FUTURE LAND USE/ZONING: LOW INTENSITY COMMERCIAL (LIC)

PROPOSED USE: EMERGENCY DEPARTMENT

ADJACENT FUTURE LAND USE/ZONING:
NORTH: LOW INTENSITY COMMERCIAL (LIC)
EAST: LOW INTENSITY COMMERCIAL (LIC)
SOUTH: LOW INTENSITY COMMERCIAL (LIC)
WEST: LOW INTENSITY COMMERCIAL (LIC)

EXISTING USE: VACANT
PROPOSED USE: 12-BED OFF-SITE EMERGENCY DEPARTMENT

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	20 FEET	36 FEET
EAST:	20 FEET	63 FEET
SOUTH:	20 FEET	66 FEET
WEST:	20 FEET	36 FEET

LANDSCAPE BUFFERS:	REQUIRED:	PROVIDED:
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	MIN 14 FEET (36 FEET AVG)
WEST:	60 FEET	8.39 FEET

IMPERVIOUS COVERAGE:
TOTAL MAX. IMPERVIOUS COVERAGE (75%) = 2.47 AC X 0.75 = 1.85 AC
PROPOSED IMPERVIOUS AREA:
BUILDING AREA = 0.33 AC
PAVEMENT AREA = 0.82 AC
CONCRETE SIDEWALK AREA = 0.11 AC
TOTAL PROPOSED IMPERVIOUS AREA: 1.26 AC (51.01%)
TOTAL PROPOSED PERVIOUS AREA: 1.24 AC (48.99%)

REQUIRED PARKING SPACES:
FOR MEDICAL OFFICE/CLINIC:
1 PARKING SPACE FOR EACH 2 BEDS, PLUS 1 SPACE FOR EACH STAFF DOCTOR, PLUS 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT
TOTAL REQUIRED SPACES: 24 SPACES

PROPOSED PARKING SPACES:
PROPOSED STANDARD SPACES: 55 SPACES
PROPOSED HANDICAP SPACES: 3 SPACES
PROPOSED EMERGENCY VEHICLE SPACES: 2 SPACES
TOTAL PROPOSED SPACES: 60 SPACES

REQUIRED BICYCLE PARKING:
0.1 SPACE/REQUIRED PARKING SPACE 7 SPACES
TOTAL PROPOSED BICYCLE SPACES 8 SPACES

GENERAL NOTES:
1. ALL RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	S4°44'15"E	21.21'	90°00'00"	15.00'
C2	15.00'	23.56'	S85°15'45"W	21.21'	90°00'00"	15.00'
C3	15.00'	23.56'	N4°44'15"W	21.21'	90°00'00"	15.00'

LEGEND
- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- (X) PROPOSED PARKING COUNT

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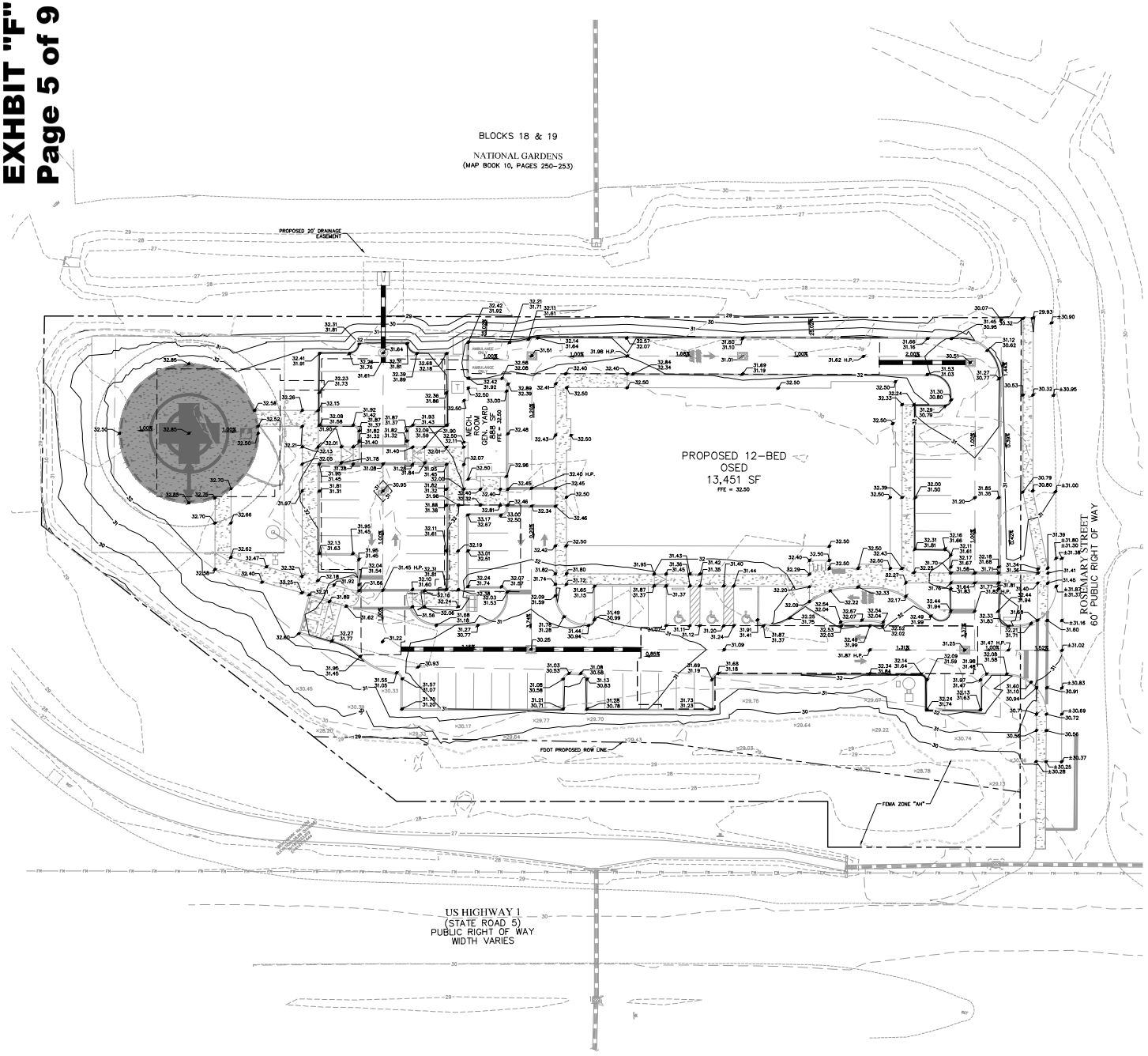
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DATE	SUBMISSION	NO

SITE PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C4.0

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- PROPERTY BOUNDARY
- 100.00 PROPOSED SPOT ELEVATION
- 100.50 / 100.00 PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- ±100.00 PROPOSED SPOT ELEVATION TO MATCH EXISTING GRADE
- ×101.99 EXISTING SPOT ELEVATION
- 92 EXISTING CONTOUR
- 78 PROPOSED CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED EXFILTRATION OUTLINE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- X.XX% FLOW ARROW

PGD NOTES:

1. ALL STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ORMOND BEACH STANDARDS AND SPECIFICATIONS.
2. CONNECT ALL ROOF DOWNSPOUTS TO 6-INCH HDPE LATERALS. CONNECT LATERALS TO 12-INCH HDPE TRUNK LINES EXTENDING TO STRUCTURES WITH MIN. 1.0% SLOPE, MIN. 18" COVER.
3. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #430-001.
4. FOR EROSION CONTROL NOTES AND DETAILS, REFER TO SHEET C2.1.
5. STORM CLEAN-OUTS LOCATED IN SIDEWALK AREAS SHALL BE FLUSH WITH ADA PEDESTRIAN FRIENDLY TOPS.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48) AND MAX 5% RUNNING SLOPE (1:20).
7. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE UNLESS OTHERWISE NOTED 4H:1V MAXIMUM SLOPE.
8. PER FDOT SECTION 300-6.1: CLEAN THE SURFACE TO BE PRIMED AND ENSURE THAT THE MOISTURE OF THE BASE DOES NOT EXCEED 50% OF THE OPTIMUM MOISTURE. ENSURE THAT THE TEMPERATURE OF THE PRIME COAT IS AT 150 DEGREES F. APPLY THE PRIME COAT UNIFORMLY. THE DISTRIBUTION AND PROPER APPLICATION SPREAD RATE WILL BE AT 1/6 WHICH IS SUFFICIENT TO COAT THE BASE MATERIAL UNIFORMLY WITH NO EXCESS.
9. PER FDOT SECTION 311-5.2: APPLY SAND UNIFORMLY AND FREE OF FOREIGN MATERIALS. THEN ROLL THE ENTIRE PRIMED AND SANDED AREA WITH A RUBBER TIRE TRAFFIC ROLLER. PRIOR TO PUTTING DOWN THE ASPHALT, SWEEP THE ENTIRE AREA OF EXCESS SAND TO PREPARE FOR PAVING.

DATUM/BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 DATUM BASED ON FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) BENCHMARK "922050S03", ELEVATION 28.91 (NAVD88), BEING A 3.5" BRASS DISK IN A CONCRETE BASIN STAMPED "DSPNO 922050 S03."

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Jason Charles Stubbs
FL LICENSE NO. 89387
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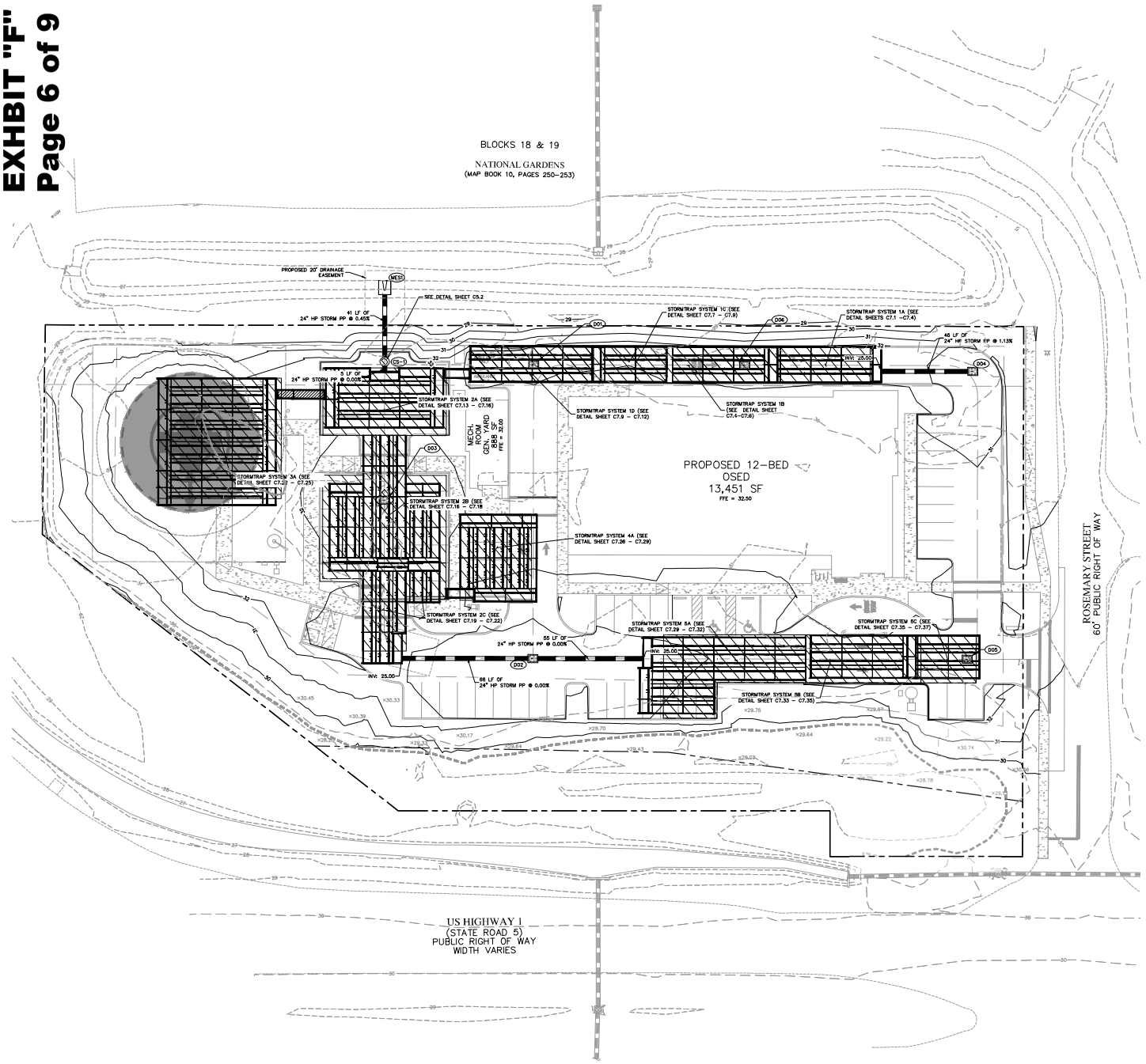
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DATE	SUBMISSION	NO

PAVING AND GRADING PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C5.0

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- PROPOSED STORMTRAP SYSTEM

NOTES:

1. ALL STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH ORMOND BEACH STANDARDS AND SPECIFICATIONS.
2. CONNECT ALL ROOF DOWNSPOUTS TO 8–INCH HDPE LATERALS. CONNECT LATERALS TO 12–INCH HDPE TRUNK LINES EXTENDING TO STRUCTURES WITH MIN. 1.0% SLOPE, MIN. 16" COVER.
3. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #430–001.
4. FOR EROSION CONTROL NOTES AND DETAILS, REFER TO SHEETS C2.0–C2.1.
5. STORM CLEAN–OUTS LOCATED IN SIDEWALK AREAS SHALL BE FLUSH WITH ADA PEDESTRIAN FRIENDLY TOPS.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48) AND MAX 5% RUNNING SLOPE (1:20).
7. CONTRACTOR TO FOLLOW THE GUIDANCE AND RECOMMENDATIONS AS SPECIFIED WITH THE SUBSURFACE SOIL EXPLORATION GEOTECHNICAL ENGINEERING REPORT(S) PERFORMED BY TERRACON DATED MAY 29, 2024.
8. INLET GRATES ARE REQUIRED TO BE CHAINED PER FDOT STANDARD PLANS INDEX #430–001.
9. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX #430–001. PROVIDE A MINIMUM 12" OVERLAP.
10. MINIMUM BUILDING FINISHED FLOOR ELEVATION IS 32.50 FT.

DATUM/BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 DATUM BASED ON FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) BENCHMARK "92205003", ELEVATION 28.91 (NAVD88), BEING A 3.5" BRASS DISK IN A CONCRETE BASIN STAMPED "DSPNC 92205 003."

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
CS–1	TYPE "P" MANHOLE PER FDOT INDEX #425–010 (SEE DETAIL SHEET C5.2) TOP: 31.11 SW. INV IN: 25.00 (24" HP STORM PP) NE. INV OUT: 27.00 (24" HP STORM PP)
D01	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 31.01
D02	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 30.25 NW. INV OUT: 25.00 (24" HP STORM PP) SE. INV OUT: 25.00 (24" HP STORM PP)
D03	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 30.45
D04	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 30.61 NW. INV OUT: 25.51 (24" HP STORM PP)
D05	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 31.25
D06	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 31.01
MES1	MITERED END SECTION PER FDOT INDEX #430–022 TOP: 28.39 SW. INV IN: 26.81 (24" HP STORM PP)

Stormwater System:	Top of System Elevation (ft.) (NAVD 88)	Bottom of System Elevation (ft.) (NAVD 88)	Surface Area (SF)
StormTrap System 1	1A – 29.25 1B – 29.75 1C – 30.50 1D – 30.00	28.00	±3,755
StormTrap System 2	2A – 29.75 2B – 29.33 2C – 29.75	28.00	±6,752
StormTrap System 3	30.75	29.00	±3,762
StormTrap System 4	30.08	28.00	±1,558
StormTrap System 5	5A – 29.75 5B – 30.00 5C – 29.25	28.00	±4,354

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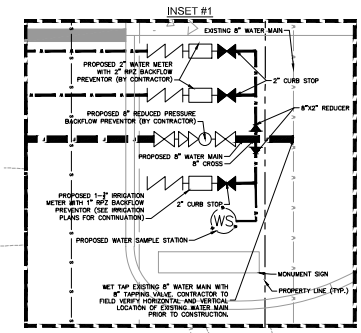
DATE	SUBMISSION	NO

DRAINAGE PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C5.1

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STRUCTURE TABLE
DETAILS:
TATION 14.14 r IN: 23.60 (6" PVC)



GRAPHIC SCALE IN FEET
0 10 20 40
NORTH

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPOSED POTABLE WATER LINE
- PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING EXFILTRATION OUTLINE
- EXISTING STORM PIPE
- EXISTING STORM STRUCTURE

GENERAL UTILITY NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES FOR CONSISTENCY WITH THE CONSTRUCTION PLANS. IF A CONSIDERABLE DISCREPANCY IS FOUND, CONTACT OWNER/ENGINEER PRIOR TO ANY PROPOSED CONSTRUCTION.
2. ALL PRIVATE FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE FIRE CODES. CONTRACTOR TO VERIFY REQUIREMENTS BEFORE START OF CONSTRUCTION.
3. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED WATER AND WASTEWATER LINES.
5. ALL SANITARY CLEAN-OUTS WITHIN ASPHALT PAVEMENT SHALL BE TRAFFIC BEARING.
6. REFER TO PLUMBING & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING BUILDING UTILITIES AND REQUIRED CONDUITS/SLEEVES.
7. CONTRACTOR TO COORDINATE COMMUNICATION BOX LOCATIONS AND SERVICE LINES WITH SERVICE PROVIDER AND OWNER.
8. CONTRACTOR TO COPY UTILITY PROVIDERS WITH ALL MATERIALS TESTING PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
9. CONTACT YOUR DESIGNATED ORMOND BEACH INSPECTOR AT THE CONSTRUCTION DIVISION AT TO SCHEDULE A MEETING PRIOR TO INITIATING CONSTRUCTION TO DISCUSS INSPECTION REQUIREMENTS.
10. MAINTAIN MINIMUM CLEARANCES PER FDEP CRITERIA (FIGURE A116-1 AND A116-2) FOR ALL MAINS & LATERALS.
11. CONTRACTOR TO PROVIDE AS-BUILT CROSSING INFORMATION OF ALL GRAVITY & PRESSURE PIPES.
14. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
15. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.

FIRE PROTECTION SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST ED.). [F.A.C. 69A-60.005(2)]
2. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NO MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14:6.3.6.4]
3. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE CITY OF ORMOND BEACH PRIOR TO SHOP DRAWING REVIEW.
4. PROVIDE SIGNAGE FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C.) INDICATING ITS LOCATION AND THE BUILDING IT SERVICES.
5. THIS UTILITY PLAN SHOULD NOT BE CONSIDERED A FIRE PROTECTION DOCUMENT AS REQUIRED BY NFPA 24. FIRE PROTECTION ENGINEERING DOCUMENTS PER NFPA 24 ARE REQUIRED TO BE SIGNED AND SEALED BY A LICENSED FIRE DESIGNER AND PROVIDED AS A SEPARATE UNDERGROUND FIRE PERMIT.
6. POINT OF SERVICE STARTS AT THE LOCATION INDICATED ON THE DRAWIN AND ENDS AT 1' ABOVE FINISHED FLOOR.
7. FIRE HYDRANT MUST BE CLEARED PRIOR TO VERTICAL CONSTRUCTION.
8. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL IF REQUIRED BY FLORIDA STATUE 553.79. DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS

POTABLE WATER UTILITY NOTES:

1. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF ORMOND BEACH STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
2. REFER TO ORMOND BEACH STANDARD NOTES & DETAILS, SHEETS C8.0-C8.1.
3. ALL UTILITY CROSSING CRITERIA PER RULE 62-555.314 SHALL BE MET.
4. TOTAL IRRIGABLE AREA IS 1.24 ACRES.

SANITARY WASTEWATER UTILITY NOTES:

1. ALL SANITARY WASTEWATER UTILITIES SHALL BE IN ACCORDANCE WITH "ORMOND BEACH UTILITIES STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
2. ALL CLEAN-OUTS WITHIN THE PAVEMENT SHALL BE H-20 TRAFFIC BEARING.
3. ALL UTILITY CROSSING CRITERIA PER FIGURE A116-1 AND A116-2 SHALL BE MET.

DATUM/BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 DATUM BASED ON FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) BENCHMARK "92205003", ELEVATION 28.91 (NAVD88), BEING A 3.5" BRASS DISK IN A CONCRETE BASIN STAMPED "DSPNC 92205 003."

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1550 CORNERSTONE BLVD, SUITE 200A, DAYTONA BEACH, FL
PHONE: (386) 271-0282
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

SEAL
JARROD C. STUBBS
LICENSED
No. 88387
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JARROD C. STUBBS, P.E.
FL. LICENSED NO. 88387
THE SEAL AT THE TOP OF THIS SHEET IS APPLIED TO THE COVER SHEET, THE PLANS AND SPECIFICATIONS BEARING THE ENTITY AUTHORIZATION.

AdventHealth Orlando
ORMOND BEACH OSED

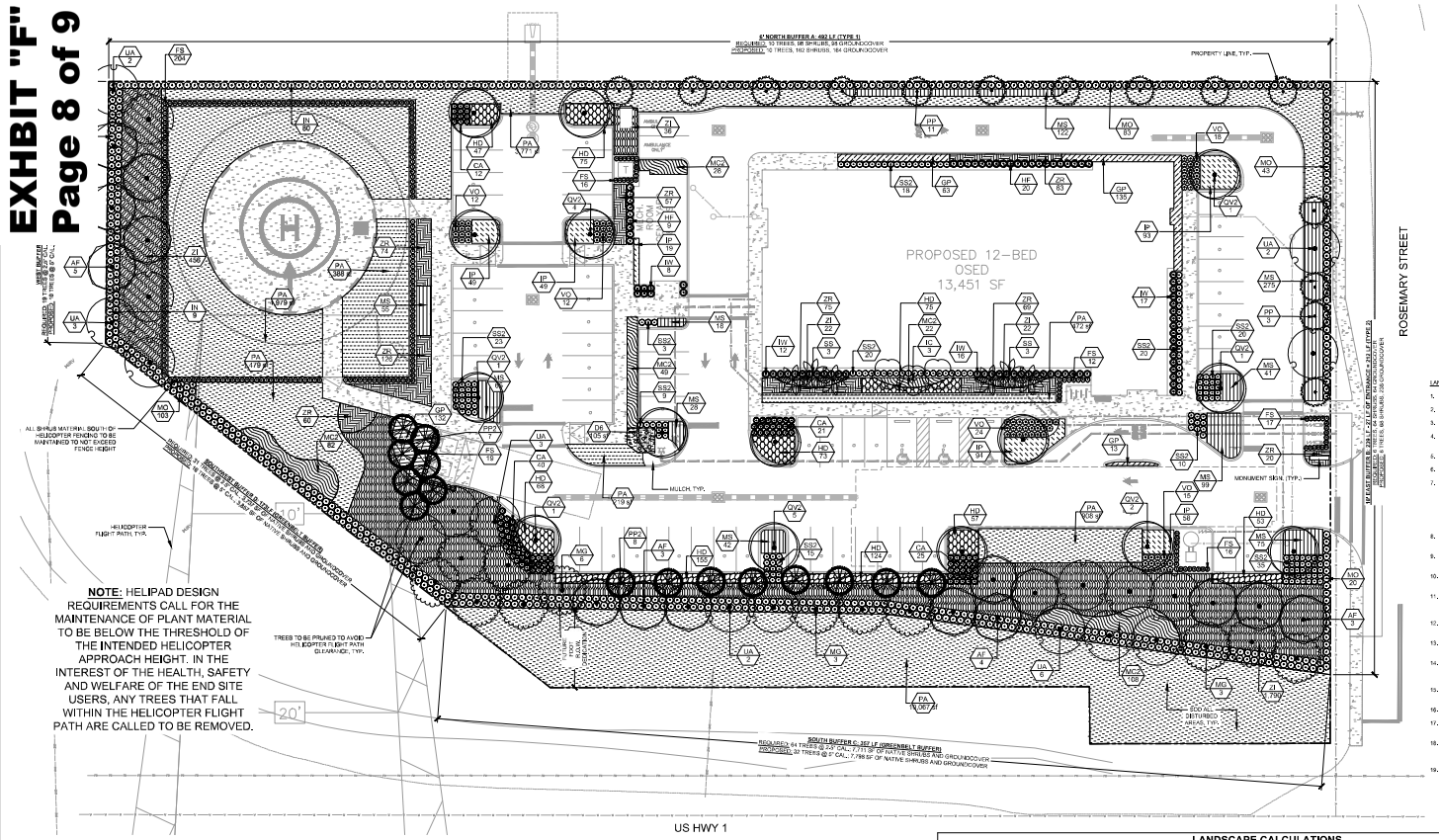
Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO

UTILITY PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C6.0

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LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE, BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC, WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DECEASED, UNTRESSED, DEAD, OR REJECTED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II" STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITHIN NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED TO THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REFER AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	18	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FLRT	ACER RUBRUM 'FLORIDA FLAME'	FG	3" CAL MIN	14' HT., 6' SPR.
	MG	12	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL, FLRT	MAGNOLIA GRANDIFLORA	FG	3" CAL MIN	14' HT., 5' SPR.
	PP	14	LONG LEAF PINE STRAIGHT, SINGLE LEADER, FULL, FLRT	PINUS PALUSTRIS	FG	2.5" CAL MIN	12' HT., 4' SPR.
	PP2	18	LONG LEAF PINE STRAIGHT, SINGLE LEADER, FULL, FLRT	PINUS PALUSTRIS	FG	3" CAL MIN	14' HT., 4' SPR.
	QV2	18	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FULL, FLRT	QUERCUS VIRGINIANA	FG	3.5" CAL MIN	12' HT., 5' SPR.
	UA	18	AMERICAN ELM STRAIGHT, SINGLE LEADER, FULL, FLRT, FULL	ULMUS AMERICANA	FG	3" CAL MIN	14' HT., 4' SPR.
PALMS							
	SS	6	CABBAGE PALMETTO STRAIGHT, BUSH, FL RT, IF CT	SABAL PALMETTO	FG	-	10' HT
UNDERSTORY TREES							
	IC	3	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FULL, FLRT	ILEX CASSINE	FG	3.5" CAL MIN	10' HT., 4' SPR
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	CA	66	AMERICAN BEAUTY BERRY FULL	CALLICARPA AMERICANA	3 GAL	36" HT	30" OC
	FS	264	FLORIDA PRIVET FULL	FORESTIERA SEGREGATA	7 GAL	36" HT	24" OC
	HF	28	FIREBUSH FULL	HAMELIA PATENS	3 GAL	24" HT	36" OC
	IN	89	DWARF YAUPON HOLLY FULL	ILEX VOMITORIA 'NANA'	3 GAL	24" HT	36" OC
	IW	53	RED DWARF IXORA FULL	IXORA TAIWANENSIS 'RED DWARF'	3 GAL	24" HT	36" OC
	MO	361	SAMSON'S BIGNONIA FULL	MYRIANTHES FRAGRANS	3 GAL	24" HT	36" OC
	SS2	173	SAW PALMETTO FULL	SABAL SERRULATA	3 GAL	18" HT	30" OC
	VO	81	WALTERS VIBURNUM FULL	VIBURNUM OBOVATUM	3 GAL	24" HT	30" OC
SHRUB AREAS							
	MC2	289	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	24" HT	24" OC
	ZI	2,328	COONTIE FULL, NATIVE	ZAMIA INTEGRIFOLIA	7 GAL	24" HT	24" OC

GROUND COVERS								
	DE	105 SF	3" DEPTH, PROVIDE BINDER COURSE	DECOMPOSED GRANITE --	-			
	GP	343	BLANKET FLOWER FULL	GAILLARDIA PULCHELLA	1 GAL	18" FULL	18" OC	
	HD	727	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	1 GAL	18" FULL	18" OC	
	IP	362	BEACH MORNING GLORY FULL	IPOMOEA PES-CAPRAE	1 GAL	18" FULL	18" O.C.	
	MS	820	SUNSHINE MIMOSA FULL	MIMOSA STRIGILLOSA	1 GAL	18" FULL	18" OC	
	ZR	544	RUELLEY FULL	ZEPHYRANTHES ROBUSTUS	1 GAL	18" FULL	18" OC	
SOD								
	PA	23,263 SF	ARGENTINE BAHIAGRASS ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-	

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	RED HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "ORMOND BEACH" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
TREE RATIOS 1 TREE PER 1,500 SF OF LOT AREA OR 1 TREE PER 400 SF OF LANDSCAPE AREA	TOTAL LOT AREA: 107,560 SF 107,560 SF / 1,500 SF = 72 TREES OR TOTAL LANDSCAPE AREA: 43,948 SF 43,948 SF / 400 SF = 110 TREES EXCESS OF 25% 110 TREES X 25% = 27.5 TREES = TOTAL 137.5 TREES	(17) TREES AT 2.5" CALIPER = (1 TREE CREDIT) = 17 TREES (10) TREES AT 3.5" CALIPER = (2 TREE CREDITS) = 20 TREES (90) TREES AT 5" CALIPER = (2 TREE CREDITS) = 180 TREES GRAND TOTAL = 147 TREES (133% OF TOTAL TREES REQUIRED)
NATIVE AND DROUGHT TOLERANT 50% OF ALL LANDSCAPE AREA TO BE DROUGHT TOLERANT 50% OF ALL SHRUBS AND GROUNDCOVER TO BE NATIVE SPECIES 75% OF REQUIRED TREES SHALL BE NATIVE SHADE TREES (IF CONFLICTS OCCUR WHERE SHADE TREES ARE NOT APPROPRIATE THAN A NATIVE PALM OR UNDERSTORY TREE SHALL BE PLANTED) SECTION 3-6(C)(2-4)	TOTAL TREES: 147 147 TREES X .75 = 111 TREES MIN SHALL BE NATIVE TOTAL LANDSCAPE AREA: 44,383 SF x .50 = 22,192 SF SHALL BE NATIVE AND DROUGHT TOLERANT	147 NATIVE TREES PROVIDED (100%) 44,383 SF OF NATIVE SHRUBS AND GROUNDCOVER PROVIDED (100%)
FOUNDATION PLANTING MINIMUM 5' WIDE LANDSCAPED AREA LANDSCAPED AREA SHALL CONSIST PRIMARILY OF SHRUBBERY SECTION 3-6(B)(7)	MIN. 5' WIDTH LANDSCAPE AREA LANDSCAPE AREA, PRIMARILY SHRUBBERY	SHRUBS AND GROUNDCOVER PROVIDED (PRIMARILY SHRUBS)
LANDSCAPE BUFFER REQUIREMENTS: **TYPE 1 BUFFER:** 6' MIN. WIDTH, 2 TREES PER 100 LF, 20 SHRUBS PER 100 LF, 20 GROUNDCOVER PER 100 LF **TYPE 2 BUFFER:** 10' MIN. WIDTH, 3 TREES PER 100 LF, 30 SHRUBS PER 100 LF, 30 GROUNDCOVER PER 100 LF **GREENBELT BUFFER:** 30' MIN. WIDTH, 1 TREE PER 200 SF, 60% OF TOTAL GREENBELT LANDSCAPE AREA TO BE PLANTED WITH NATIVE SHRUBS AND GROUNDCOVER SECTION 3-6(G)	**6' NORTH BUFFER A: 492 LF (TYPE 1)** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **10' EAST BUFFER B: 239 LF - 27 LF OF ENTRANCE = 212 LF (TYPE 2)** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C: 357 LF (GREENBELT BUFFER)** 64 TREES @ 2.5" CAL., 7,771 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D: 173 LF (GREENBELT BUFFER)** 31 TREES @ 2.5" CAL., 3,737 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E: 185 LF (GREENBELT BUFFER)** 19 TREES @ 2.5" CAL., 2,269 SF OF NATIVE SHRUBS AND GROUNDCOVER	**6' NORTH BUFFER A:** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **10' EAST BUFFER B:** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C:** 32 TREES @ 5" CAL., 7,799 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D:** 16 TREES @ 5" CAL., 3,857 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E:** 10 TREES @ 5" CAL., 2,451 SF OF NATIVE SHRUBS AND GROUNDCOVER
VUA LANDSCAPING REQUIREMENT: INTERIOR LANDSCAPE TO BE NO LESS THAN 10% OF VUA MIN. 1 HARDWOOD TREE AT 3.5" CAL. MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES SECTION 3-6(C)(6)	SITE VUA: 35,719 SF 35,719 SF X 10% = 3,572 SF VUA LANDSCAPE AREA REQUIRED 1 TREE PER ISLAND X 16 ISLANDS = 16 HARDWOOD TREES REQUIRED MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES	A: 183 SF B: 312 SF C: 475 SF D: 176 SF E: 165 SF F: 39 SF G: 407 SF H: 554 SF I: 294 SF J: 492 SF K: 163 SF L: 289 SF M: 1,169 SF N: 215 SF O: 299 SF P: 39 SF Q: 221 SF R: 167 SF S: 283 SF T: 169 SF U: 1,541 SF TOTAL: 7,749 SF (208%) 16 HARDWOOD TREES MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES

Kimley»Horn
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PHONE: (386) 271-0282
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

SEAL



"IT IS NOT AT THE DISCRETION OF THE ARCHITECT TO RELEASE THIS PLAN IN THE ABSENCE OF THE OWNER'S INTENT TO OBSERVE THE CONSTRUCTION."

AdventHealth Orlando
ORMOND BEACH OSED

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO.

GRAPHIC SCALE IN FEET
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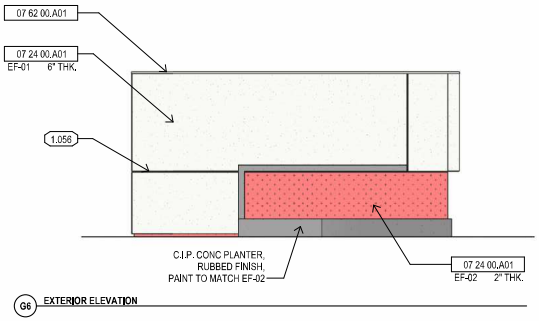
OVERALL LANDSCAPE PLAN

PROJ. NO. 149633019 SHEET
DRAWN NAA L1.00
9/26/2025

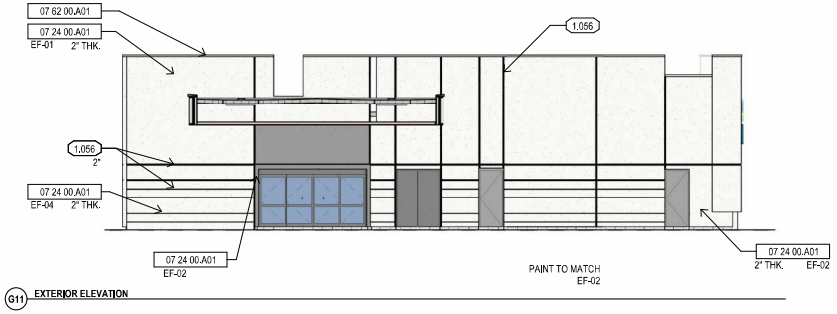
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Plotted By: Scott, Nora Sheet: Set-AdventHealth Ormond Beach OSED Layout: L1.00 Date: September 26, 2025 10:28:36am J:\JAB_Civil\149633019 - AdventHealth Ormond Beach OSED\CADD\CONST\PlotSheets\L1.00 - LANDSCAPE PLAN.dwg

EXTERIOR FINISH LEGEND		
	07 24 00.A01 EF-01	exterior insulation and finish system
	07 24 00.A01 EF-02	exterior insulation and finish system
	07 24 00.A01 EF-03	exterior insulation and finish system
	07 24 00.A01 EF-04	exterior insulation and finish system



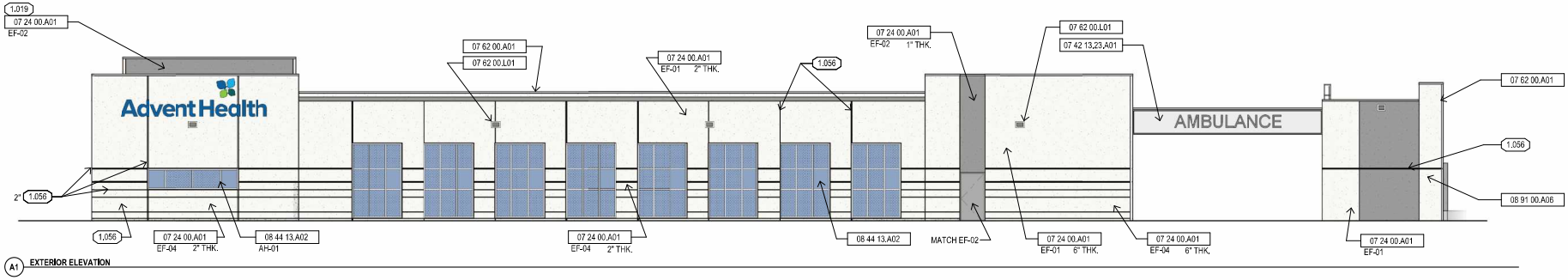
G6 EXTERIOR ELEVATION



G11 EXTERIOR ELEVATION

MATERIAL NOTES	
07 24 00.A01	exterior insulation and finish system
07 42 13.23.A01	metal composite material panel
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
08 44 13.A02	hurricane resistant glazed aluminum curtain wall system
08 91 00.A06	stationary impact resistant hurricane louver

GENERAL NOTES	
1.019	screen wall
1.056	reveal



A1 EXTERIOR ELEVATION

EXTERIOR ELEVATIONS

0' 4' 8' 16'

AdventHealth

ORMOND BEACH OSED 12 BED | ORMOND BEACH, FLORIDA

H-24103.00
07/23/25

Hunton Brady ARCHITECTS

PLANNING BOARD
STAFF REPORT
Advent Health Off-Site Emergency Department
Project Number: PZ-2025-169(B)

SPRC DETERMINATION DATE & ACTION:	October 29, 2025, Site Plan Review Committee (SPRC) recommended approval of the project, subject to resolving the outstanding comments
PLANNING BOARD DATE:	November 13, 2025
TENTATIVE CITY COMMISSION DATE:	December 16, 2025 (1st reading) January 20, 2026 (2nd reading)
APPLICANT:	Kimley-Horn and Associates, Inc., on behalf of the property owner Memorial Health Systems, Inc.
LOCATION:	1561 North U.S. Highway 1
REQUEST:	Issuance of a development order at 1561 North U.S. Highway 1 for an approximately 13,451 square foot Advent Health Off-Site Emergency Department (OSED) building and associated site improvements under certain conditions on 2.47 acres
STAFF CONTACT:	Steven Spraker, AICP, Planning Director
MAP OF PROJECT AREA:	

SECTION 1, INTRODUCTION:

This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres. The Planned Business Development process requires a zoning map amendment (item A) and the issuance of the development order (item B).

SECTION 2, BACKGROUND:

The subject property is located at 1561 North U.S. Highway 1 at the intersection of North U.S. Highway 1 and Rosemary Street and abuts I-95. The property was once operated as a gas station and a Wendy's fast food restaurant, totaling approximately 8,305 square feet. The property was annexed on March 21, 2011, with Ordinance 2011-09 based on the connection to city utilities. On August 3, 2011, the City Commission approved a Comprehensive Plan amendment to assign a land use designation of “Low Intensity Commercial”. On November 15, 2011, the City Commission approved a zoning map amendment to assign the B-7, Highway Tourist Commercial, zoning classification. In 2022, the property owner at that time demolished all structures at 1561 North U.S. Highway 1.

Starting in 2010, Ormond Beach initiated the process to create an Interlocal Service Boundary Area (ISBA) with Volusia County along the North U.S. Highway 1 corridor. The Interlocal Service Boundary Area was adopted by Ormond Beach and Volusia County in 2014 and allowed Ormond Beach to apply land use and zoning regulations to all properties, including those properties in unincorporated Volusia County. The Interlocal Service Boundary Area represented a significant investment in the North U.S. Highway 1 corridor. Actions have included utility improvements, landscaping grants, code enforcement actions, and the planned renovations of the I-95 and U.S. Highway 1 interchange. The Interlocal Service Boundary Area has expanded to include the Plantation Oaks and RidgeHaven subdivisions.

The application shall require two separate actions by the Planning Board and City Commission as follows:

1. Item A: zoning map amendment from B-7, Highway Tourist Commercial to Planned Business Development.
2. Item B: issuance of a development order or an approximately 13,451 square foot off-site emergency department building and associated site improvements under certain conditions on 2.47 acres.

The two applications will be presented as a single item to the Planning Board because they are interrelated. Any motion by the Planning Board must be for the individual item, with a separate vote for each agenda item.

SECTION 3, ANALYSIS: The site is designated as "Low Intensity Commercial" on the Future Land Use Map with a B-7, Highway Tourist Commercial zoning classification. The following table shows the surrounding land uses and zoning:

EXHIBIT 1: Adjacent land uses and zoning:

Direction	Uses	Land Use designation	Zoning designation
North	Commercial, Hotel	"Low Intensity Commercial"	B-7, Highway Tourist Commercial
South	Commercial	"Low Intensity Commercial"	B-7, Highway Tourist Commercial
West	I-95 Right-of-Way	I-95 Right-of-Way	I-95 Right-of-Way
East	Commercial, Dollar General	"Low Intensity Commercial"	B-7, Highway Tourist Commercial

Key project attributes for the Advent Health Off-Site Emergency Department Planned Business Development Order are provided below. The attributes listed in **bold** require specific approval within the Planned Business Development:

1. The project size is 2.47 acres. The project site is vacant, with no existing structures.
2. The building size shown on the site plan is approximately 13,451 square feet.
3. Project representatives attended the July 8, 2025, Brownfield Advisory Board meeting and discussed the potential to enter the Florida Brownfields redevelopment program with the Department of Environmental Protection. A Brownfield Site Rehabilitation Agreement was completed between the Applicant and the Florida Department of Environmental Protection on October 28, 2025.
4. The proposed medical use is permitted within the existing B-7 Highway Tourist Commercial zoning district.
5. On the northwest side of the property, abutting the I-95 right-of-way, the project proposes a heliport. The landscape plan includes a note stating that no landscape material should be planted within the helicopter's flight path.
6. The project uses the hospital parking calculation, which requires 24 parking spaces. The site plan shows a total of 60 parking spaces.
7. There are no wetlands on-site.
8. The property is within flood zone "X" and "AH." The flood zone "AH" is limited to the area outside the project development area.
9. Sheet C5.1 of the site plan set shows underground exfiltration systems to accommodate stormwater requirements.
10. Rosemary Street has a proposed sidewalk that would connect to the internal sidewalk system.

11. The Florida Department of Transportation is proposing a right-of-way taking along the North U.S. Highway 1 frontage ranging from 28 to 41 linear feet.

12. **PBD deviation request: Greenbelt and Gateway Preservation District Buffer (Greenbelt buffer).** Section 2-73(b)(1) of the Land Development Code requires a 36' landscape buffer along North U.S. Highway 1. Section 2-73(c)(1) of the Land Development Code requires a 60' landscape buffer along Interstate 95. The site plans (EX-01 and L1.00) show Greenbelt buffer widths that are less than required by the Land Development Code. Along North U.S. Highway 1, the closest width is approximately 14' and varies based on the right-of-way taking from the Florida Department of Transportation. Along Interstate 95, the closest width is approximately 22'. Based on upsizing, the project is providing the landscape materials needed within the Greenbelt buffer.

13. **PBD deviation request: chain link fencing.** The Land Development Code prohibits chain link fencing in commercial zoning districts. Section 2-50(n)(4)(d) states, "Chainlink fencing shall be prohibited within all commercial zoning districts (B-1, B-2, B-4, B-5, B-6, B-7, B-8, B-9, and B-10)." The site plan (Sheet C4.0 and Project Narrative Letter) shows chain link fencing around the heliport.

14. **PBD deviation request: site signage.** The project is proposing a ground sign of 12’ in height along North U.S. Highway 1, totaling 17 square feet. Section 2-73(c)(3) of the Land Development Code states, “The provisions of chapter 3, article IV of this Land Development Code, sign regulations, shall apply to the Greenbelt Preservation District.” Section 3-47(C)(1) of the Land Development Code requires only monument signs that are a maximum height of 8’.

15. **PBD deviation request: wall signage.** Section 3-48(E)(1) of the Land Development Code states the following for wall signage,

    “a. Linear building frontage, up to thirty (30) feet: one (1) square foot of signage per one (1) linear foot of building frontage. b. Linear building frontage, over thirty (30) feet: one (1) square foot of signage per one linear foot of building frontage up to thirty (30) feet, plus one-half (0.5) square foot for each linear foot thereafter.” Based on the proposed building length, a total of two (2) signs would be allowed with a total square footage of 146.25 square feet.

    The Applicant is requesting the following signage:

#	Sign	Square Footage
1.	Advent Health	212.50
2.	Advent Health	143.50
3.	Ambulance	35.67
4.	Emergency	35.50
5.	ER	45.11
	Total	**472.28**

Within the Project Narrative Letter, the Applicant states,

> "Signage is a critical component to safe and timely care of individuals seeking emergency medical treatment – from routing guests during high stress timing to ensuring emergency responders can navigate the property and structure in a timeframe where seconds can mean the difference to a patient, the Applicant has balanced the aesthetic approach of the structure with the necessary identification and wayfinding signage."

16. A dumpster pad with an enclosure is proposed.
17. Sheet A-201 of Attachment 4 provides the architectural elevations of the proposed building. The two-story building is designed to match the existing church buildings, including a terracotta tile roof, tile accents, an arched storefront window, and arched reveals. It will be stucco-painted to match the existing building.
18. The project would maintain the uses and dimensional standards of the B-7, Highway Tourist Commercial zoning district.
19. Project Narrative Letter, public benefit: The property will include a state-of-the-art medical facility, with a diverse landscaping design that will create a sense of arrival to the proposed medical facility and will be held to the design and maintenance standards associated with all Advent Health facilities.
20. Project Narrative Letter, public benefit: The conceptual plan includes an overhang and landscaped pedestrian pathways to assist pedestrian movement throughout the site. The facility's design promotes easy, efficient access to care.
21. Project Narrative Letter, public benefit: While a portion of the parking is located in the front of the structure, the primary parking areas are located on the side of the building to allow the building to be placed in a way that promotes views of the structure from U.S. Highway 1.
22. Project Narrative Letter, public benefit: The proposed development includes runoff from the rooftop into designated stormwater retention areas in the landscaped or vegetated yards within the site.

The Site Plan Review Committee determination meeting was conducted on October 29, 2025. The Site Plan Review Committee provided the following recommendations:

1. Approval of a zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development.
2. Approval of the Greenbelt and Gateway Preservation District Buffer (Greenbelt buffer) requested waiver. Reduction of the width as follows:
   a) U.S. Highway 1 – 36' required – proposed width varies, with the minimum width being 14'.
   b) I-95 – 60' required – proposed width is 20'.

   With the provision of the same amount of landscape material that would have been required with the full size of the landscape buffer, through the upsizing of landscaping material.

3. Denial of the chain-link fencing around the heliport. The Site Plan Review Committee recommended installing a wrought-iron fence.
4. Denial (2-1 vote) of the requested site signage waiver to allow a twelve (12') foot ground sign along the North U.S. Highway 1 frontage. The Site Plan Review Committee recommended maintaining the eight-foot (8') monument signage standard and noted that the site signage square footage could be larger. The Applicant stated that the additional sign height was needed for the proposed use. The dissenting Site Plan Review Committee member believed that the additional sign height was justified.
5. Approval of the requested wall waiver request of:

#	Sign	Square Footage
1.	Advent Health	212.50
2.	Advent Health	143.50
3.	Ambulance	35.67
4.	Emergency	35.50
5.	ER	45.11
	Total	**472.28**

   The Site Plan Review Committee concurred with the Applicant that a critical component of safe and timely care for individuals seeking emergency medical treatment is ensuring emergency responders can navigate the property and structure in a timeframe where seconds can make the difference for a patient.
6. Approval of the overall site plan is subject to the resolution of the Site Plan Review Committee's outstanding comments.

SECTION 4: PLANNED DEVELOPMENT CRITERIA:

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."

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, as required by the Land Development Code. The building and proposed use represents a significant investment into the North U.S. Highway 1 corridor. The building elevations are included in Attachment 6.

b) Landscaping and related site amenities.

The project has provided landscape plans (Attachment 6) that have been determined to be consistent with Land Development Code requirements, as allowed under the Planned Development zoning designation. The project has unique conditions, including the Florida Department of Transportation right-of-way taking and the helipad's flight path.

c) Mitigation of off-site impacts.

The project site is uniquely situated abutting Interstate 95 and the intersection of North U.S. Highway and Rosemary Street. There are no residential uses in proximity to the subject property. No off-site impacts are anticipated with the proposed project.

d) Overall lighting plan, particularly in relation to aesthetics and glare reduction.

The project will provide a lighting plan that is acceptable and consistent with the Land Development Code.

e) Overall signage plans, particularly in relation to aesthetics and readability.

The project signage has been shown on the site plans and related exhibits (see Attachment 3). The Planned Development is seeking a waiver to allow a ground sign rather than a monument sign, and to increase wall signage.

CRITERIA FOR APPROVAL: Certain criteria must be evaluated before a Planned Business Development amendment can be approved. According to Chapter 1, Article II, Section 1-15(e)(1-10) 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 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.

The proposed development complies with the Land Development Code. It seeks to follow the Planned Business Development process, based on the Greenbelt buffer, fencing, site, and wall signage. The proposed use is appropriate for the location and will not negatively impact surrounding properties. The development will not create

undue crowding beyond the conditions normally permitted in the zoning district. The Site Plan Review Committee determines that the public health, safety, welfare, or quality of life will not be adversely affected. The outstanding Site Plan Review Committee (SPRC) comments in Attachment 1 must be resolved by the Applicant before SPRC approval.

2. The proposed development is consistent with the Comprehensive Plan.

The property is designated as "Low Intensity Commercial" on the City's Future Land Use Map (FLUM). The proposed development is consistent with the Comprehensive Plan. Specifically, the Future Land Use Element of the Comprehensive Plan states:

Low Intensity Commercial

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 nonresidential uses, the minimum FAR should be 0.2.

Density: Maximum 10 units per acre.

Maximum FAR: 0.6

The "Low Intensity Commercial" land use designation specifically envisions commercial uses. The application also supports the following policies in the Future Land Use Element of the Comprehensive Plan:

OBJECTIVE 1.2.

Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.

POLICY 1.2.5.

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

POLICY 1.2.6.

New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.

POLICY 1.2.8.

Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele.

POLICY 2.1.14.

The city shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.

The location is appropriate for the medical facility and is consistent with the Comprehensive Plan.

3. **The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.**

   The survey indicates that the project development is located in flood zone "X" and is not within a special flood hazard area. There are no wetlands on-site. The project will not adversely impact environmentally sensitive lands or natural resources, including but not limited to water bodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.

4. **The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

   The proposed project is consistent with the property's land use designation and zoning classification, and staff has determined that the project would not depreciate the value of the surrounding property. The medical use is well situated along the North U.S. corridor that is experiencing development and redevelopment. The use is consistent with the goals of the Interlocal Service Boundary Agreement area. The project will not create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.

5. **There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

   There are adequate public facilities to serve the proposed development, including roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds. The project proposes a substantial investment in the construction of the medical facility.

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 Applicant has provided a trip generation memorandum based upon the ITE Trip Generation Manual, 11th edition. The project is expected to generate an average of 337 daily trips, with 15 in the A.M. peak hours and 21 in the P.M. peak hours. The project trips would not negatively impact roadways in this area of the city.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   The site plan is functional and provides an aesthetically acceptable landscape plan and building elevations.

8. **The proposed development provides for the safety of occupants and visitors.**

   The proposed development provides for the safety of its occupants and visitors. Pedestrian access has been provided and will enhance the surrounding area.

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 are 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:

This agenda item seeks to allow the issuance of a development order at 1561 North U.S. Highway 1 for an approximately 13,451 square foot Advent Health off-site emergency department building and associated site improvements under certain conditions on 2.47 acres. The Site Plan Review Committee recommended that the Planning Board **APPROVE** the issuance of a development order as follows:

1. Approval of a zoning map amendment from B-7, Highway Tourist Commercial, to PBD, Planned Business Development.
2. Approval of the Greenbelt and Gateway Preservation District Buffer (Greenbelt buffer) requested waiver. Reduction of the width as follows:

   c) U.S. Highway 1 – 36' required – proposed width varies, with the minimum width being 14'.

   d) I-95 – 60’ required – proposed width is 20’.

   With the provision of the same amount of landscape material that would have been required with the full size of the landscape buffer, through the upsizing of landscaping material.

3. Denial of the chain-link fencing around the heliport. The Site Plan Review Committee recommended that a wrought-iron fence be used.
4. Denial of the requested site signage waiver to allow a twelve (12’) foot ground sign along the North U.S. Highway 1 frontage. The Site Plan Review Committee recommended maintaining the eight-foot (8') monument signage standard and noted that the site signage square footage could be larger.

5. Approval of the requested wall waiver request of:

#	Sign	Square Footage
1.	Advent Health	212.50
2.	Advent Health	143.50
3.	Ambulance	35.67
4.	Emergency	35.50
5.	ER	45.11
	Total	**472.28**

The Site Plan Review Committee concurred with the Applicant that stated a critical component to safe and timely care of individuals seeking emergency medical treatment, from routing guests during high stress timing to ensuring emergency responders can navigate the property and structure in a timeframe where seconds can mean the difference to a patient.

6. Approval of the overall site plan subject to the resolution of the Site Plan Review Committee outstanding comments.

Attachments:

Attachment 1: SPRC outstanding comments
Attachment 2: Project maps
Attachment 3: Applicant submitted information – Signage Plan
Attachment 4: Applicant submitted information – Heliport Chain Link Fencing
Attachment 5: Applicant submitted information – Greenbelt Exhibit
Attachment 6: Applicant submitted information

ATTACHMENT 1

Site Plan Review Committee outstanding comments

eReview Session for SPRC Review v.3

FILES: 2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf
2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf
2025-10-15 - DRAINAGE REPORT-AH - Ormond Beach OSED-SJRWMD.pdf
2025-10-15 - Greenbelt Buffer Exhibit.pdf
A201 - EXTERIOR ELEVATIONS.pdf
Comment Response Letter 2025-10-15.pdf
E103 - SITE LIGHTING PHOTOMETRICS DETAILS.pdf
PA203 - EXTERIOR ELEVATIONS AND FINISH LEGEND-1.pdf
Signage Plan - AdventHealth Ormond Beach OSED.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Peter Youssef	OLD, Do not review	10/16/2025 6:18 pm	PA203 - EXTERIOR ELEVATIONS AND FINISH LEGEND-1.pdf	1
Mike	Advisory: Note appears to be left over from previous plan sheet version	10/21/2025 1:28 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Steven Spraker	23'-10"	10/21/2025 4:32 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	1
Cara Culliver	Per previous comment 08-29-25, please state on this plan a 60' Greenbelt buffer is required & staff is accepting 36' foot buffer along I-95 which is 24' feet, however the buffer will be planted to the 60' Greenbelt requirement by upsizing the trees.	10/21/2025 8:45 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	- Per previous comment (08-29-25), the Greenbelt buffer can't be located within the helipad area.	10/21/2025 8:47 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	This project is under the new landscape code, please update new tree prices, see Mitigation Chart C in attachment folder	10/21/2025 8:59 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Please use the updated Protected Tree Mitigation Chart A, see attachment folder	10/21/2025 9:01 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Pricing is $324 dollars per tree	10/21/2025 9:03 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	(14) Palms/3=5 Trees (Palms are 3:1)	10/21/2025 9:15 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	14 Palms/3 = 5	10/21/2025 9:15 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2

Cara Culliver	Show calculations	10/21/2025 9:16 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	23 Palms/3 = 8	10/21/2025 9:16 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Correct the math	10/21/2025 9:18 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	N/A	10/21/2025 9:20 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Steven Spraker	Per previous comment: Chain link fencing. The Land Development Code prohibits chain link fencing in commercial zoning districts. Section 2-50(n)(4)(d) states, "Chainlink fencing shall be prohibited within all commercial zoning districts (B-1, B-2, B-4, B-5, B-6, B-7, B-8, B-9, and B-10)." This item needs to be separated out into an additional PBD deviation. This will be a SPRC PBD determination.	10/21/2025 9:57 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Steven Spraker	Greenbelt buffer encroachments needs to be a SPRC PBD determination.	10/21/2025 9:58 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Steven Spraker	Proposed ground sign needs to be a SPRC PBD determination.	10/21/2025 10:00 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Steven Spraker	Please include photometric plan in plan set.	10/21/2025 10:02 pm	E103 - SITE LIGHTING PHOTOMETRIC DETAILS.pdf	1
Steven Spraker	Light pole fixture is shown at 25'. Section 3-68(9)(b)(1) states, Poles and fixtures shall not exceed twenty feet (20') in height above grade. Please revise light fixture to 20' maximum height.	10/21/2025 10:03 pm	E103 - SITE LIGHTING PHOTOMETRIC DETAILS.pdf	1
Steven Spraker	Signage is required to be approved via the PBD as variations are required.	10/21/2025 10:05 pm	Signage Plan - AdventHealth Ormond Beach OSED.pdf	1
Peter Youssef	Please add Do Not Enter Sign and provide a construction detail.	10/22/2025 2:39 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Peter Youssef	Please call out the maximum running slope of the proposed ADA accessible access.	10/22/2025 2:55 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	8
Cara Culliver	5	10/22/2025 4:05 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	13	10/22/2025 4:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	7	10/22/2025 4:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	14	10/22/2025 4:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	N/A	10/22/2025 4:07 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Due to not meeting the specimen tree requirement you will need to use Mitigation Chart C.	10/22/2025 4:08 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	5 Trees	10/22/2025 4:17 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	13	10/22/2025 4:18 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	Please add the (5) 17" Cypress trees to this chart	10/22/2025 4:33 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Peter Youssef	Please show on the plans how the generated runoff from the building will be directed to the inlet DO6 to match the provided HGL calculations	10/22/2025 4:36 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	9
Cara Culliver	105 LF (x) 60' Greenbelt = 6,300 SF/200 = 32 Required Trees	10/22/2025 4:49 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	6,300 SF (x) 60% Native = 3,780 SF REQ.	10/22/2025 4:51 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	With each resubmittal provide the date & reason; Update this revision box on all sheets	10/22/2025 4:59 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4

Cara Culliver	WEST BUFFER CALCULATIONS: REQUIRES 32 TREES PROVIDED: (8) TREES @ 5" CALIPER (4 TREE CREDITS) = 32 TREES - ADD INFORMATION TO CHART - TO FIGURE TREE CREDITS USE MITIGATION CHA B	10/22/2025	5:03 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Scale back and only use 8 trees (See Calculations)	10/22/2025	5:06 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Add information on chart (typ.)	10/22/2025	5:07 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Add more diversity of native plants	10/22/2025	5:08 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Peter Youssef	Please refer to the City Detail M-13 and replace the detail shown in sheet C2.1.	10/22/2025	5:09 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	5
Peter Youssef	Please show on the plans the proposed easement information, to whom it will be dedicated, and provide its documentation and agreements (if any).	10/22/2025	6:06 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	530 LF Subt. 10' East buffer = 520 LF (x) 36' Greenbelt = 18,720 SF/200 = 94 Required Trees	10/22/2025	6:22 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Combine the 2 south buffers into one	10/22/2025	6:24 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	347 LF	10/22/2025	6:31 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	18,720 SF (x) 60% Native = 11,232 SF REQ.	10/22/2025	6:32 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Add more diversity of native plants for shrubs & ground covers	10/22/2025	6:33 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Greenbelt buffer needs to present from the street with shrubs in the background and creating 3 tiers of plant materials from high, mid and low.	10/22/2025	6:34 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Using 5" caliper trees and you would need 24 Trees total (See Mitigation Chart B - 19.6 sq in divided by 4.9 (2.5") = 4 tree credits - Shade tree needs to be spaced 30' feet apart and not all the greenbelt trees need to be canopy trees. You can provide a mix of shade and understory trees.	10/22/2025	6:37 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	19'-6"	10/22/2025	6:40 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Provided Trees = 94 (24 trees @ 5" caliper (4 tree credits) = 96 Trees	10/22/2025	6:49 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Space buffer trees out to eliminate gaps	10/22/2025	6:54 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	4 PP Trees	10/22/2025	6:54 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	10 PP	10/22/2025	6:57 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	462'	10/22/2025	6:58 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	492 LF Subt. 20' greenbelt & 10' East buffer = 462/100 (x) 2 = LF (x) 2 = 9 Required Trees	10/22/2025	6:58 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	42	10/22/2025	7:02 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	22 @ 5" (4 tree credits) = 88 Trees	10/22/2025	7:03 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	1.24 Ac = 54,014 SF/400 = 135 Trees	10/22/2025	7:04 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4

Cara Culliver	ADD THIS CHART SPECIMEN TREE MITIGATION CHART: MITIGATION REQURIED = (45) Trees @ 4.5" caliper MITIGATION PROVIDED = (20) Trees @ 5" caliper (NOTE: The excess 5" trees for mitigation, depending what you decide with the design will determine this number) MITIGATION DEFICIENT = 25 Trees = $30,261.35 Donate Into Tree Fund	10/22/2025	7:08 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	135 Trees	10/22/2025	7:12 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	SEE CITY LA CHART IN ATTACHMENT FOLDER	10/22/2025	7:15 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	2
Cara Culliver	NOTE: THE EXCESS 5" CALIPER TREES WILL COUNT TOWARD SPECIMEN TREE MITIGATION IF YOU CHOOSE TOO OR PAY INTO THE TREE FUND	10/22/2025	7:16 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	These req. foundation planting are planted where on the site, please identify	10/22/2025	7:18 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Saw palmetto planted at the terminal landscape islands & along the sidewalk is not appropriate.	10/22/2025	7:32 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	ONLY NEED THE CHART ONCE	10/22/2025	7:38 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	5
Cara Culliver	The Cabbage palms need to be at least 6' feet from the building & underground utilities, please revise. IC trees are too large for this space	10/22/2025	7:41 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	- Per previous comments made on 06/05/25 & 08-29-25 please use city standard details. Remove all details except 6, 7, 8.	10/22/2025	7:50 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	6
Peter Youssef	Will there be proposed lighting for this site? Please show the proposed locations.	10/22/2025	8:44 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Peter Youssef	Will there be a conflict between the fire line and the storm trap units? Please provide a cross-section. (TYP)	10/22/2025	9:01 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Peter Youssef	Will there be a conflict between the proposed tree roots and the stormtrap units? Please check (TYP)	10/22/2025	9:10 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Peter Youssef	A	10/22/2025	9:18 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Peter Youssef	A	10/22/2025	9:19 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Peter Youssef	Please Provide Cross-section A-A and B-B and show elevations, utilities, stormtrap system, sub-base & base layers, etc.	10/22/2025	9:19 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Peter Youssef	B	10/22/2025	9:23 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Peter Youssef	B	10/22/2025	9:23 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	11
Peter Youssef	Please provide □No Objection? Letter for the Impacted Buffer Areas (TYP)	10/22/2025	9:29 pm	2025-10-15 - Greenbelt Buffer Exhibit.pdf	1
Peter Youssef	The proposed pavement for the Helipad is not shown in the legend. Please advise on where to find this information and the indicated Helipad sheet.	10/22/2025	9:36 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	"H" is not considered a VUA area, please revise	10/23/2025	3:54 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	5
Cara Culliver	NOTE: Previous comments made on 06/05/25 & 08-29-25, Irrigation comments have not been addressed and they are in the attachments folder.	10/23/2025	3:59 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	9
Cara Culliver	24'-2 1/4"	10/23/2025	4:12 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	- Previous comment will there be any parking lot lighting? If so please coordinate with the landscape plan.	10/23/2025	4:17 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Cara Culliver	Please include the Tree Survey with this drawing set.	10/23/2025	4:19 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	1

PLAN CORRECTIONS REPORT (SPRC-2025-000069)

Cara Culliver	- Previous comment will there be any parking lot lighting? If so please coordinate with the landscape plan.	10/23/2025	4:29 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	4
Cara Culliver	Remove graphic as no reclaimed available for this project	10/23/2025	4:40 pm	2025-05-16 - AdventHealth Ormond Beach OSED - LA PLANS.pdf	11
Sarah.Motes	Planning: I didn't see an attribute table demonstrating how the building architecture meets the Neo-Eclectic. Please review the code section Section 3-69 and identify how the proposed building meets this style.	10/23/2025	8:05 pm	A201 - EXTERIOR ELEVATIONS.pdf	1
Sarah.Motes	What does this thick, black dashed line represent? It doesn't match anything on the legend.	10/23/2025	8:16 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	6
Sarah.Motes	Informational note: When landscape buffer is determined the parking and all other impervious needs to be outside of this buffer.	10/23/2025	8:22 pm	2025-10-15 - Greenbelt Buffer Exhibit.pdf	1
Sarah.Motes	Planning: Please provide building elevations on all sides and the maximum height	10/23/2025	8:26 pm	A201 - EXTERIOR ELEVATIONS.pdf	1
Sarah.Motes	If desired, it would be recommended to meet with the SPRC team to go over the specific comments prior to re-submittal.	10/23/2025	8:29 pm	2025-05-16 - Advent Health Ormond Beach OSED - Civil Set.pdf	1
Noel Eaton	I know the intention is to determine where the buffer transitions from 36' to 60' but this area is less than both. The 36' or 60' should follow the angle of the property line as shown in red	10/23/2025	9:15 pm	2025-10-15 - Greenbelt Buffer Exhibit.pdf	1
Noel Eaton	36'	10/23/2025	9:15 pm	2025-10-15 - Greenbelt Buffer Exhibit.pdf	1
Noel Eaton	Please explain black vinyl-coated what? chain-link still? PVC? Aluminum?	10/23/2025	9:16 pm	Comment Response Letter 2025-10-15.pdf	3

ATTACHMENT 2

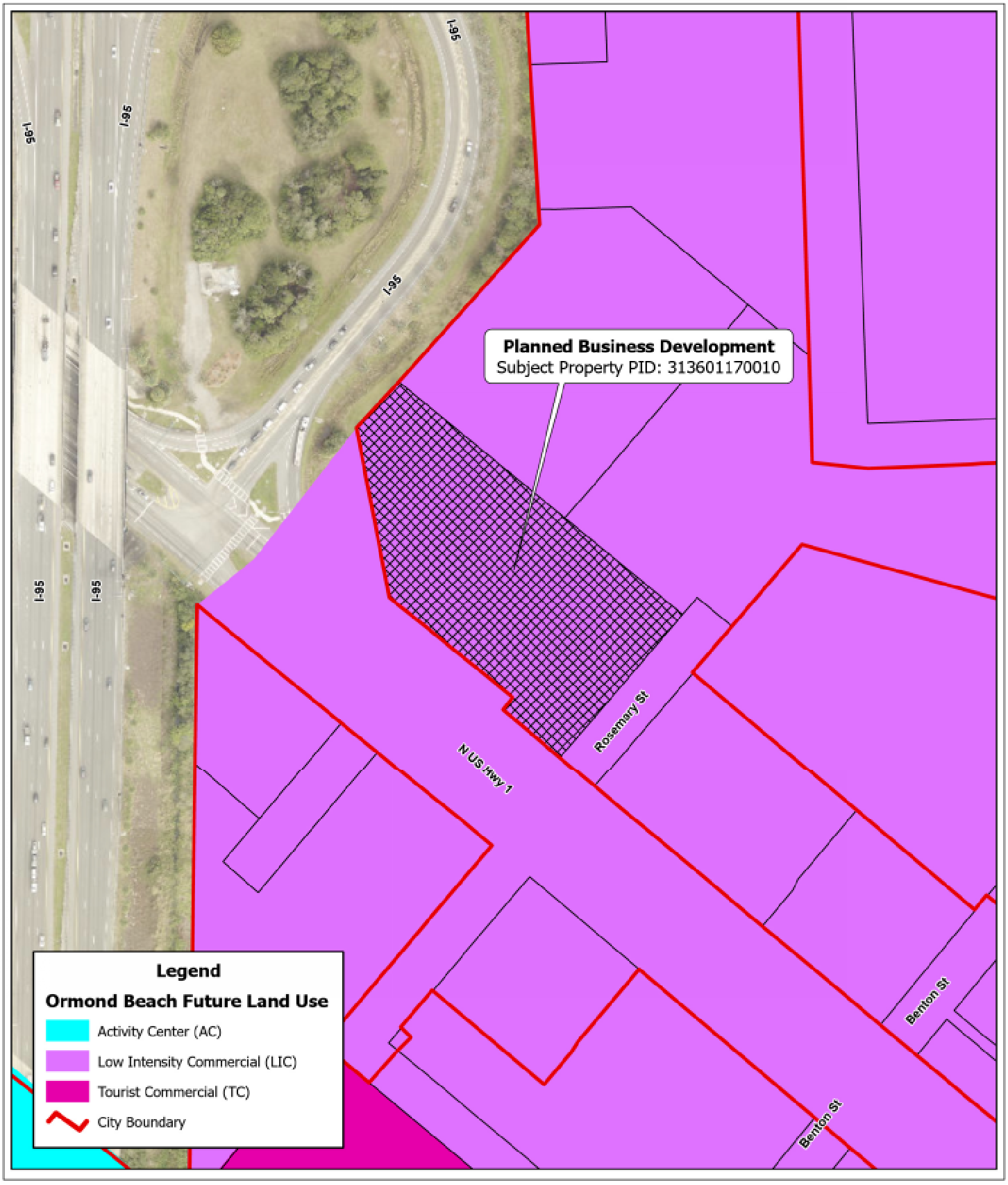
Project Maps



1561 NORTH US HIGHWAY 1
AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

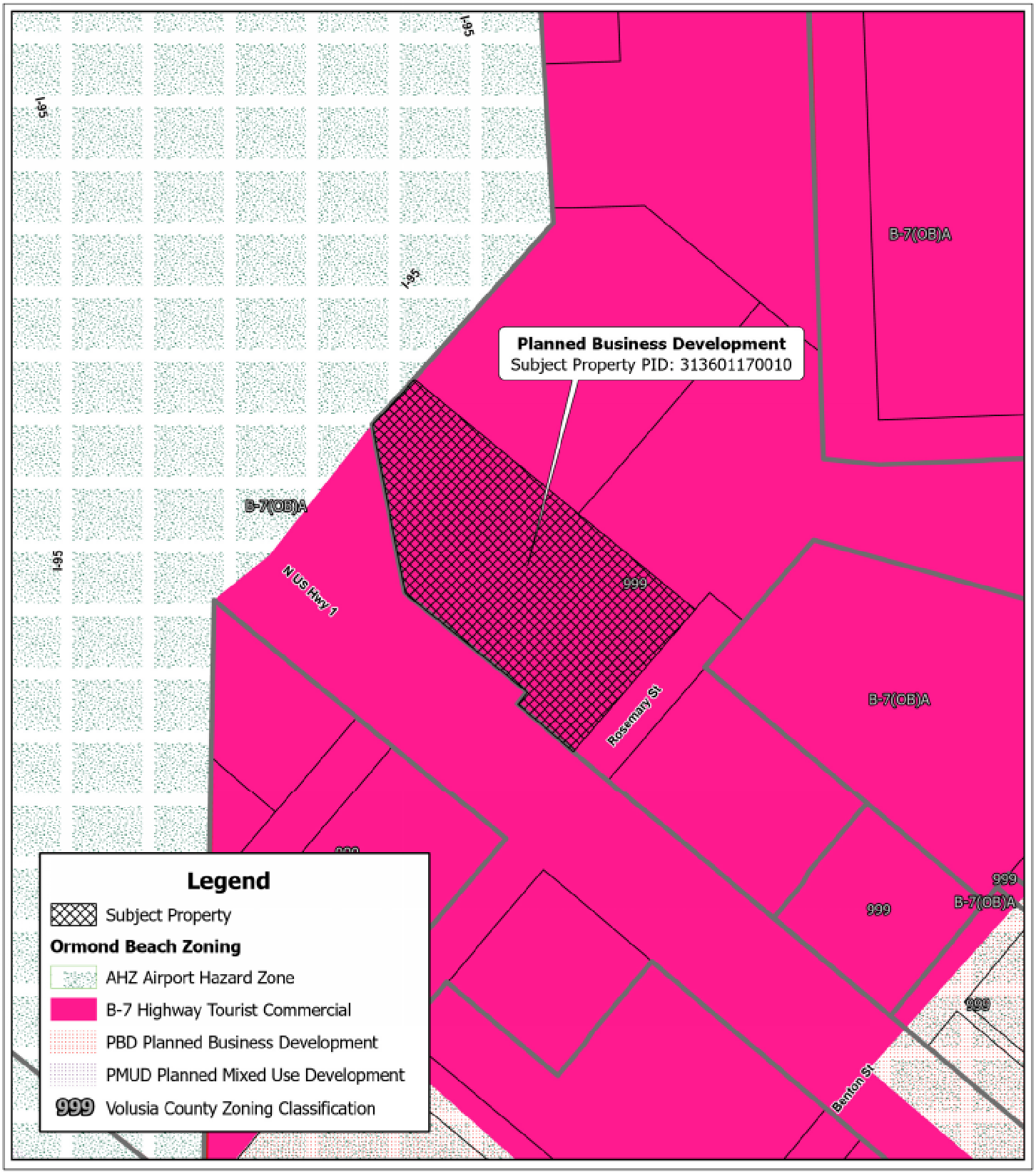
N
W E
S



1561 NORTH US HIGHWAY 1
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

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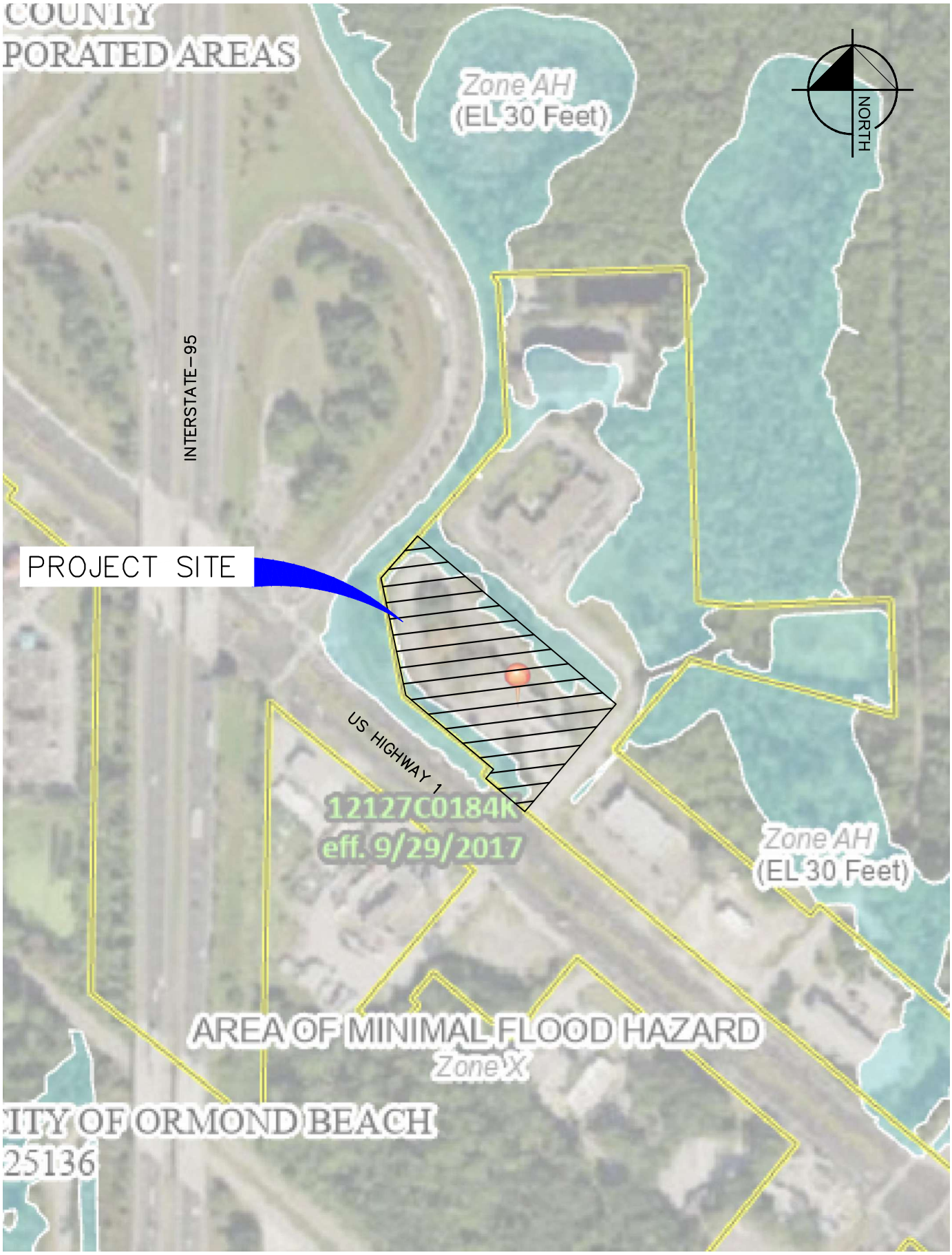


Zoning Map Amendment from B-7, Highway Tourist Commercial to Planned Business Development

1561 NORTH US HIGHWAY 1
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

N
W E
S



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SCALE N.T.S. DESIGNED BY DK DRAWN BY DK CHECKED BY BS	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1530 CORNERSTONE BLVD., BLDG 1, SUITE 200, DAYTONA BEACH, FL 32117 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	DATE 5/14/2025 PROJECT NO. 149633019	ADVENTHEALTH ORMOND BEACH OSED - FEMA	DESIGN ENGINEER: FLORIDA P.E. LICENSE NUMBER:	SHEET NUMBER A-4

Site aerial for 1561 North U.S. Highway 1



ATTACHMENT 3

Applicant Information

Signage Plan

Sheet Index - Architecture

No.	Description	Sheet Issued Date
Architectural		
W000	SIGNAGE NOTES AND SYMBOLS LEGEND	10.15.25
W100	LOCATION PLAN - SITE PLAN - OVERALL	10.15.25
W101	EXTERIOR MESSAGE SCHEDULE	10.15.25
W102	LOCATION PLAN - FLOOR PLAN - 1ST LEVEL - OVERALL	10.15.25
W103	INTERIOR MESSAGE SCHEDULE	10.15.25
W104	INTERIOR MESSAGE SCHEDULE	10.15.25
W600	SIGNAGE ELEVATIONS	10.15.25
W601	SIGNAGE ELEVATIONS	10.15.25
W602	SIGNAGE ELEVATIONS	10.15.25
W603	SIGNAGE ELEVATIONS	10.15.25
W604	SIGNAGE ELEVATIONS	10.15.25
W605	SIGNAGE ELEVATIONS	10.15.25
W606	SIGNAGE ELEVATIONS	10.15.25
W607	SIGNAGE ELEVATIONS	10.15.25
W608	SIGNAGE ELEVATIONS	10.15.25
W609	SIGNAGE ELEVATIONS	10.15.25
W610	SIGNAGE ELEVATIONS	10.15.25
W611	SIGNAGE ELEVATIONS	10.15.25
W612	SIGNAGE ELEVATIONS	10.15.25

Typography

Arial Regular

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n o p q r s t u v w x y z
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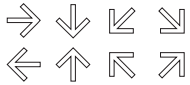
Braille

Logos

AdventHealth

AdventHealth

Arrows



Symbols



Colors

Paint	Description
	Black - Pantone Black - CMYK 0 0 0 100 - RGB 0 0 0
	White - Pantone White - CMYK 0 0 0 0 - RGB 255 255 255
	AH Blue - Pantone - 7691 - CMYK 100 43 0 30- RGB - 0 98 192
	AH Light Blue - Pantone - 299 - CMYK 86 8 0 0 - RGB 0 163 224
	AH Dark Green - Pantone - 7720 - CMYK 89 0 45 60 - RGB 0 99 91
	AH Light Green - Pantone - 376 - CMYK 54 0 100 0 - RGB 132 189 0
	AH Grey - Pantone - 430 - CMYK 33 18 13 40 - RGB 124 135 142
	Dark Grey PMS - 425 - CMYK 33 18 13 60 - RGB 174 155 173
	SW7100 White Pine
	Horizontal Brushed Aluminum

General Notes

01. Written dimensions on drawings take precedence over scaled dimensions. Sign contractor shall verify and be responsible for all dimensions and conditions shown on drawings.
02. Sign contractor shall verify all existing conditions prior to shop drawings and bring any discrepancy between the drawing and the actual condition to the owner's attention prior to fabrication.
03. The sign contractor shall provide signed and sealed engineered drawings for all signs including structural and wind load requirements. All Electrical Components to be UL compliant. Any wiring connections shall be included in the drawing package, signed, and sealed by a licensed PE registered in the state of Florida.
Electrical engineered calculations shall be submitted with the shop drawings and stamped by an engineer registered locally.
04. All colors and finishes shall be approved by the owner prior to the production of sign units.
05. Sign contractor shall provide full size mock-ups of designated prototypes for owner approval before proceeding with sign fabrication and installation.
06. Paint / Color / Materials shown in drawings shall be continuous around edges and continuous faces. Utilize AkzoNobel® GripGard® Signage Paints.
AkzoNobel 1845 Maxwell Drive, Troy, MI 48084AAZ-H909-8041 - grip-gard.com Or Equal.
07. Typefaces shall not be supplied to contractor. Contractor shall obtain the licensed edition for their own use.

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Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

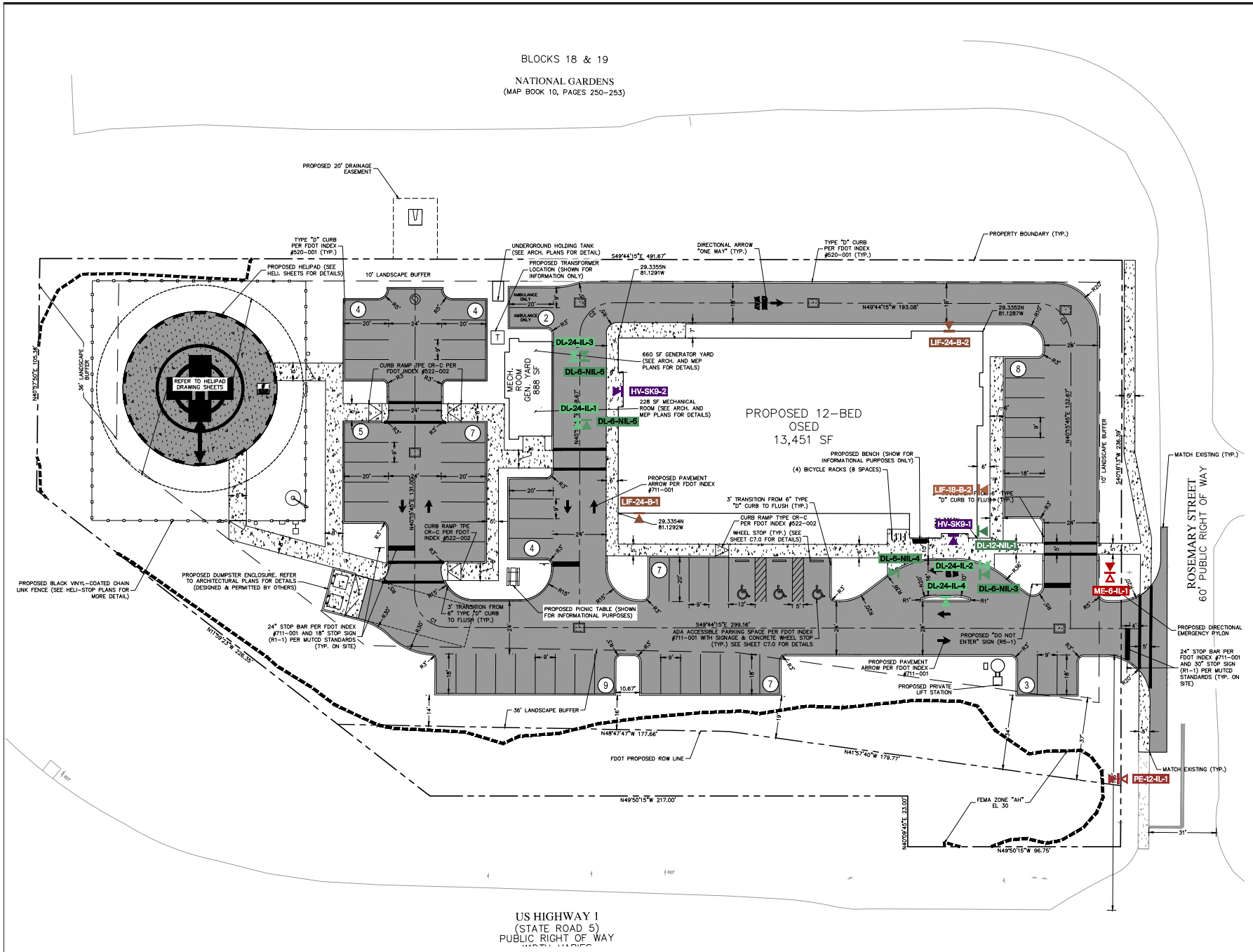
SIGNAGE NOTES AND SYMBOLS LEGEND

PROJ. NO. H-24103.00
DRAWN KF
SHEET W000

SIGNAGE

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A1 EXTERIOR LOCATION PLAN

1/16" = 1' 0"

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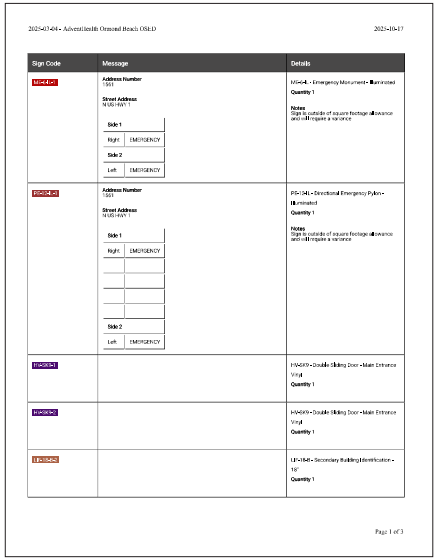
Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

LOCATION PLAN
SITE PLAN - OVERALL

PROJ. NO. H-24103.00 SHEET
DRAWN KF W100

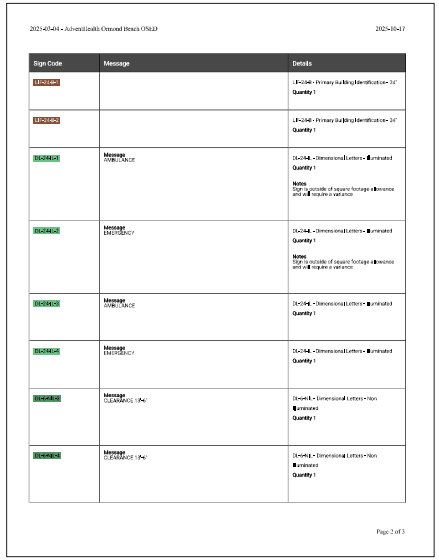
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2025-07-01 • AdventHealth Ormond Beach OSED 2025-10-17

Sign Code	Message	Details
M-I-4-E	Address Number 1001 Street Address N US HWY 1 Side 1 Right EMERGENCY Side 2 Left EMERGENCY	M-I-4-E - Emergency Monument - Illuminated Quantity 1 Notes Sign is outside of square footage allowance and will require a variance
P-D-1-E	Address Number 1001 Street Address N US HWY 1 Side 1 Right EMERGENCY Side 2 Left EMERGENCY	P-D-1-E1 - Directional Emergency Pylon - Illuminated Quantity 1 Notes Sign is outside of square footage allowance and will require a variance
H-W-6-V		H-W-6-V - Double Sliding Door - Main Entrance Vinyl Quantity 1
H-W-6-V		H-W-6-V - Double Sliding Door - Main Entrance Vinyl Quantity 1
L-I-1-E		LI - 1-E1 - Secondary Building Identification - 18" Quantity 1

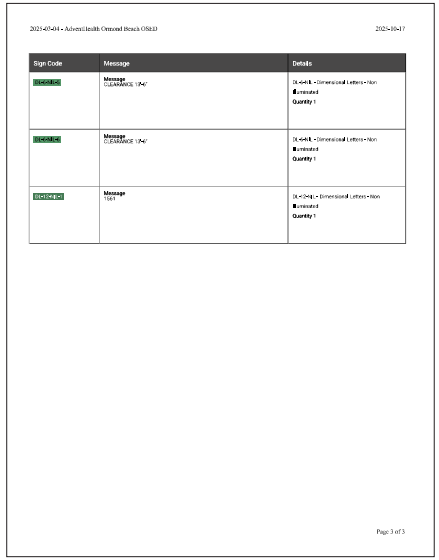
Page 1 of 3



2025-07-01 • AdventHealth Ormond Beach OSED 2025-10-17

Sign Code	Message	Details
L-I-2-E		LI - 2-E1 - Primary Building Identification - 24" Quantity 1
L-I-2-E		LI - 2-E1 - Primary Building Identification - 24" Quantity 1
D-I-2-E	Message AMBULANCE	DI - 2-E1 - Dimensional Letters - Illuminated Quantity 1 Notes Sign is outside of square footage allowance and will require a variance
D-I-2-E	Message EMERGENCY	DI - 2-E1 - Dimensional Letters - Illuminated Quantity 1 Notes Sign is outside of square footage allowance and will require a variance
D-I-2-E	Message AMBULANCE	DI - 2-E1 - Dimensional Letters - Illuminated Quantity 1
D-I-2-E	Message EMERGENCY	DI - 2-E1 - Dimensional Letters - Illuminated Quantity 1
D-I-4-E	Message CLEARANCE 13'-6"	DI - 4-E1 - Dimensional Letters - Non Illuminated Quantity 1
D-I-4-E	Message CLEARANCE 13'-6"	DI - 4-E1 - Dimensional Letters - Non Illuminated Quantity 1

Page 2 of 3



2025-07-01 • AdventHealth Ormond Beach OSED 2025-10-17

Sign Code	Message	Details
D-I-4-E	Message CLEARANCE 13'-6"	DI - 4-E1 - Dimensional Letters - Non Illuminated Quantity 1
D-I-4-E	Message CLEARANCE 13'-6"	DI - 4-E1 - Dimensional Letters - Non Illuminated Quantity 1
D-I-2-E	Message 1001	DI - 2-E1 - Dimensional Letters - Non Illuminated Quantity 1

Page 3 of 3

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DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

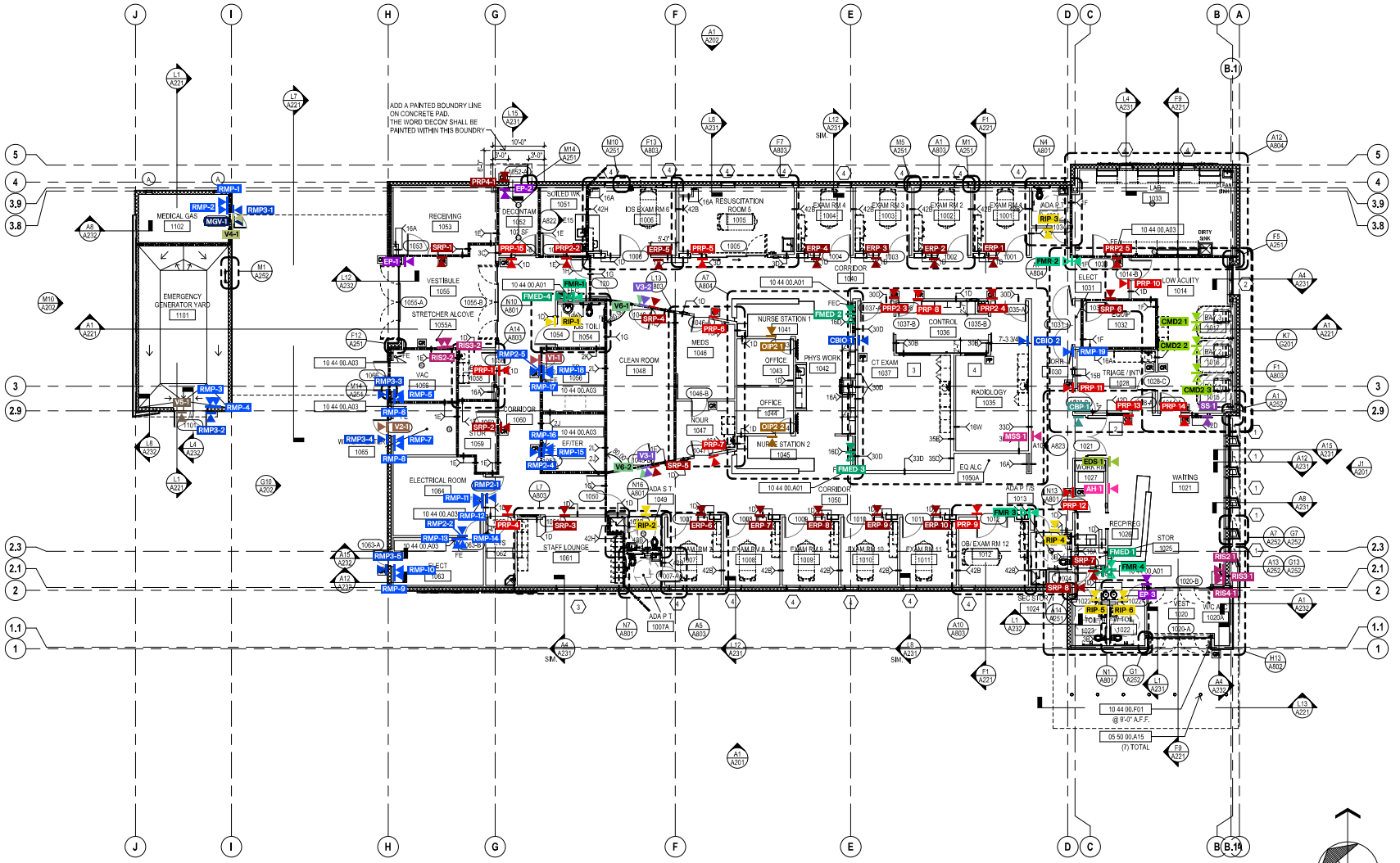
EXTERIOR MESSAGE SCHEDULE

PROJ. NO. H-24103.00
DRAWN KF
SHEET
W101

SIGNAGE

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DATE	SUBMISSION	NO
10.17.25	PERMIT SET	

LOCATION PLAN
FLOOR PLAN - 1ST LEVEL - OVERALL

PROJ. NO. H-24103.00 SHEET
DRAWN KF W102

A1 FLOOR PLAN - 1ST LEVEL - OVERALL
1/16" = 1'-0"

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2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
PRP1	Message LAB	PRP1 - Primary Room Identification Quantity 1
PRP1	Message PHS	PRP1 - Primary Room Identification Quantity 1
PRP1	Message ISOLATION EXAM ROOM Message 2 1	PRP1 - Primary Room Identification Quantity 1
PRP1	Message ISOLATION	PRP1 - Primary Room Identification Quantity 1
PRP1	Message MOVEMENT	PRP1 - Primary Room Identification Quantity 1
PRP1	Message CONTROL ROOM	PRP1 - Primary Room Identification Quantity 1
PRP1	Message OB / GYN EXAM Message 2 12	PRP1 - Primary Room Identification Quantity 1
PRP1	Message LOW ACUITY	PRP1 - Primary Room Identification Quantity 1

Page 1 of 14

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
PRP1	Message TRIAGE	PRP1 - Primary Room Identification Quantity 1
PRP1	Message AUTHORIZED PERSONNEL	PRP1 - Primary Room Identification Quantity 1
PRP1	Message TRIAGE	PRP1 - Primary Room Identification Quantity 1
PRP1	Message LOW ACUITY	PRP1 - Primary Room Identification Quantity 1
PRP1	Message DECONTAMINATION	PRP1 - Primary Room Identification Quantity 1
PRP2	Symbol WHS_GUARD Message SOILED WORKROOM	PRP2 - Primary Room Identification w/ Symbol Quantity 1
PRP2	Symbol RADIATION Message CT	PRP2 - Primary Room Identification w/ Symbol Quantity 1
PRP2	Symbol RADIATION Message RADIOLOGY	PRP2 - Primary Room Identification w/ Symbol Quantity 1

Page 2 of 14

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
PRP4	Symbol WHS_GUARD Message LAB	PRP4 - Primary Room Identification w/ Symbol Quantity 1
PRP4	Message DECONTAMINATION	PRP4 - Primary Room Identification - Exterior Grade Quantity 1
SRP1	Message RECEIVING	SRP - Secondary Room Plaque Quantity 1
SRP1	Message STORAGE	SRP - Secondary Room Plaque Quantity 1
SRP1	Message STAFF LOUNGE	SRP - Secondary Room Plaque Quantity 1
SRP1	Message CLEAN SUPPLY	SRP - Secondary Room Plaque Quantity 1
SRP1	Message CLEAN SUPPLY	SRP - Secondary Room Plaque Quantity 1
SRP1	Message EQUIPMENT	SRP - Secondary Room Plaque Quantity 1

Page 3 of 14

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
SRP1	Message STORAGE	SRP - Secondary Room Plaque Quantity 1
SRP1	Message STORAGE	SRP - Secondary Room Plaque Quantity 1
ERP1	Message EXAM Message 2 1	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message EXAM Message 2 2	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message EXAM Message 2 3	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message EXAM Message 2 4	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message KIOSK EXAM Message 2 5	ERP - Exam Room Identification Plaque Quantity 1

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2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
ERP1	Message ISO EXAM Message 2 7	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message EXAM Message 2 8	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message EXAM Message 2 9	ERP - Exam Room Identification Plaque Quantity 1
ERP1	Message EXAM Message 2 10	ERP - Exam Room Identification Plaque Quantity 1
CB1		CB1 - Call Button Plaque Quantity 1
OIP2	Message OFFICE	OIP2 - Office Identification w/o Insert Quantity 1
OIP2	Message OFFICE	OIP2 - Office Identification w/o Insert Quantity 1

Page 5 of 14

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
RIP1	Symbol MUR Message ICU PATIENT RESTROOM	RIP - Restroom ID Plaque Quantity 1
RIP1	Symbol M/W/BA Message STAFF RESTROOM	RIP - Restroom ID Plaque Quantity 1
RIP1	Symbol M/W/BA Message PATIENT RESTROOM	RIP - Restroom ID Plaque Quantity 1
RIP1	Symbol M/W/BA Message PATIENT RESTROOM	RIP - Restroom ID Plaque Quantity 1
RIP1	Symbol M/BA Message MEN	RIP - Restroom ID Plaque Quantity 1
RIP1	Symbol W/BA Message WOMEN	RIP - Restroom ID Plaque Quantity 1
CMID1	Side 1 15 Side 2 15	CMID - Ceiling Mount Bed Identification Quantity 1

Page 6 of 14

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
CMID1	Side 1 14 Side 2 14	CMID - Ceiling Mount Bed Identification Quantity 1
CMID1	Side 1 13 Side 2 13	CMID - Ceiling Mount Bed Identification Quantity 1
FMR1	Side 1 M/W/BA Side 2 M/W/BA	FMR - Flag Mounted Restroom ID Quantity 1
FMR1	Side 1 M/W/BA Side 2 M/W/BA	FMR - Flag Mounted Restroom ID Quantity 1
FMR1	Side 1 M/W/BA Side 2 M/W/BA	FMR - Flag Mounted Restroom ID Quantity 1
FMR1	Side 1 M/W/BA Side 2 M/W/BA	FMR - Flag Mounted Restroom ID Quantity 1

Page 7 of 14

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
FMED1	Symbol EXTINGUISHER Message Fire Extinguisher	FMED - Flag Mounted Emergency Identification Quantity 1
FMED1	Symbol EXTINGUISHER Message Fire Extinguisher	FMED - Flag Mounted Emergency Identification Quantity 1
FMED1	Symbol EXTINGUISHER Message Fire Extinguisher	FMED - Flag Mounted Emergency Identification Quantity 1
FMED1	Symbol EXTINGUISHER Message Fire Extinguisher	FMED - Flag Mounted Emergency Identification Quantity 1
RMF1	Message IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMF - Regulatory/Warning Plaque Quantity 1
RMF1	Message NO SMOKING, EATING, OR DRINKING	RMF - Regulatory/Warning Plaque Quantity 1
RMF1	Message NO SMOKING, EATING, OR DRINKING	RMF - Regulatory/Warning Plaque Quantity 1

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INTERIOR MESSAGE SCHEDULE

PROJ. NO. H-24103.00 SHEET
DRAWN KF W103

SIGNAGE

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Sign Code	Message	Details
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** NO SMOKING, EATING, OR DRINKING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Message** IN CASE OF EMERGENCY, PLEASE FOLLOW EXIT SIGNS AND EXIT THE BUILDING	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP4	**Symbol** RESTRICTED **Message** ELEC	RMP - Regulatory/Warning Plaque **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** ELEC	RMP2 - Regulatory/Warning Plaque w/ Symbol **Quantity** 1

2025-07-04 - AdventHealth Ormond Beach OSED 2025-05-19

Sign Code	Message	Details
RMP2H	**Symbol** RESTRICTED **Message** ELEC	RMP2 - Regulatory/Warning Plaque w/ Symbol **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** EF JYER	RMP2 - Regulatory/Warning Plaque w/ Symbol **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** OX	RMP2 - Regulatory/Warning Plaque w/ Symbol **Quantity** 1
RBD4	**Message Area** IF YOU ARE PREGNANT OR THINK YOU ARE PREGNANT NOTIFY THE TECHNICIAN	OBD - Caution Biohazard/Xray Plaque **Quantity** 1
RBD4	**Message Area** IF YOU ARE PREGNANT OR THINK YOU ARE PREGNANT NOTIFY THE TECHNICIAN	OBD - Caution Biohazard/Xray Plaque **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** MEDICAL GAS	RMP2 - Regulatory/Warning Plaque w/ Symbol • Exterior Grade **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** EMERGENCY GENERATOR	RMP2 - Regulatory/Warning Plaque w/ Symbol • Exterior Grade **Quantity** 1

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Sign Code	Message	Details
RMP2H	**Symbol** RESTRICTED **Message** VACUUM PUMP	RMP2 - Regulatory/Warning Plaque w/ Symbol • Exterior Grade **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** WTR HTR	RMP2 - Regulatory/Warning Plaque w/ Symbol • Exterior Grade **Quantity** 1
RMP2H	**Symbol** RESTRICTED **Message** ELEC	RMP2 - Regulatory/Warning Plaque w/ Symbol • Exterior Grade **Quantity** 1
MGV		MGV - Medical Gas Vinyl **Quantity** 1
EP	**Message** EXIT	EP - Exit Plaque **Quantity** 1
EP	**Message** EXIT	EP - Exit Plaque **Quantity** 1
EP	**Message** EXIT	EP - Exit Plaque **Quantity** 1
AH		AH - AdventHealth Logo **Quantity** 1

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Sign Code	Message	Details
MSS		MSS - Mission Statement **Quantity** 1
RBD		RBD - Regulation Insert - Large **Quantity** 5
RBD		RBD - Regulation Insert - Large **Quantity** 2
RBD		RBD - Regulation Insert - Small **Quantity** 1
V5		V5 - Danger Diesel Fuel **Quantity** 1
RBD		RBD - Regulation Insert - Medium **Quantity** 10
RBD		RBD - Regulation Insert - Medium **Quantity** 2
V4		V4 - Medical Gases Vinyl Diamond **Quantity** 1
EDS		EDS - Emergency Department Sign **Quantity** 1
V2		V2 - Fire Riser Room Vinyl **Quantity** 1
V1		V1 - YACP Vinyl **Quantity** 1

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Sign Code	Message	Details
V5		V5 - Oxygen Gas Vinyl Diamond **Quantity** 1
V5		V5 - Oxygen Gas Vinyl Diamond **Quantity** 1
V4		V4 - Caution Oxidizing Gases **Quantity** 1
V4		V4 - Caution Oxidizing Gases **Quantity** 1
SS		SS - Scripture Sign **Quantity** 1

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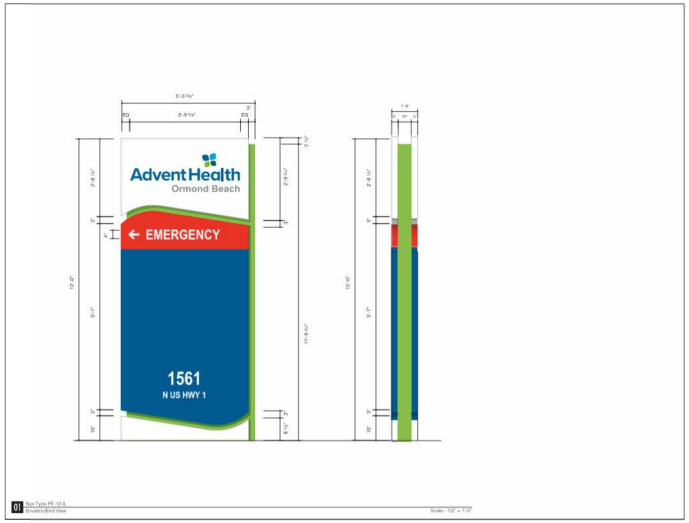
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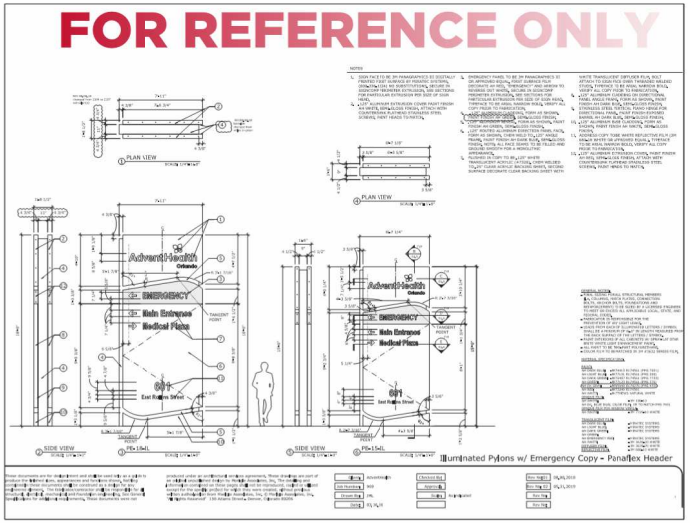
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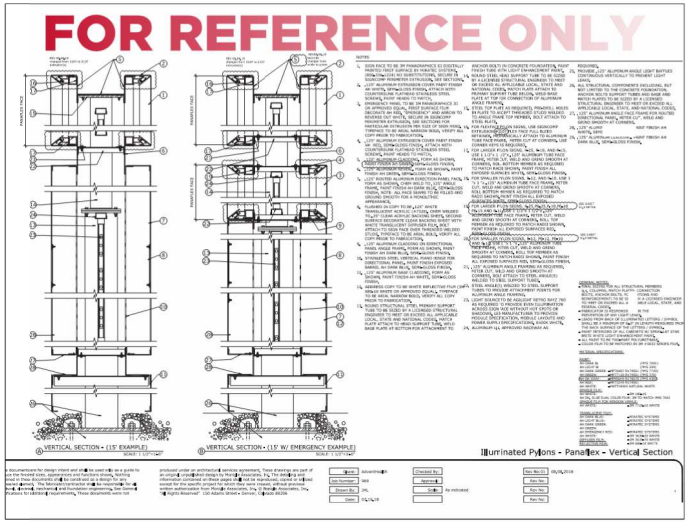
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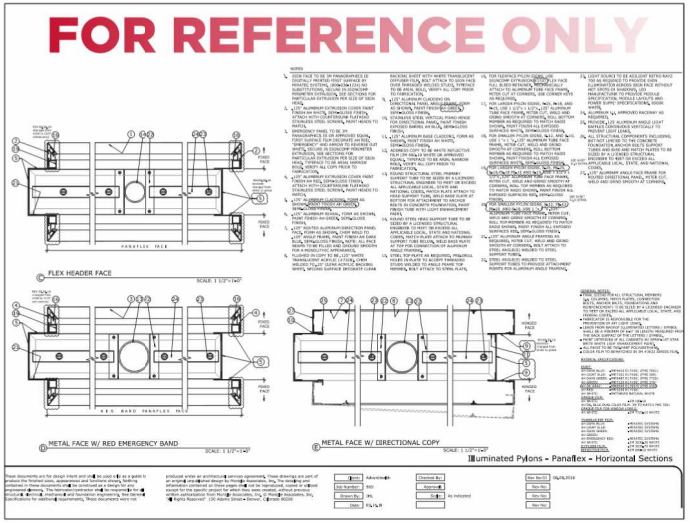
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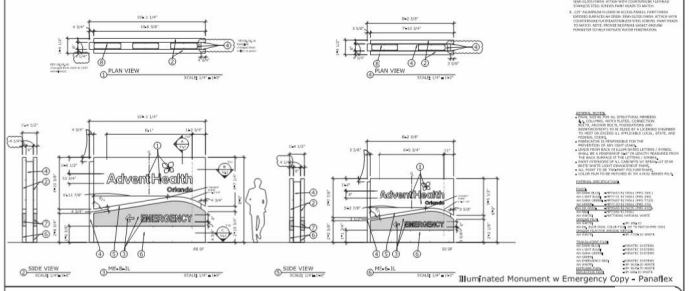
Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



01 Sign Type MC-E-S
Elevation / End View

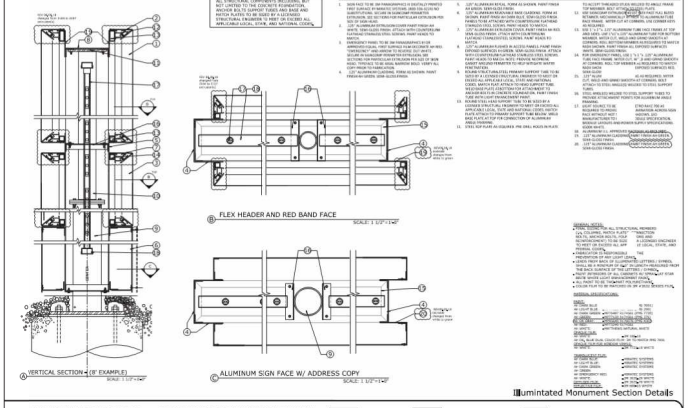
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FOR REFERENCE ONLY



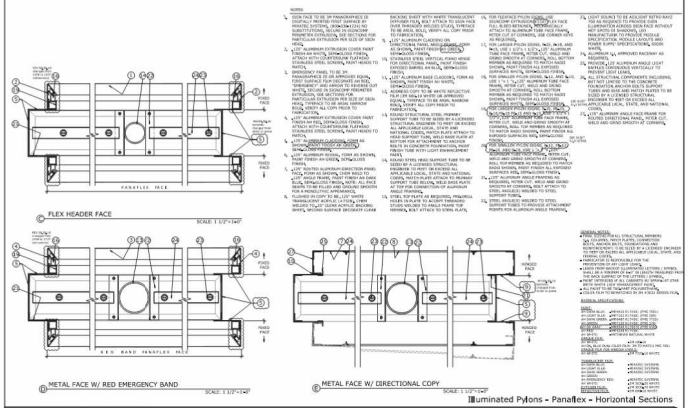
Illuminated Monument w Emergency Copy - Panaflex

FOR REFERENCE ONLY



Illuminated Monument Section Details

FOR REFERENCE ONLY



Illuminated Pylons - Panaflex - Horizontal Sections

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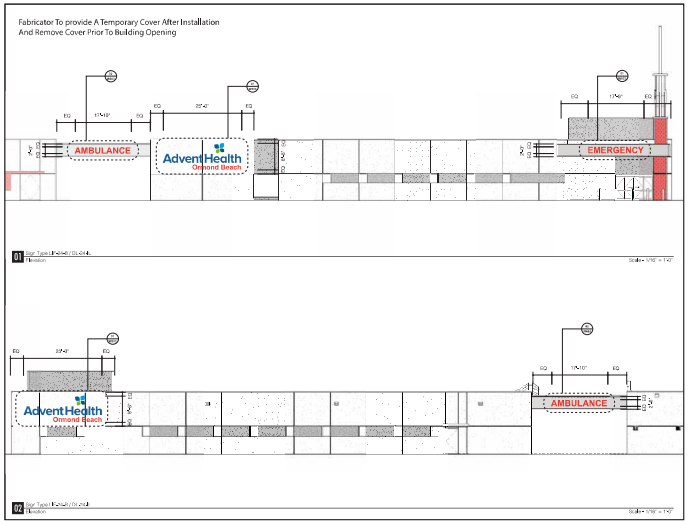
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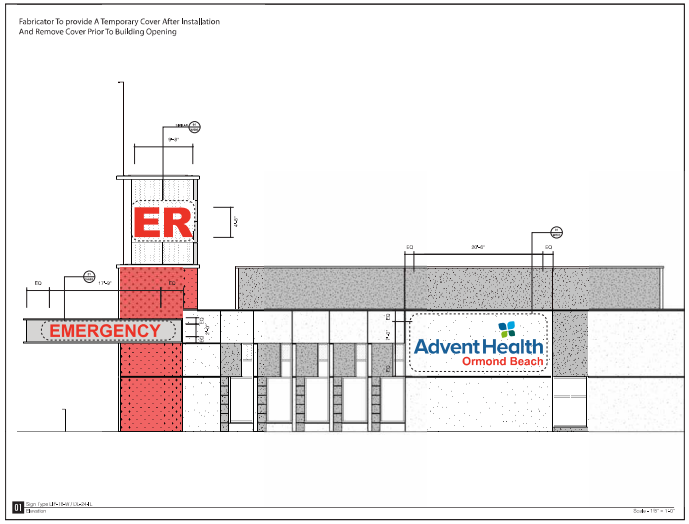
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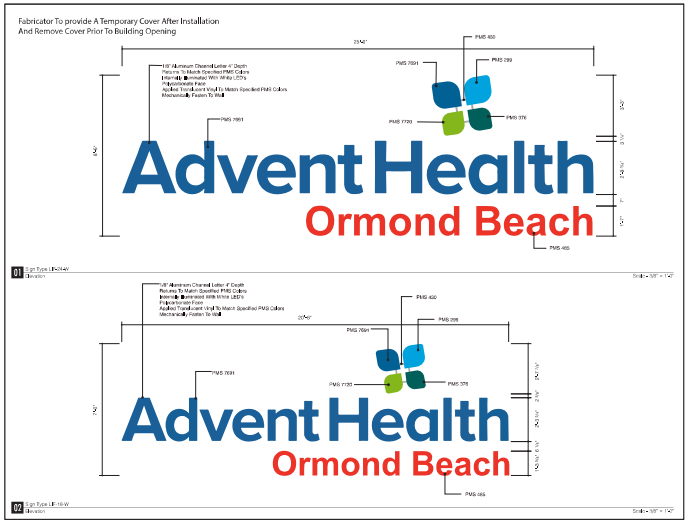
Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



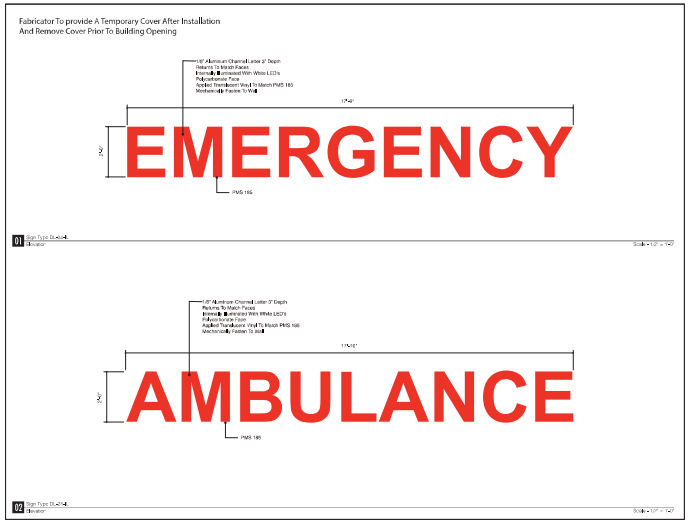
Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



Fabricator To provide A Temporary Cover After Installation
And Remove Cover Prior To Building Opening



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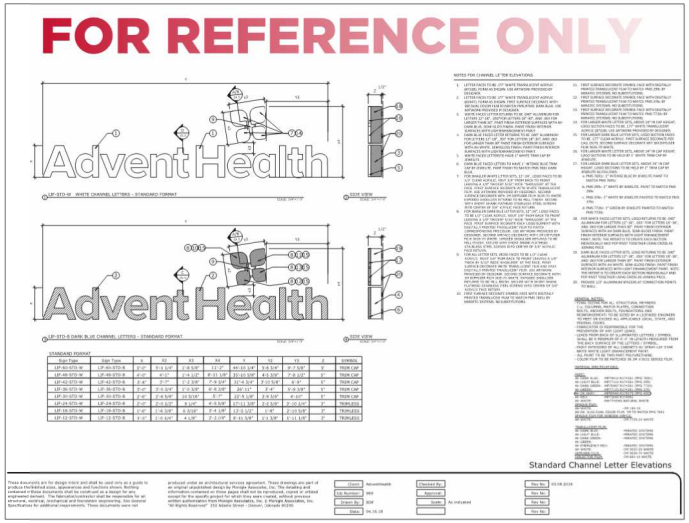
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SHEET W602

SIGNAGE

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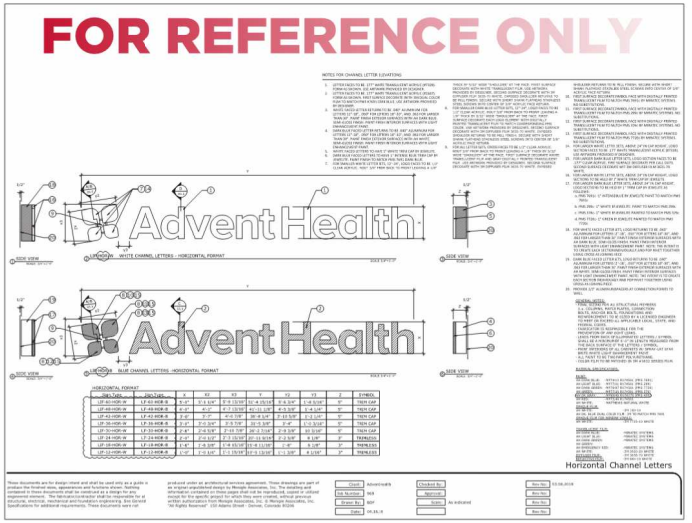
FOR REFERENCE ONLY



STANDARD FORMAT

Sign Type	Part Type	A	X2	X3	X4	Y	Y2	Y3	Z	SYMBOL
LSF-40-STD-W	LSF-40-STD-B	2'-2"	3'-6 1/2"	1'-8 1/2"	1'-1"	4ft 11 1/4"	3'-6 1/4"	3'-7 3/8"	3"	TRIPLEX
LSF-40-STD-W	LSF-40-STD-B	2'-6"	3'-0"	1'-5 1/2"	0'-11 1/2"	5ft 11 1/4"	4'-3 1/2"	4'-3 3/8"	3"	TRIPLEX
LSF-40-STD-W	LSF-40-STD-B	3'-4"	2'-7"	1'-1 1/2"	0'-8 3/4"	7ft 8 1/4"	5'-7 1/4"	5'-7 3/8"	3"	TRIPLEX
LSF-36-STD-W	LSF-36-STD-B	3'-0"	2'-3 1/4"	1'-1 1/2"	0'-8 3/4"	6ft 11"	5'-0 1/4"	5'-0 3/8"	3"	TRIPLEX
LSF-30-STD-W	LSF-30-STD-B	2'-6"	2'-6 5/8"	1'-3"	0'-10 1/4"	5ft 5 1/8"	4'-0 3/4"	4'-0 3/8"	3"	TRIPLEX
LSF-24-STD-W	LSF-24-STD-B	2'-0"	2'-0 1/2"	1'-0 1/4"	0'-8 1/2"	4ft 4 1/8"	3'-2 3/4"	3'-2 3/8"	3"	TRIPLEX
LSF-18-STD-W	LSF-18-STD-B	1'-6"	1'-6 3/8"	0'-9"	0'-6 1/4"	3ft 3 1/8"	2'-4 3/4"	2'-4 3/8"	3"	TRIPLEX
LSF-12-STD-W	LSF-12-STD-B	1'-0"	1'-0 1/4"	0'-6"	0'-4 1/8"	2'-2 1/16"	1'-7 1/4"	1'-7 3/8"	3"	TRIPLEX

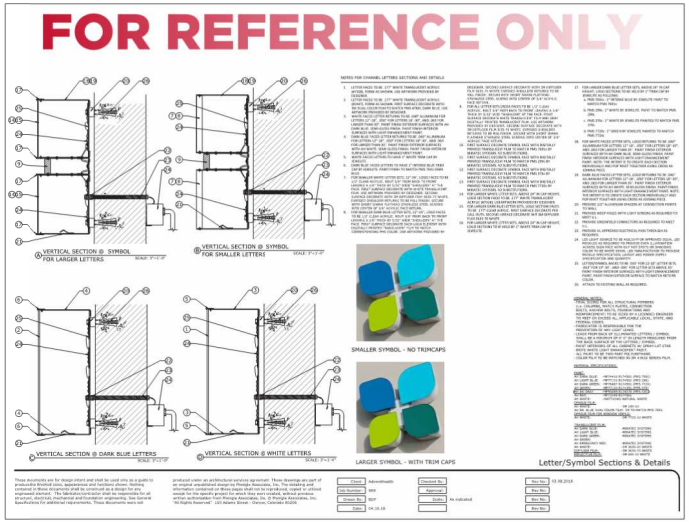
Standard Channel Letter Elevations



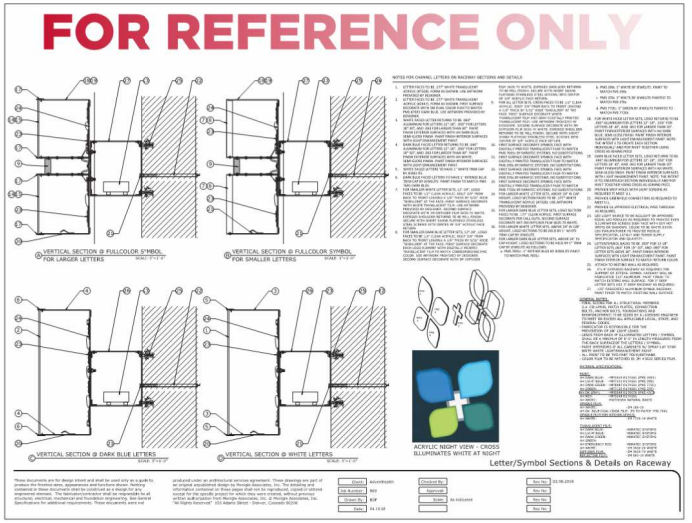
HORIZONTAL FORMAT

SIGN TYPE	SIGN TYPE	A	X3	X4	Y	Y2	Y3	Z	SYMBOL
LSF-40-HOR-W	LSF-40-HOR-B	3'-0"	3'-1 1/4"	0'-9 15/16"	6ft 4 15/16"	5'-6 3/4"	5'-6 3/4"	3"	TRIPLEX
LSF-40-HOR-W	LSF-40-HOR-B	3'-6"	3'-0"	0'-7 13/16"	6ft 11 3/16"	6'-5 3/4"	5'-4 1/4"	3"	TRIPLEX
LSF-40-HOR-W	LSF-40-HOR-B	4'-0"	2'-7"	0'-6 7/8"	8ft 4 1/4"	7'-3 3/4"	5'-4 1/4"	3"	TRIPLEX
LSF-36-HOR-W	LSF-36-HOR-B	3'-6"	3'-0 3/4"	0'-8 7/8"	7ft 5 3/4"	6'-4"	5'-3 3/4"	3"	TRIPLEX
LSF-30-HOR-W	LSF-30-HOR-B	2'-6"	2'-6 1/8"	0'-7 1/16"	6ft 2 1/16"	5'-3 1/4"	4'-3 3/4"	3"	TRIPLEX
LSF-24-HOR-W	LSF-24-HOR-B	2'-0"	2'-0 1/16"	0'-5 1/16"	5ft 0 1/16"	4'-2 3/4"	3'-2 3/4"	3"	TRIPLEX
LSF-18-HOR-W	LSF-18-HOR-B	1'-6"	1'-6 1/16"	0'-3 15/16"	3ft 9 1/16"	3'-1 3/4"	2'-4 3/4"	3"	TRIPLEX
LSF-12-HOR-W	LSF-12-HOR-B	1'-0"	1'-0 1/16"	0'-2 15/16"	2ft 6 1/16"	2'-1 3/4"	1'-7 3/4"	3"	TRIPLEX

Horizontal Channel Letters



Letter/Symbol Sections & Details



Letter/Symbol Sections & Details on Raceway

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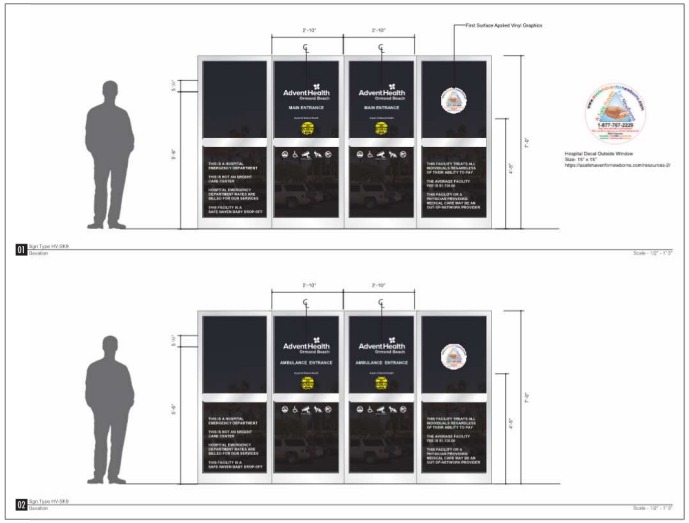
SIGNAGE ELEVATIONS

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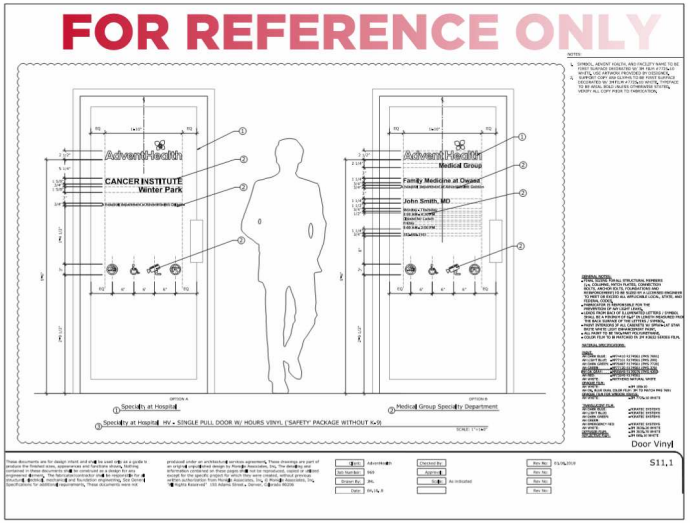
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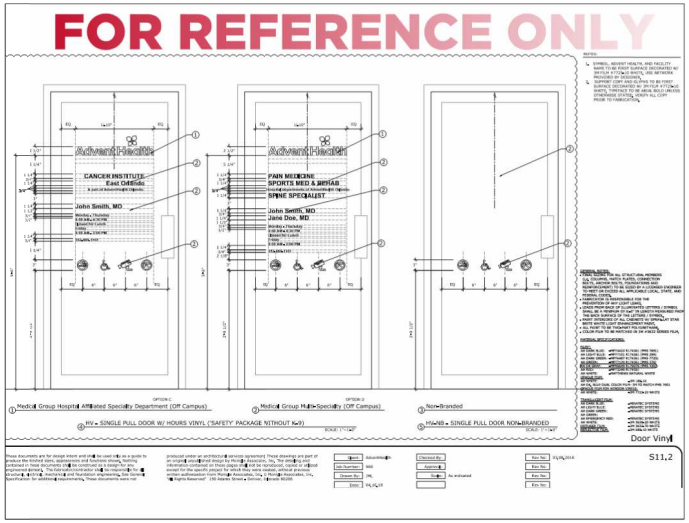
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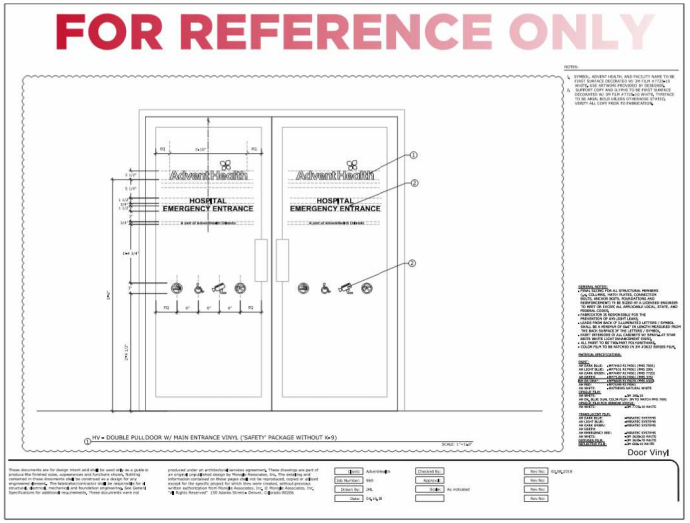
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Hospital Decal Outside Window
Size: 14" x 15"
https://assetmaventormewebcms.com/resources-2/







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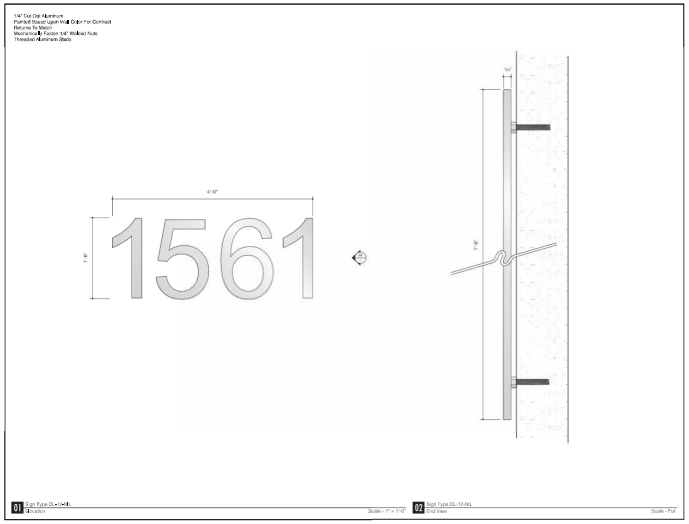
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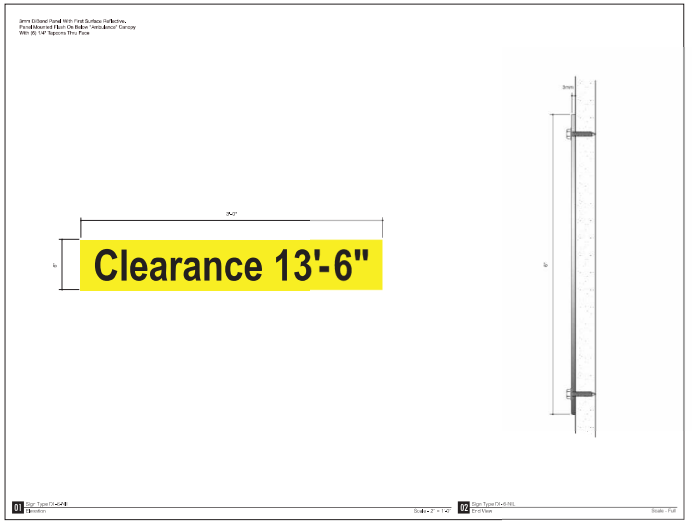
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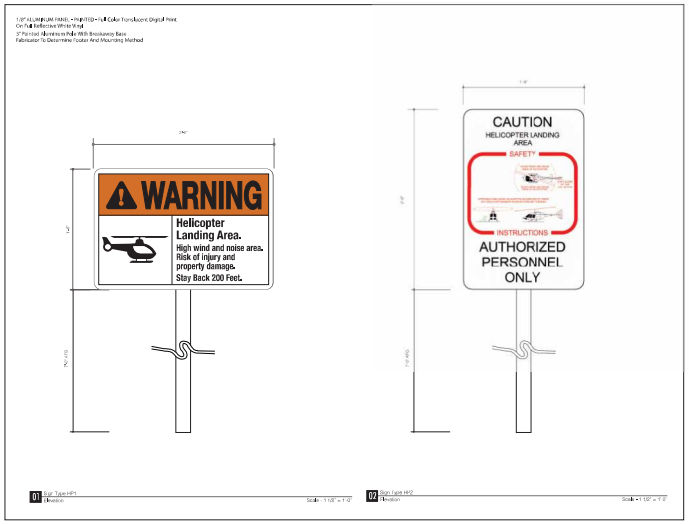
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DRAWN KF
SHEET
W604

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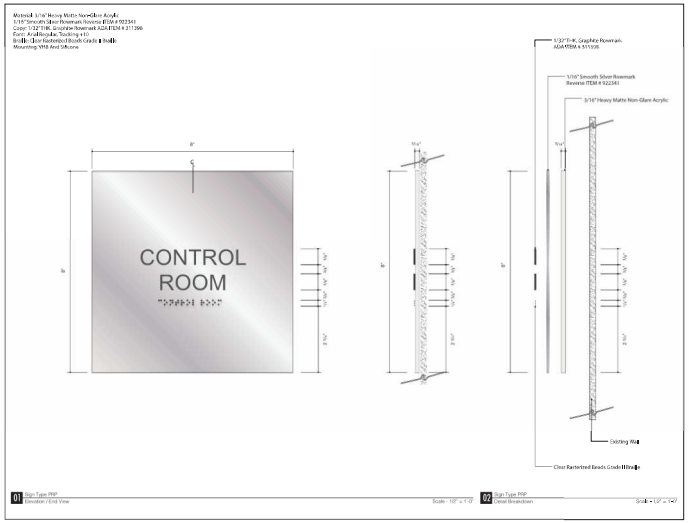
SIGNAGE ELEVATIONS

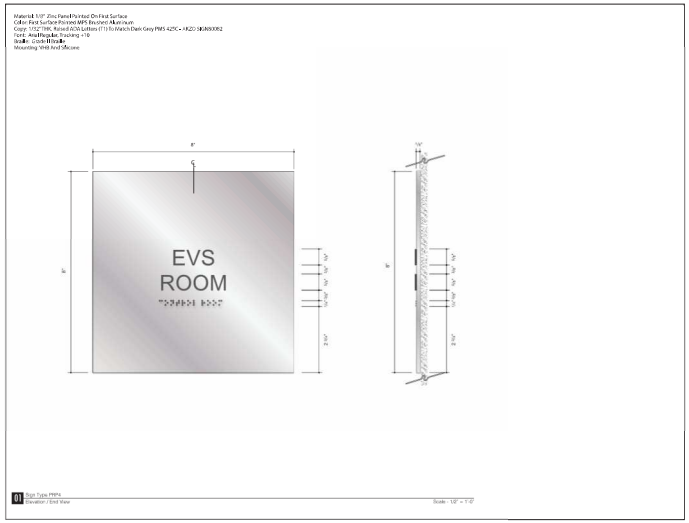
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DRAWN KF
SHEET W605

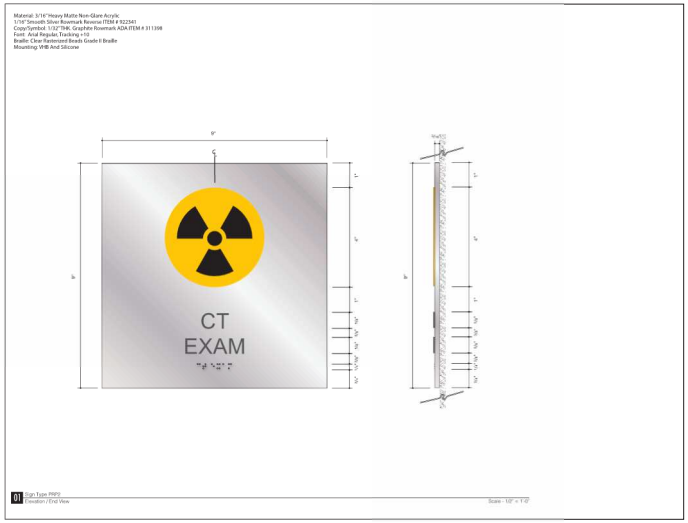
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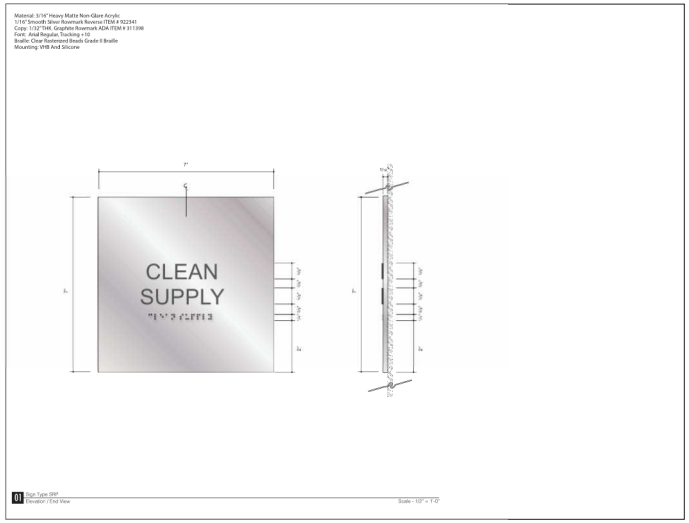
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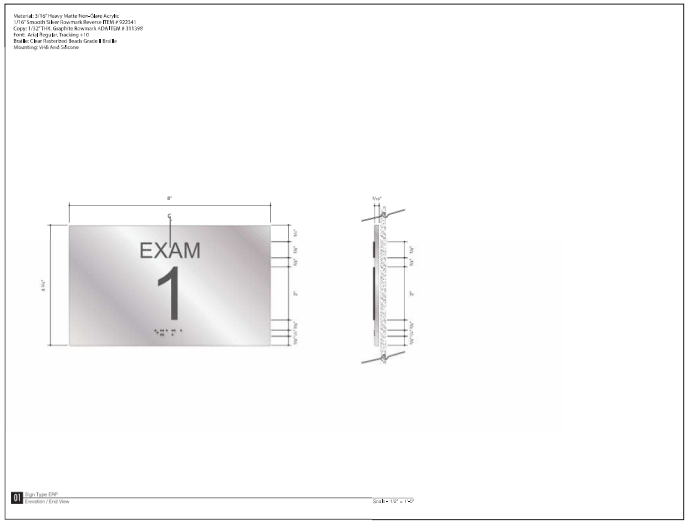
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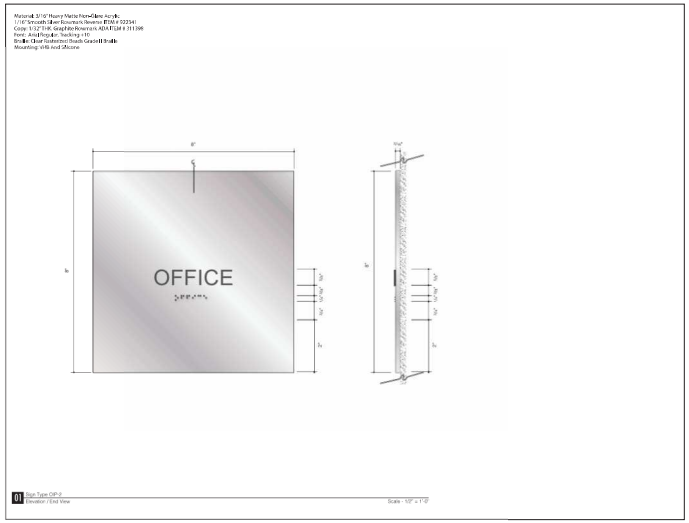
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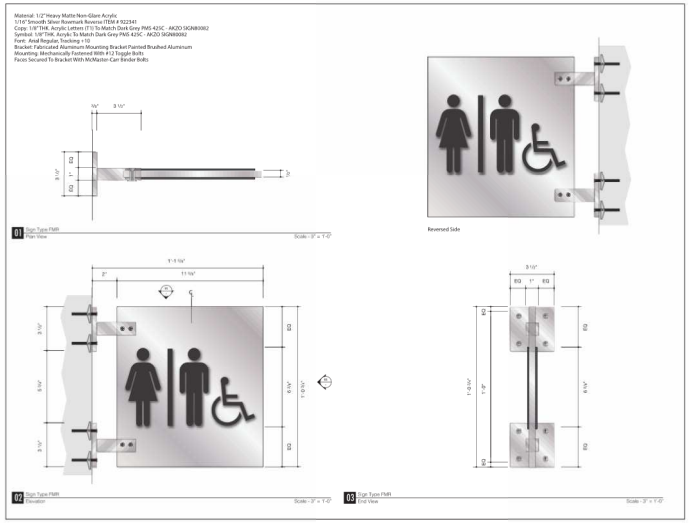
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W606

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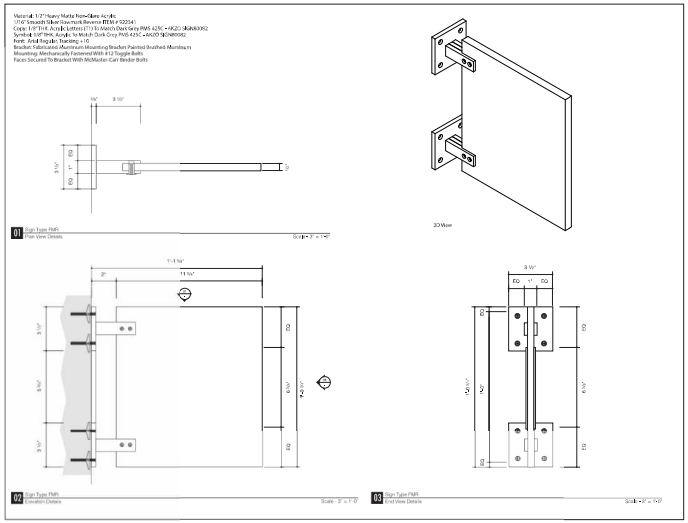
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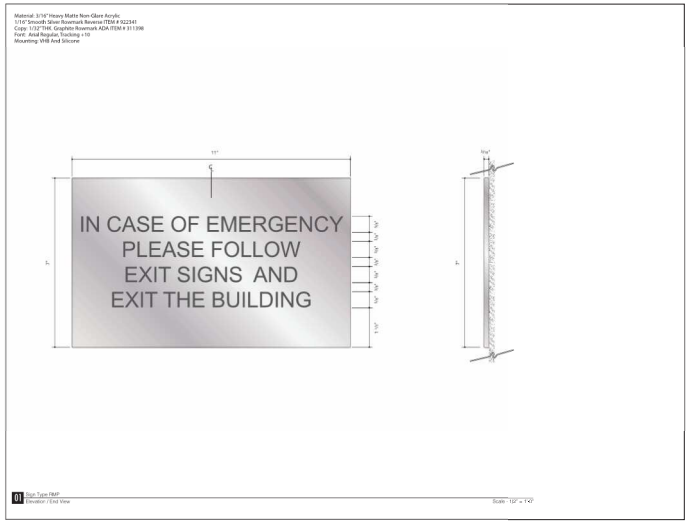
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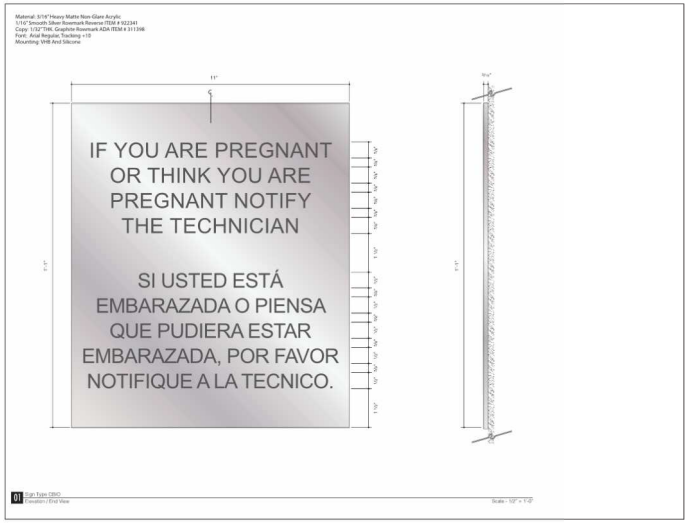
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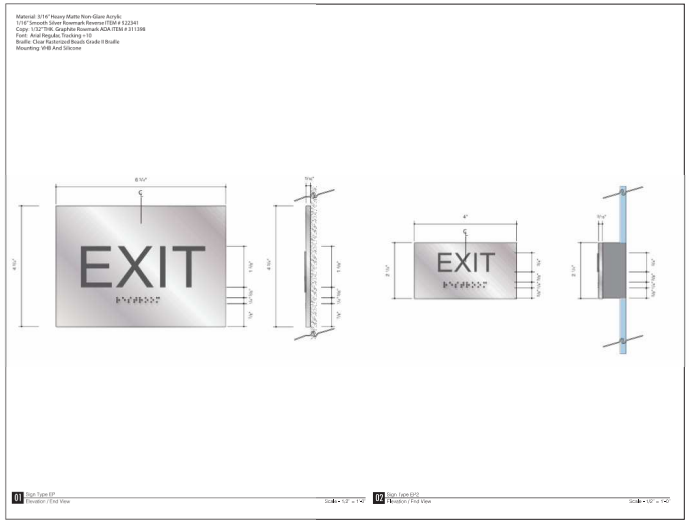
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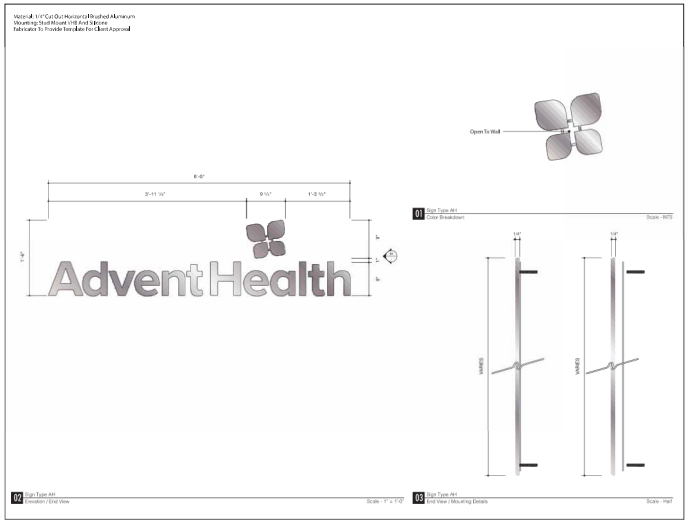
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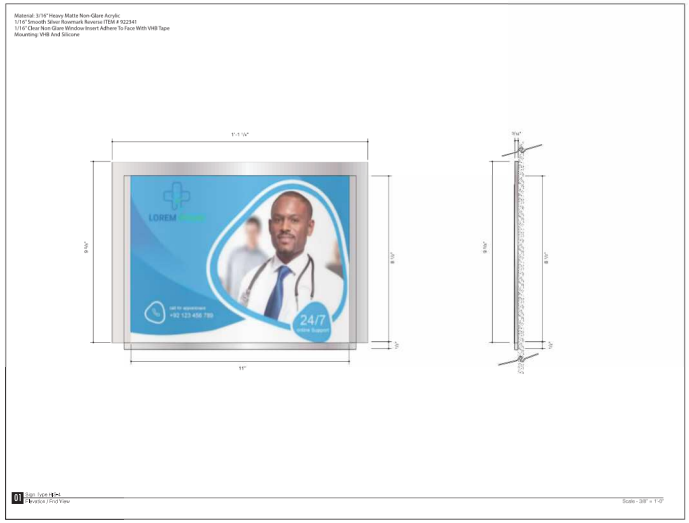
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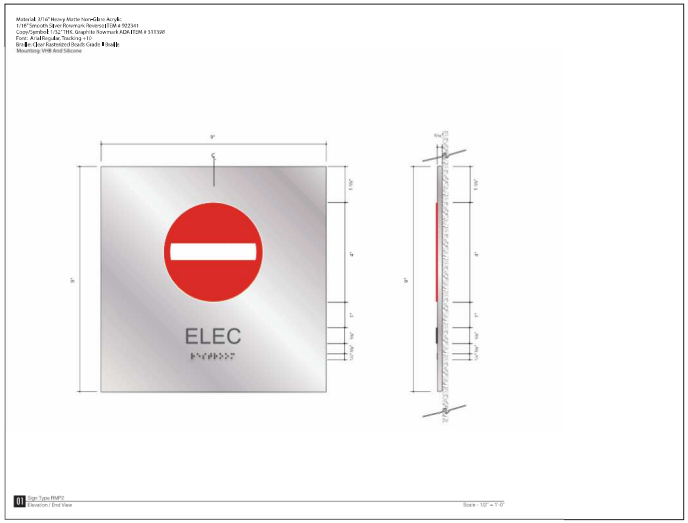
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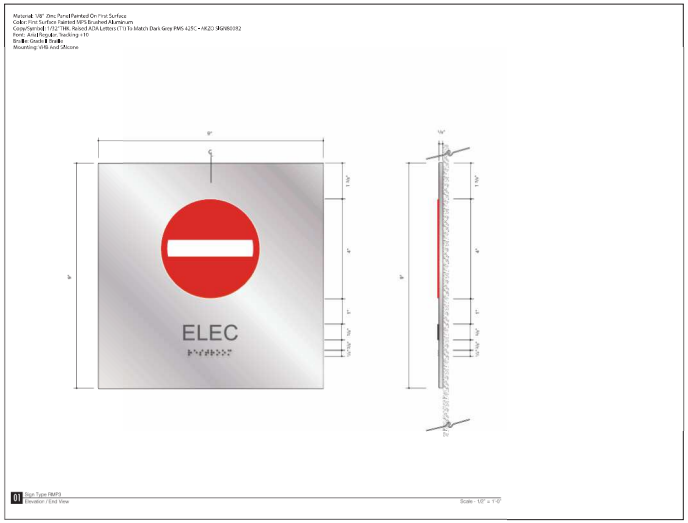
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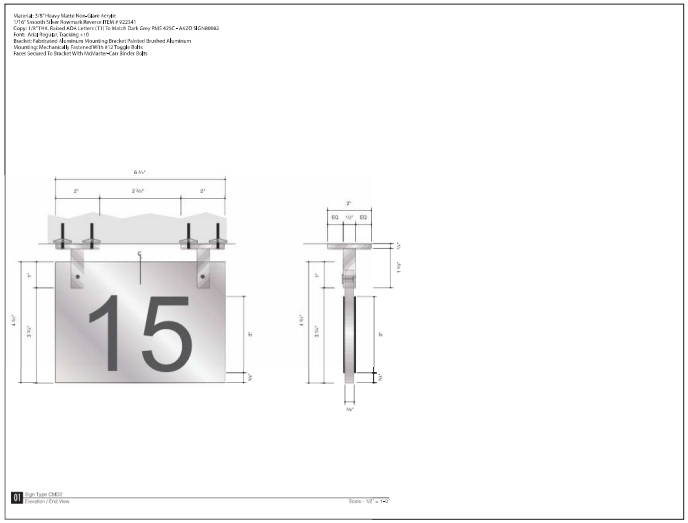
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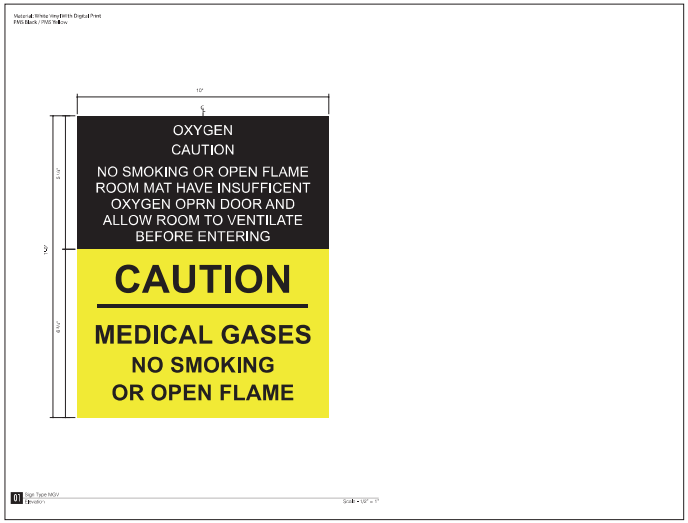
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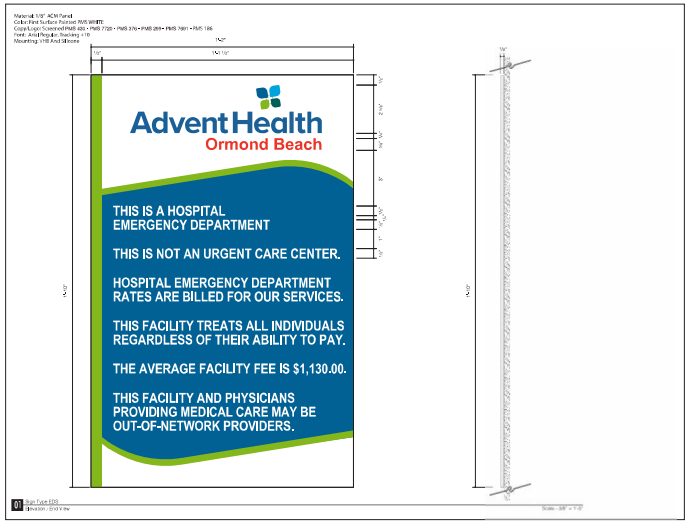
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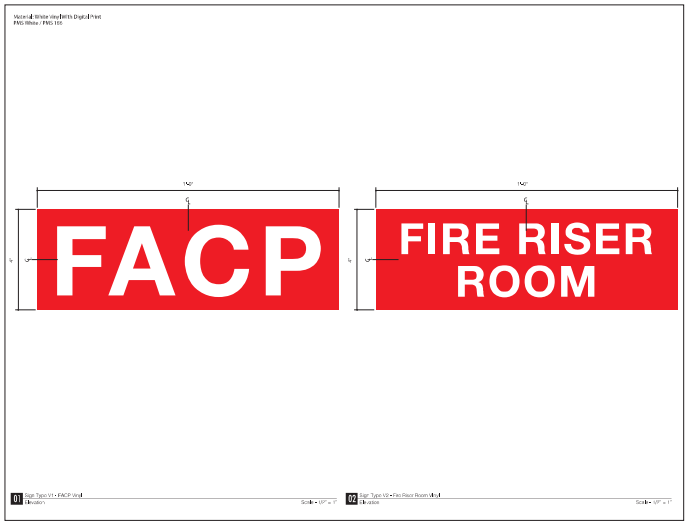
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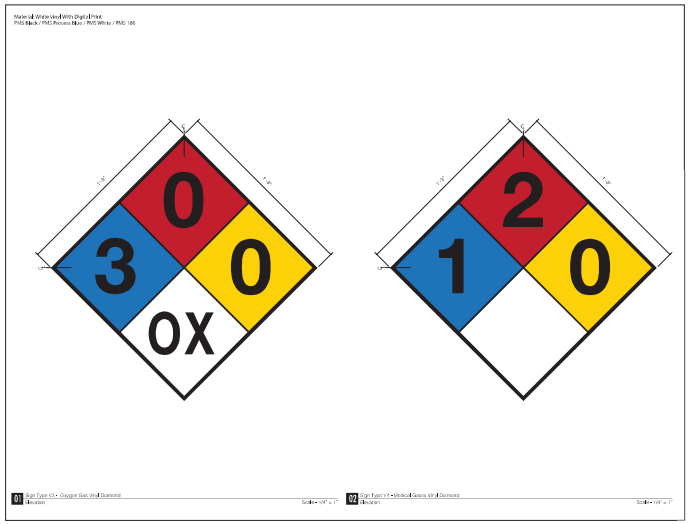
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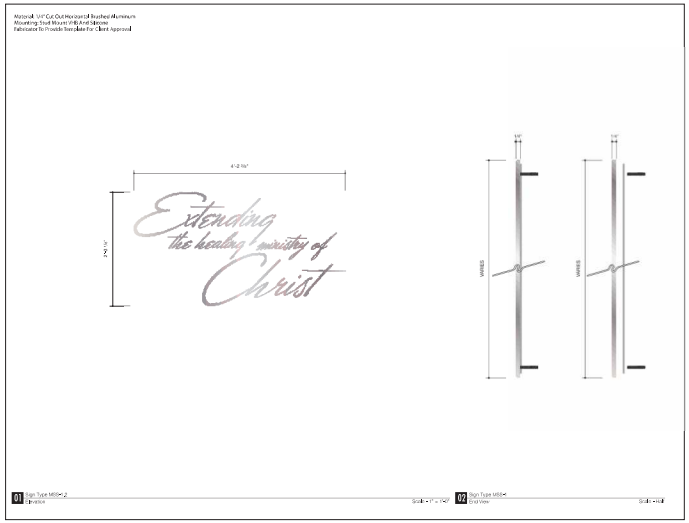
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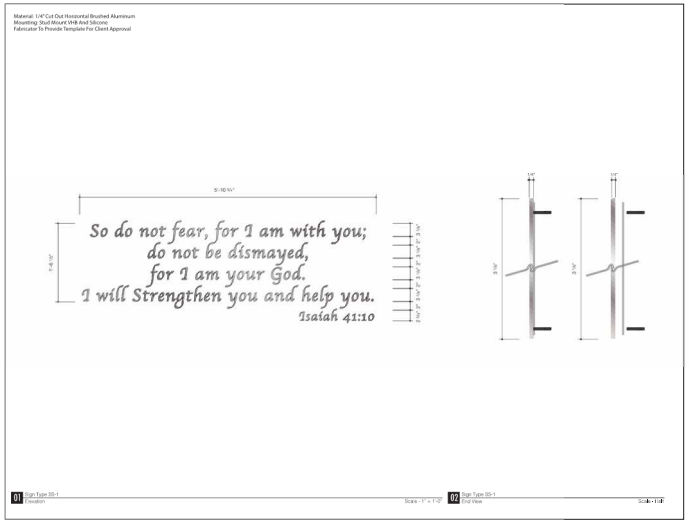
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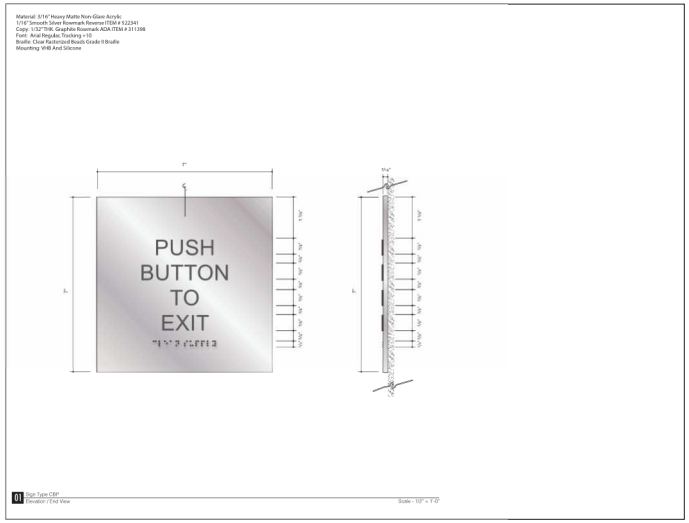
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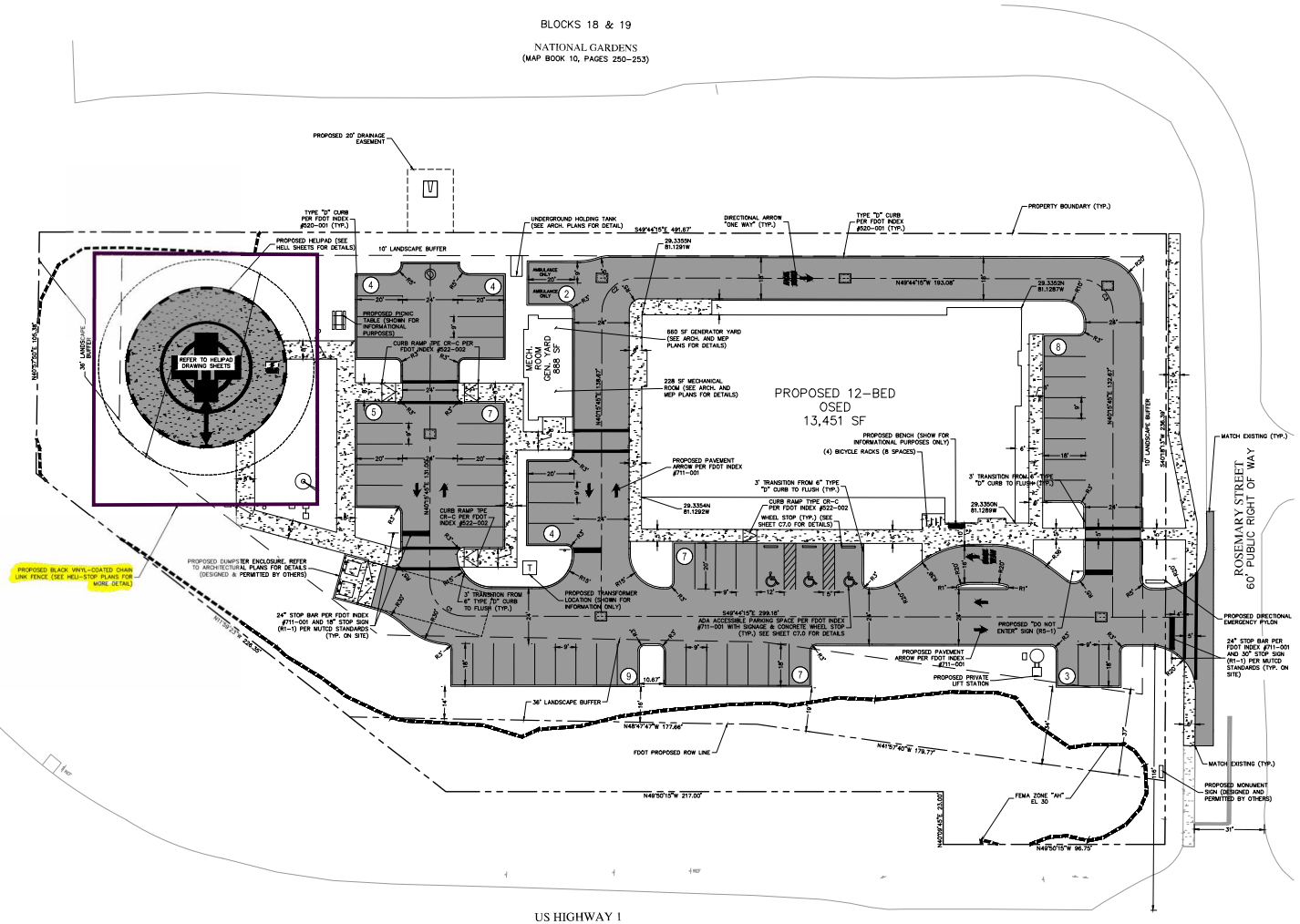
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ATTACHMENT 4

Applicant Information

Heliport Chain Link Fencing



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

OVERALL SITE DATA

SITE ACREAGE CALCULATION:
GROSS SITE AREA: 2.47 ACRES
MAX. FAR: 0.60
PROPOSED FAR: 0.13

PROPOSED INTERIOR BUILDING AREA:
EMERGENCY DEPARTMENT FLOOR AREA: 13,451 SF
MECHANICAL ROOM FLOOR AREA: 888 SF
TOTAL FLOOR AREA: 14,339 SF

MAX. BUILDING HEIGHT: 75 FEET
PROPOSED BUILDING HEIGHT: 29 FEET

FUTURE LAND USE/ZONING: LOW INTENSITY COMMERCIAL (LIC)

PROPOSED USE: EMERGENCY DEPARTMENT

ADJACENT FUTURE LAND USE/ZONING:
NORTH: LOW INTENSITY COMMERCIAL (LIC)
EAST: LOW INTENSITY COMMERCIAL (LIC)
SOUTH: LOW INTENSITY COMMERCIAL (LIC)
WEST: LOW INTENSITY COMMERCIAL (LIC)

EXISTING USE: VACANT
PROPOSED USE: 12-BED OFF-SITE EMERGENCY DEPARTMENT

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	20 FEET	36 FEET
EAST:	20 FEET	63 FEET
SOUTH:	20 FEET	66 FEET
WEST:	20 FEET	36 FEET

LANDSCAPE BUFFERS:	REQUIRED:	PROVIDED:
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	MIN. 14 FEET (36 FEET AVG)
WEST:	60 FEET	8.39 FEET

IMPERVIOUS COVERAGE:
TOTAL MAX. IMPERVIOUS COVERAGE (75%) = 2.47 AC X 0.75 = 1.85 AC
PROPOSED IMPERVIOUS AREA:
BUILDING AREA = 0.33 AC
PAVEMENT AREA = 0.82 AC
CONCRETE SIDEWALK AREA = 0.11 AC
TOTAL PROPOSED IMPERVIOUS AREA: 1.26 AC (51.01%)
TOTAL PROPOSED PERVIOUS AREA: 1.24 AC (48.99%)

REQUIRED PARKING SPACES:
FOR MEDICAL OFFICE/CLINIC:
1 PARKING SPACE FOR EACH 2 BEDS, PLUS 1 SPACE FOR EACH STAFF DOCTOR, PLUS 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT
TOTAL REQUIRED SPACES: 24 SPACES

PROPOSED PARKING SPACES:
PROPOSED STANDARD SPACES: 55 SPACES
PROPOSED HANDICAP SPACES: 3 SPACES
PROPOSED EMERGENCY VEHICLE SPACES: 2 SPACES
TOTAL PROPOSED SPACES: 60 SPACES

REQUIRED BICYCLE PARKING:
0.1 SPACE/REQUIRED PARKING SPACE 7 SPACES
TOTAL PROPOSED BICYCLE SPACES: 8 SPACES

GENERAL NOTES:
1. ALL RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT AND LEVEL. ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	S4°44'15"E	21.21'	90°00'00"	15.00'
C2	15.00'	23.56'	S85°15'45"W	21.21'	90°00'00"	15.00'
C3	15.00'	23.56'	N4°44'15"W	21.21'	90°00'00"	15.00'

LEGEND
- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- (X) PROPOSED PARKING COUNT

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Kimley»Horn
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1530 CORNERSTONE BLVD, SUITE 200A, DAYTONA BEACH, FL
PHONE: (386) 271-0282
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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PROFESSIONAL ENGINEER
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AdventHealth Orlando
ORMOND BEACH OSED

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO

SITE PLAN

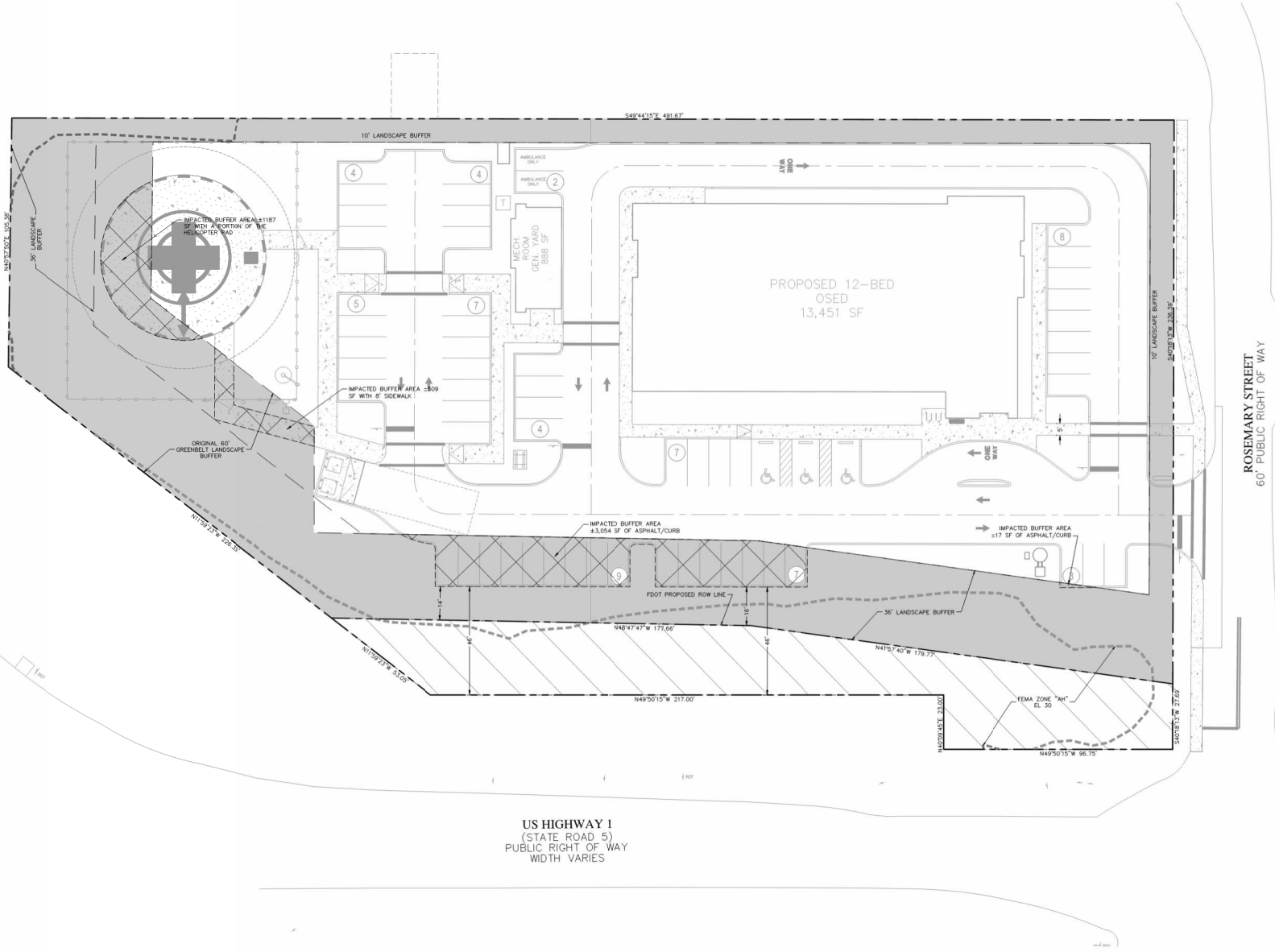
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ATTACHMENT 5

Applicant Information

Greenbelt Exhibit



OVERALL SITE DATA

SITE ACREAGE CALCULATION:		
GROSS SITE AREA:	2.47 ACRES	
MAX. FAR:	0.60	
PROPOSED FAR:	0.13	
PROPOSED INTERIOR BUILDING AREA		
EMERGENCY DEPARTMENT FLOOR AREA:	13,451	SF
MECHANICAL ROOM FLOOR AREA:	888	SF
TOTAL FLOOR AREA:	14,339	SF
MAX. BUILDING HEIGHT:	75 FEET	
PROPOSED BUILDING HEIGHT:	29 FEET	
FUTURE LAND USE/ZONING:	LOW INTENSITY COMMERCIAL (LIC)	
PROPOSED USE:	EMERGENCY DEPARTMENT	
ADJACENT FUTURE LAND USE/ZONING:		
NORTH:	LOW INTENSITY COMMERCIAL (LIC)	
EAST:	LOW INTENSITY COMMERCIAL (LIC)	
SOUTH:	LOW INTENSITY COMMERCIAL (LIC)	
WEST:	LOW INTENSITY COMMERCIAL (LIC)	
EXISTING USE:	VACANT	
PROPOSED USE:	12-BED OFF-SITE EMERGENCY DEPARTMENT	

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	20 FEET	36 FEET
EAST:	20 FEET	63 FEET
SOUTH:	20 FEET	66 FEET
WEST:	20 FEET	36 FEET

LANDSCAPE BUFFERS PRE ROW DEDICATION :	REQUIRED	PROVIDED
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	46 FEET
WEST:	60 FEET	±39 FEET

LANDSCAPE BUFFERS POST ROW DEDICATION :	REQUIRED	PROVIDED
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	MIN 14 FEET (36 FEET AVG)
WEST:	60 FEET	±39 FEET

LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- POTENTIAL ROW DEDICATION
- REQUIRED LANDSCAPE BUFFER
- IMPACTED BUFFER AREA

EX-01

ADVENT HEALTH - ORMOND BEACH

CITY OF ORMOND BEACH

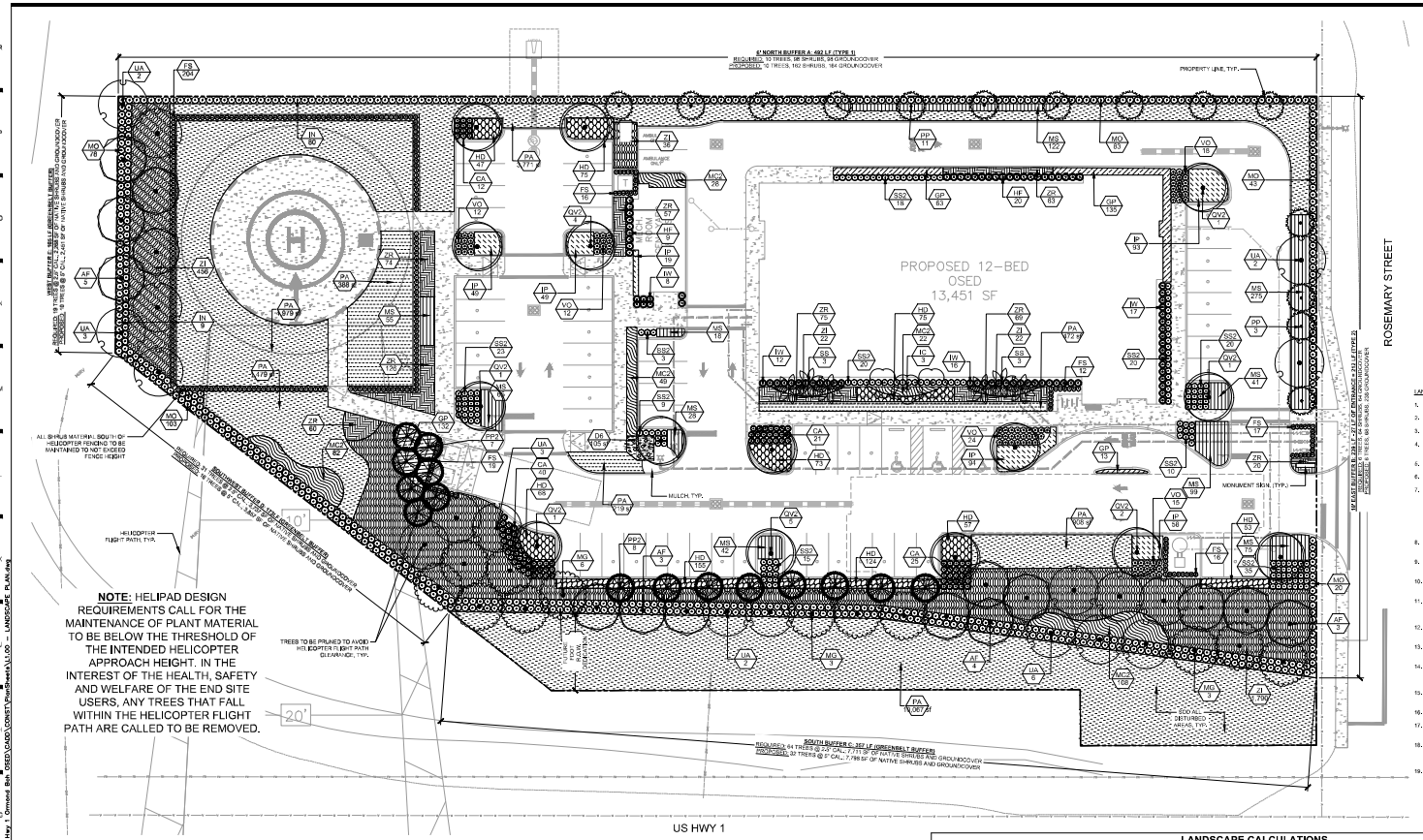
GREENBELT BUFFER EXHIBIT

10/15/25 - CONTACT JAROD STUBBS, P.E. (386) 271-0272

GRAPHIC SCALE IN FEET 0 10 20 40

NORTH

Kimley»Horn



LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE, BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC, WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DECEASED, UNTRESSED, DEAD, OR REJECTED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II" STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITHIN NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED TO BE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REFER AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	18	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	8" CAL MIN	14' HT., 6' SPR.
	MG	12	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL, FL #1	MAGNOLIA GRANDIFLORA	FG	8" CAL MIN	14' HT., 5' SPR.
	PP	14	LONG LEAF PINE STRAIGHT, SINGLE LEADER, FULL, FL #1	PINUS PALUSTRIS	FG	2.5" CAL MIN	12' HT., 4' SPR.
	PP2	18	LONG LEAF PINE STRAIGHT, SINGLE LEADER, FULL, FL #1	PINUS PALUSTRIS	FG	8" CAL MIN	14' HT., 4' SPR.
	QV2	18	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3.5" CAL MIN	12' HT., 5' SPR.
	UA	18	AMERICAN ELM STRAIGHT, SINGLE LEADER, FL #1, FULL	ULMUS AMERICANA	FG	8" CAL MIN	14' HT., 4' SPR.
PALMS							
	SS	6	CABBAGE PALMETTO STRAIGHT, BUSH, FL #1, IF CT	SABAL PALMETTO	FG	-	10' HT
UNDERSTORY TREES							
	IC	3	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASSINE	FG	3.5" CAL MIN	10' HT., 4' SPR
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	CA	66	AMERICAN BEAUTY BERRY FULL	CALLICARPA AMERICANA	3 GAL	36" HT	30" OC
	FS	264	FLORIDA PRIVET FULL	FORESTIERA SEGREGATA	7 GAL	36" HT	24" OC
	HF	78	FIREBUSH FULL	HAMELIA PATENS	3 GAL	24" HT	36" OC
	IN	89	DWARF YAUPON HOLLY FULL	ILEX VOMITORIA 'NANA'	3 GAL	24" HT	36" OC
	IW	53	RED DWARF IXORA FULL	IXORA TAIWANENSIS 'RED DWARF'	3 GAL	24" HT	36" OC
	MO	361	SWANSON'S BIGNONIA FULL	MYRIANTHES FRAGRANS	3 GAL	24" HT	36" OC
	SS2	173	SAW PALMETTO FULL	SABAL SERRULATA	3 GAL	18" HT	30" OC
	VO	81	WALTERS VIBURNUM FULL	VIBURNUM OBOVATUM	3 GAL	24" HT	30" OC
SHRUB AREAS							
	MC2	289	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	24" HT	24" OC
	ZI	2,328	COONTIE FULL, NATIVE	ZAMIA INTEGRIFOLIA	7 GAL	24" HT	24" OC

GROUND COVERS

	DS	105 SF	3" DEPTH, PROVIDE BINDER COURSE	DECOMPOSED GRANITE --	-			
	GP	343	BLANKET FLOWER FULL	GAILLARDIA PULCHELLA	1 GAL	18" FULL	18" OC	
	HD	727	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	1 GAL	18" FULL	18" OC	
	IP	362	BEACH MORNING GLORY FULL	IPOMOEA PES-CAPRAE	1 GAL	18" FULL	18" O.C.	
	MS	820	SUNSHINE MIMOSA FULL	MIMOSA STRIGILLOSA	1 GAL	18" FULL	18" OC	
	ZR	544	RUELLEY FULL	ZEPHYRANTHES ROBUSTUS	1 GAL	18" FULL	18" OC	

SOD

	PA	23,263 SF	ARGENTINE BAHIAGRASS ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DERMS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	RED HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "ORMOND BEACH" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
TREE RATIOS 1 TREE PER 1,500 SF OF LOT AREA OR 1 TREE PER 400 SF OF LANDSCAPE AREA	TOTAL LOT AREA: 107,560 SF 101,583 SF / 1,200 SF = 72 TREES OR TOTAL LANDSCAPE AREA: 43,348 SF 43,948 SF / 400 SF = 110 TREES EXCESS OF 25% 110 TREES X 25% = 27.5 TREES = TOTAL 137.5 TREES	(17) TREES AT 2.5" CALIPER = (1 TREE CREDIT) = 17 TREES (15) TREES AT 3.5" CALIPER = (2 TREE CREDITS) = 30 TREES (50) TREES AT 5" CALIPER = (2 TREE CREDITS) = 100 TREES GRAND TOTAL = 147 TREES (133% OF TOTAL TREES REQUIRED)
NATIVE AND DROUGHT TOLERANT 50% OF ALL LANDSCAPE AREA TO BE DROUGHT TOLERANT 50% OF ALL SHRUBS AND GROUNDCOVER TO BE NATIVE SPECIES 75% OF REQUIRED TREES SHALL BE NATIVE SHADE TREES (IF CONFLICTS OCCUR WHERE SHADE TREES ARE NOT APPROPRIATE THAN A NATIVE PALM OR UNDERSTORY TREE SHALL BE PLANTED) SECTION 3-6(B)(2)(c)(1)	TOTAL TREES: 147 147 TREES X .75 = 111 TREES MIN SHALL BE NATIVE TOTAL LANDSCAPE AREA: 44,383 SF x .50 = 22,192 SF SHALL BE NATIVE AND DROUGHT TOLERANT	147 NATIVE TREES PROVIDED (100%) 44,383 SF OF NATIVE SHRUBS AND GROUNDCOVER PROVIDED (100%)
FOUNDATION PLANTING MINIMUM 5' WIDE LANDSCAPED AREA LANDSCAPED AREA SHALL CONSIST PRIMARILY OF SHRUBBERY SECTION 3-6(B)(7)	MIN. 5' WIDTH LANDSCAPE AREA LANDSCAPE AREA, PRIMARILY SHRUBBERY	SHRUBS AND GROUNDCOVER PROVIDED (PRIMARILY SHRUBS)
LANDSCAPE BUFFER REQUIREMENTS: **TYPE 1 BUFFER:** 6' MIN. WIDTH, 2 TREES PER 100 LF, 20 SHRUBS PER 100 LF, 20 GROUNDCOVER PER 100 LF **TYPE 2 BUFFER:** 10' MIN. WIDTH, 3 TREES PER 100 LF, 30 SHRUBS PER 100 LF, 30 GROUNDCOVER PER 100 LF **GREENBELT BUFFER:** 30' MIN. WIDTH, 1 TREE PER 200 SF, 60% OF TOTAL GREENBELT LANDSCAPE AREA TO BE PLANTED WITH NATIVE SHRUBS AND GROUNDCOVER SECTION 3-6(G)	**N' NORTH BUFFER A:** 492 LF (TYPE 1) 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **NE EAST BUFFER B:** 239 LF + 27 LF OF ENTRANCE = 212 LF (TYPE 2) 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C:** 357 LF (GREENBELT BUFFER) 64 TREES @ 2.5" CAL., 7,171 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D:** 173 LF (GREENBELT BUFFER) 31 TREES @ 2.5" CAL., 3,737 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E:** 185 LF (GREENBELT BUFFER) 19 TREES @ 2.5" CAL., 2,269 SF OF NATIVE SHRUBS AND GROUNDCOVER	**N' NORTH BUFFER A:** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **NE EAST BUFFER B:** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C:** 32 TREES @ 5" CAL., 7,199 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D:** 16 TREES @ 5" CAL., 3,857 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E:** 10 TREES @ 5" CAL., 2,451 SF OF NATIVE SHRUBS AND GROUNDCOVER
VUA LANDSCAPING REQUIREMENT: INTERIOR LANDSCAPE TO BE NO LESS THAN 10% OF VUA MIN. 1 HARDWOOD TREE AT 3.5" CAL. MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES SECTION 3-6(C)(6)	SITE VUA: 35,719 SF 35,719 SF X 10% = 3,572 SF VUA LANDSCAPE AREA REQUIRED 1 TREE PER ISLAND X 16 ISLANDS = 15 HARDWOOD TREES REQUIRED MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES	A: 183 SF B: 312 SF C: 475 SF D: 176 SF E: 165 SF F: 39 SF G: 407 SF H: 554 SF I: 294 SF J: 492 SF K: 163 SF L: 289 SF M: 1,169 SF N: 215 SF O: 299 SF P: 39 SF Q: 221 SF R: 167 SF S: 283 SF T: 169 SF U: 1,541 SF TOTAL: 7,749 SF (208%) 15 HARDWOOD TREES MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES

Kimley»Horn
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SEAL

THE SEAL OF AN ENGINEER IS AN INDICATION OF RESPONSIBILITY FOR THE PLANS AND SPECIFICATIONS BEARING THE SEAL.

AdventHealth Orlando
ORMOND BEACH OSED

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO.

GRAPHIC SCALE IN FEET
0 10 20 40

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

OVERALL LANDSCAPE PLAN

PROJ. NO. 149633019 SHEET
DRAWN NAA L1.00
9/26/2025

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ATTACHMENT 6

Applicant Information

- Applicant Letter
- Traffic Memorandum
- Survey
- Civil Site Plan
- Landscape Plan
- Architectural Sheet

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Kathleen L. Crotty
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October 21, 2025

VIA ELECTRONIC DELIVERY

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: AdventHealth Emergency Care – Rezoning/Planned Business Development – Project Narrative

Dear Steven:

As you may know, it is the Firm's pleasure to represent Memorial Health Systems, Inc., doing business as AdventHealth (the "Applicant"), with respect to the redevelopment and rezoning to Planned Business Development for the property located at the northeast corner of the intersection of U.S. Highway 1 and Interstate 95. The proposed redevelopment of the site will rejuvenate the former retail/gas station site into a top of the line facility for the provision of medical services to Ormond Beach residents.

This project aims to redevelop the underutilized property, which was formerly a retail/gas station user, by providing a standalone emergency medical care facility. The proposed location is centrally located among existing residential uses, and provides medical care and services to Ormond Beach residents who would have to current travel to Palm Coast or Daytona Beach for similar care. AdventHealth is guided by its core principles for patient care, and the Applicant believes that investing in our communities and in best practice care is what guides us into the future of health care.

The conceptual plan provided to the City illustrates a development pattern that will allow for construction of the proposed medical facility in compliance with City parking and landscaping standards. The proposed conceptual design includes the provision of a heli-pad in order to respond to severe emergencies and transport needs of patients. With the proposed location at the interchange of two federal highway and interstate systems, the location allows for rapid transit and response in situations where minutes matter the most.

The property does not contain any wetland systems, and the proposed development footprint is wholly outside of the current floodplain mapping applicable to the property. The site will also be benefitted through the addition of stormwater treatment features. Development of the

property includes the design and use of modern stormwater treatment systems, which will facilitate the removal of phosphorus and nitrogen travelling into surrounding water bodies.

Redevelopment of the site for the proposed health care provider will also review and remediate environmental impacts from the property's former use, which may resulted in impacts to soil and groundwater. Redevelopment of the site will be in accordance with a management plan reviewed and approved by the Florida Department of Environmental Protection through the Florida Brownfields Redevelopment Program.

In accordance with the City's Land Development Code ("LDC"), in addition to the above narrative of public benefits, the project includes the following public benefits listed in support of a PBD rezoning:

1. Increase landscaping requirements either by density (twenty-five percent (25%) above the required minimum standards) or through more mature landscaping as measured by increased caliper of tree (twenty-five percent (25%) above minimum standards).

   The Property will include a state of the art medical facility inclusive of a diverse landscaping design that will create a sense of arrival to the proposed medical facility and will be held to the design and maintenance standards associated with all AdventHealth facilities.

2. Provide elements which enhance the pedestrian walking zones such as arcades, overhangs, awnings, landscape and pedestrian amenities such as outdoor art, benches, tables and umbrellas. For restaurants, provide outdoor dining areas, particularly cafe style.

   The conceptual plan includes an overhang and landscaped pedestrian pathways that will assist in pedestrian movement throughout the site. The design of the facility promotes easy and efficient access to the care facility.

3. Provide parking to the side or rear of the building with the building facing the public right-of-way.

   While there is a portion of the parking located in the front of the structure, the primary parking areas are allocated to the side of the building to allow building placement in such a way that promotes the view of the structure from U.S. Highway 1.

4. Direct rooftop runoff to pervious areas such as required yards, vegetated areas or to underground vaults for reuse irrigation.

   The proposed development includes runoff from the rooftop into designated stormwater retention areas in the landscaped or vegetated yards within the site.

In addition to these benefits, the proposed project also promotes the following goals and objectives of the City's Comprehensive Plan:

POLICY 1.2.8. Professional and medical uses shall be encouraged to locate along the Greenbelt corridor and in the area accessible to their respective clientele.

Response: The proposed development located a health care facility along two Greenbelt roadways to allow for the efficient provision of services and access by residents to necessary care facilities.

POLICY 2.2.2. Future land use designations, requests for rezoning, and development approval shall be coordinated with the availability of adequate facilities and services including, but not limited to, schools, roads, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water and sanitary sewer services, parks and recreation, cultural facilities, telephone and electric service, general public administration, and evacuation facilities.

Response: The proposed development provides a type of medical use that is currently unavailable within the City of Ormond Beach, and that provides a scope of services that current residents are required to travel to adjacent municipalities to access. The proposed development of this use at this location will shorten travel times to critical care and allow for the provision of additional emergency medical services.

OBJECTIVE 1.3. PUBLIC AND INSTITUTIONAL USES Ensure that public and institutional facilities are developed in support of residential developments and are based on projected needs.

POLICY 1.3.3. The location of public and institutional facilities shall maximize their efficient use, minimize their cost and impact on the natural environment, and provide for an adequate level-of-service.

Response: While medical uses such as the proposed emergency facility are not specifically identified in the definition of institutional uses, as detailed in the policy above, the provision of emergency medical services is seen as a necessary public service within the City of Ormond Beach. The proposed development allows for the construction of an emergency medical facility treating the residents of Ormond Beach and located in an area that allows for safe and efficient transport to the facility.

We recognize the importance of the standards contained in the City's Land Development Code ("LDC") and have made every commercial reasonable effort to bring forward a project consistent with the LDC. However, in this case, the project requires certain minor LDC waivers which are balanced against many significant public benefits. An outline of the requested waivers are outlined below:

Development Standards

For narrative purposes, the Applicant has provided an overview of the requested development criteria in comparison to the existing B-7 zoning district and overall City LDC standards. The Applicant is modifying the development standards as follows:

1. LDC Section 2-73 – Greenbelt and Gateway Preservation Standards: the Property is located at the intersection of two greenbelt routes (US 1 and I-95) that would require 60' landscape buffers along the site, with a minimum required buffer width of 36' along both greenbelt routes. The LDC typically requires that areas abutting I-95 provide a buffer on the side of the lot abutting the interstate – the Applicant is requesting a modification to this standard to allow for the variable width of up to 36' and to permit black vinyl-coated chain link (as an acceptable fencing type within the buffer) to allow the provision of the heli-pad in its proposed configuration. The heli-pad is a key component of the proposed site's operation

and will facilitate the safe and expedient transport of patients to and from receiving life-saving care. This is an increase from the former landscape buffer for the area adjacent to the interstate, that was formerly designed at 22 feet. In addition, the Applicant is requesting that greenbelt standards may be modified along US-1 in the event of a taking by a government agency with authority over the adjacent right-of-way, to allow for the variable width of 36' and a minimum of 14' to keep site configuration and additional on-site parking for patients.

2. LDC Section 3-04.A.2 – Tree Protection and Replacement – the Applicant is requesting a modification to the tree placement requirement of one tree per every 400 sq. ft. of landscaped area, as the site is constrained in its ability to place trees within certain areas, including the future FDOT right-of-way and the helipad landing area, which must remain clear of trees. Through the proposed landscape plan included with these materials, the Applicant has provided plantings in a quantity and quality to create an aesthetically pleasing development site that allows for proper function for the intended emergency service use.

3. LDC Section 3-47(c)(a)(1) – Signage – The LDC provides typical signage requirements for these use types. As we know, signage is a critical component to safe and timely care of individuals seeking emergency medical treatment – from routing guests during high stress timing to ensuring emergency responders can navigate the property and structure in a timeframe where seconds can mean the difference to a patient, the Applicant has balanced the aesthetic approach of the structure with the necessary identification and wayfinding signage, as detailed below.

    a. Monument signage – the City's code typically allows an 8' monument sign totally 96 sq. ft. of total signage within the site. The Applicant is requesting a modification to allow the height of such signage to be a maximum of 6' for one monument sign and 12' for the primary monument sign, with a total square footage of 48 sq. ft. for each sign. This will allow for increased visibility from adjacent highways and provide a key sense of arrival for the proposed medical use. While the City generally discourages monument signs above 8' in this area, the proposed signage includes emergency department indicators intended to promote safe identification of the emergency services and allow for fast and efficient navigation to the site when emergency services are necessary.

    b. Wall signage – the City's code would typically permit one wall sign of 97.5 square feet or two wall signs of 146.25 for this property, based on the building's width. In lieu of this standard signage, the Applicant is proposing the following wall signage program:

        i. Advent Health (identification signage - 2):
            1. One sign at 212.50 sq. ft.
            2. Second sign at 143.50 sq. ft.
        ii. Ambulance (wayfinding): 35.67 sq. ft.
        iii. Emergency (wayfinding): 35.50 sq. ft.
        iv. ER (wayfinding): 45.11 sq. ft.

We thank you for your consideration of this request. If there is any additional information we can provide to assist in review, please do not hesitate to reach out.

Sincerely,

Jessica Gow, Esq.
Direct Dial (386) 323-9226
Email Jessica.Gow@CobbCole.com
Fax (386) 323-9206

Kimley»Horn

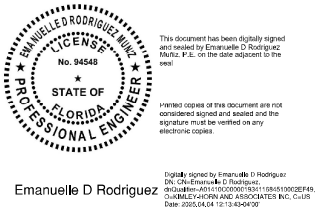
MEMORANDUM

To: Chad Lingenfelter, AICP, CPM, PTP, RSP[1]
Florida Department of Transportation
Jay Williams, PE, Volusia County
Steven Spraker, AICP, City of Ormond Beach

From: Emanuelle D Rodríguez Muñiz, P.E., IMSA[1]
Kimley-Horn and Associates, Inc.

Date: April 4, 2025

Subject: Trip Generation Memorandum
Advent Health OSED – Ormond Beach, FL



Purpose

Kimley-Horn and Associates, Inc. has been retained by Advent Health ("Applicant") to document transportation impacts to the surrounding road network associated with the development of the above-referenced project.

Project Description

The proposed development is an Off-Site Emergency Department (OSED) that will consist of 12-beds in a 13,519 square foot facility. The site is approximately 2.52 acres, generally located north of US 1, east of I-95, and south of Rosemary Street in Ormond Beach, Florida. Access to the site will be provided by an existing connection to US 1 and buildout of the project is expected in 2026. A conceptual site plan is included in **Attachment A.**

Trip Generation

Trip generation for the proposed development was calculated per procedures published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. Land Use Code (LUC) 650 for Free-Standing Emergency Room was referenced for trip generation rates and directional splits. **Attachment B** provides the ITE excerpts.

Table 1 provides Daily, AM, and PM peak hour trip generation summaries to be generated by the proposed development at buildout. The project is anticipated to generate a total of 337 new daily trips, 15 new AM peak hour trips (8 inbound and 7 outbound), and 21 new PM peak hour trips (10 inbound and 11 outbound) at the project driveways.

Kimley»Horn

Table 1: Trip Generation Summary

	Land Use	ITE LUC[1]	Size	Units	ITE Trip Rate[1]	Daily				
Daily						Total	In[1]		Out[1]	
	Free-Standing Emergency Room	650	14	KSF	24.94	337	50%	169	50%	168
	Total Generated Trips					**337**	**169**		**168**	
	Land Use	**ITE LUC[1]**	**Size**	**Units**	**ITE Trip Rate[1]**	**AM Peak Hour**				
AM Peak Hour						Total	In[1]		Out[1]	
	Free-Standing Emergency Room	650	14	KSF	1.12	15	50%	8	50%	7
	Total Generated Trips					**15**	**8**		**7**	
	Land Use	**ITE LUC[1]**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour**				
PM Peak Hour						Total	In[1]		Out[1]	
	Free-Standing Emergency Room	650	14	KSF	1.52	21	46%	10	54%	11
	Total Generated Trips					**21**	**10**		**11**	

Notes: [1] Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation Manual, 11th Ed

Trip Distribution

Assuming 100% of PM peak hour trips are distributed in either direction on US 1, neither show significant impacts as defined by consuming greater than 3% of the roadway's two-way peak hour generalized service volume as shown in **Table 2**.

Table 2: Significance Test

Road Name	Limits (From - To)	Count Station Number	PEAK 2Way LOS Capacity	PM Peak Hour Trips = 21		% Significant	Segment Impact?
				% Assign	Project Trips		
US 1	Airport Rd. to I-95	351	3,580	100%	21	0.6%	No
US 1	I-95. to Flagler Co Line	536	5,960	100%	21	0.4%	No

Future Road Improvements

The Florida Department of Transportation (FDOT) Financial ID 419772-3 provides for the design of 6.39 miles to the I-95 and US 1 interchange in Ormond Beach adjacent to the proposed OSED. The FDOT improvements will widen a segment of US 1 from Plantation Oaks Boulevard/Broadway Avenue to Destination Daytona Lane and include a Diverging Diamon Interchange (DDI) at I-95. The roadway will be widened from two lanes in each direction to three and will include shared use paths to serve bicyclists, pedestrians, and other users. Funding for construction of the design is secured through the Moving Forward Florida funds. The FDOT Project Handout is provided as **Attachment C**.

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Conclusion

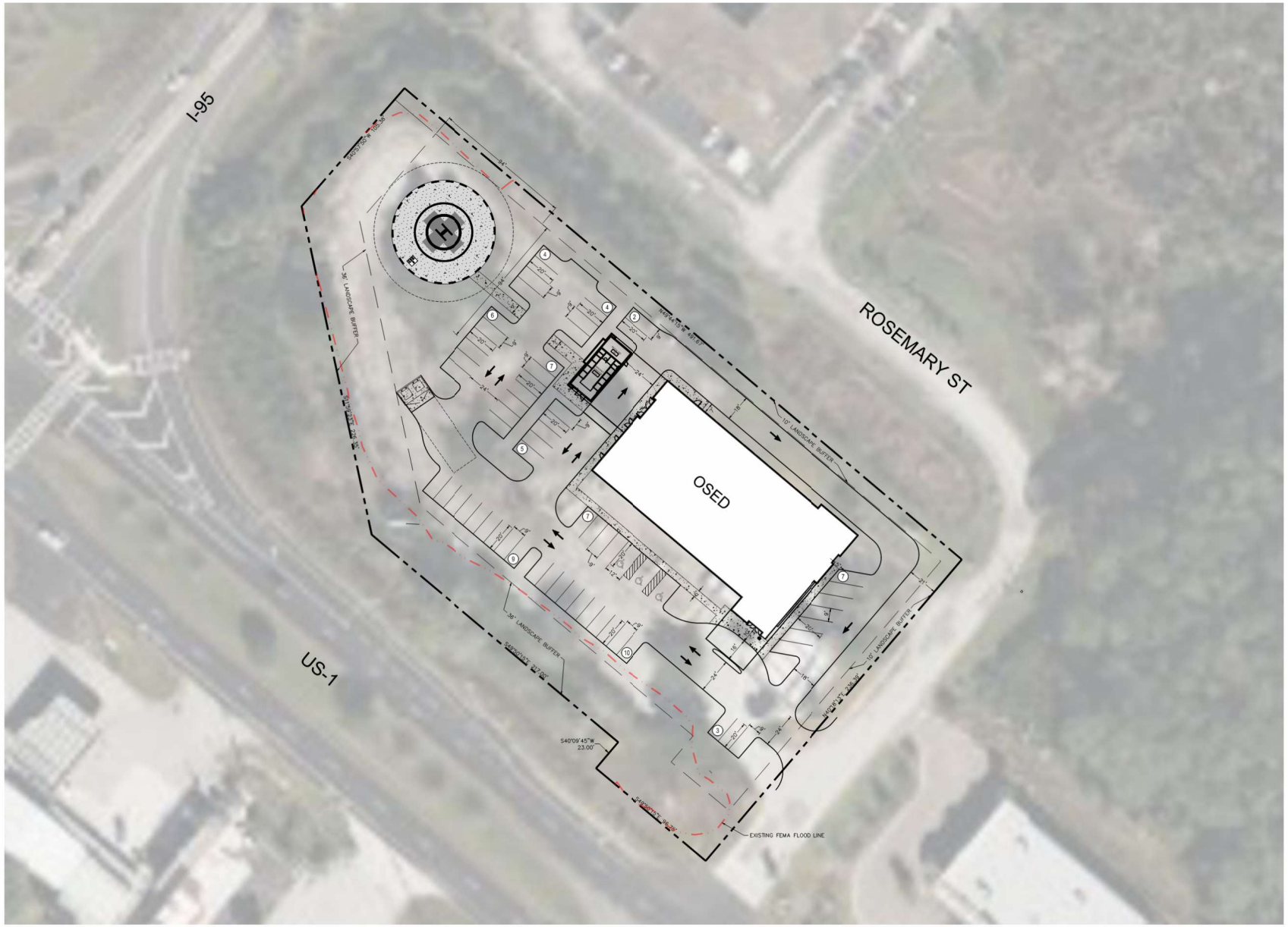
As shown herein, the proposed development is anticipated to generate 15 trips in the AM peak hour and 21 trips in the PM peak hour, which does not show significant impact on US 1.

No off-site mitigation will be necessary by the development.

kimley-horn.com | 1530 Cornerstone Boulevard, Suite 200, Daytona Beach, FL, 32117 | 386 271 0282

ATTACHMENT A

Site Plan



SITE DATA:

TOTAL SITE AREA:	±109,771 SF (±2.52 AC)
JURISDICTION:	ORMOND BEACH, FL
CURRENT ZONING:	B7 – HIGHWAY TOURIST COMMERCIAL

PROVIDED PARKING:

PROPOSED STANDARD (9'x20')	61 SPACES
PROPOSED HC SPACES (12'x20')	3 SPACES
TOTAL SPACES PROVIDED	64 SPACES

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn

SP-03

OSED WITH HELIPAD

FLORIDA

CONCEPTUAL SKETCH

3/10/25 - CONTACT JAROD STUBBS, P.E. (386) 271-0272

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ATTACHMENT B
ITE Excerpts

Land Use: 650
Free-Standing Emergency Room

Description

A free-standing emergency room is a facility that specializes in personal medical care and treatment of people. These facilities are structurally separate and distinct from a hospital and provide emergency care for potentially life-threatening conditions. They are typically open 24 hours a day, 7 days a week, 365 days per year.

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 2010s in Florida.

Source Number

900

Free-Standing Emergency Room
(650)

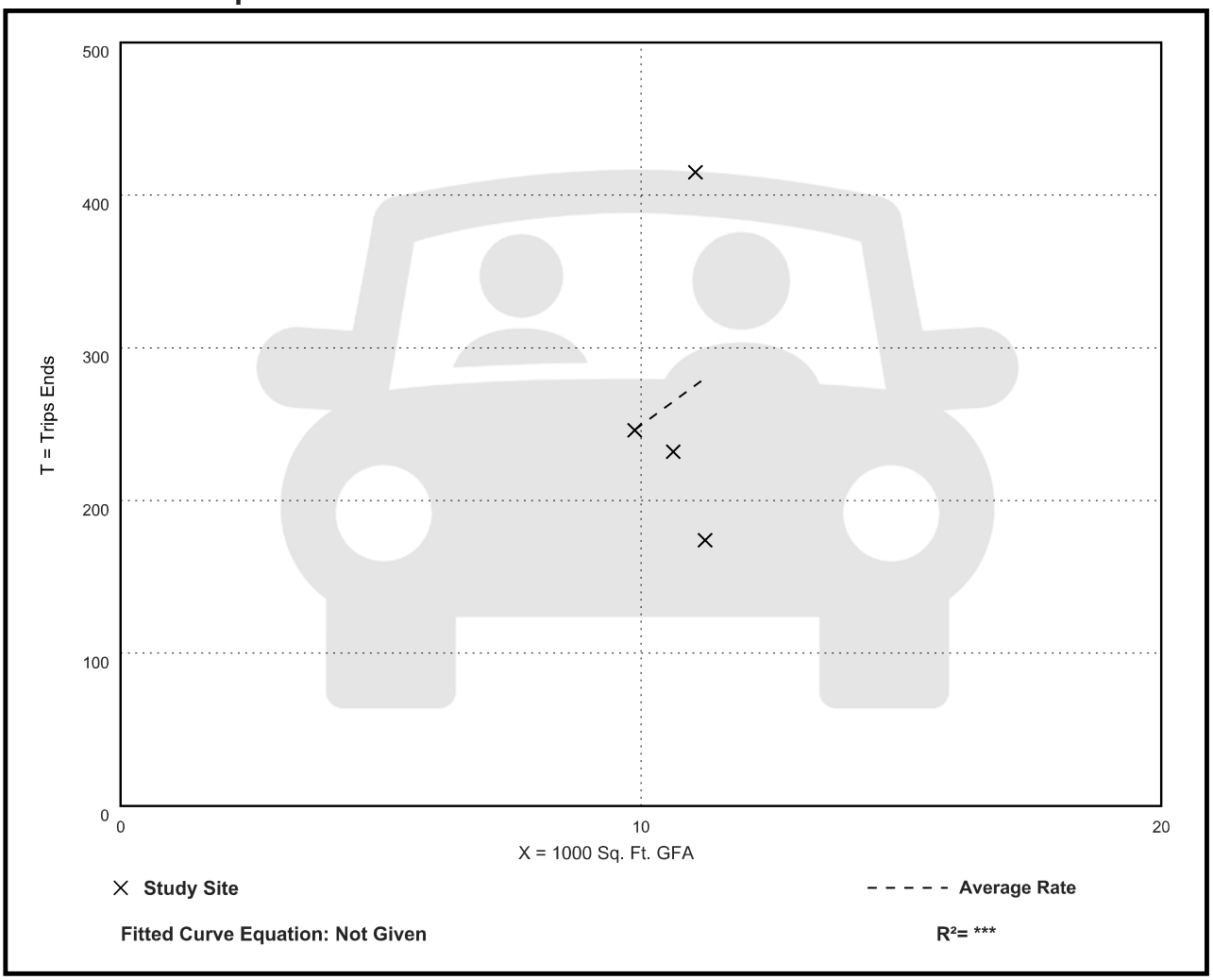
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
24.94	15.49 - 37.57	9.45

Data Plot and Equation



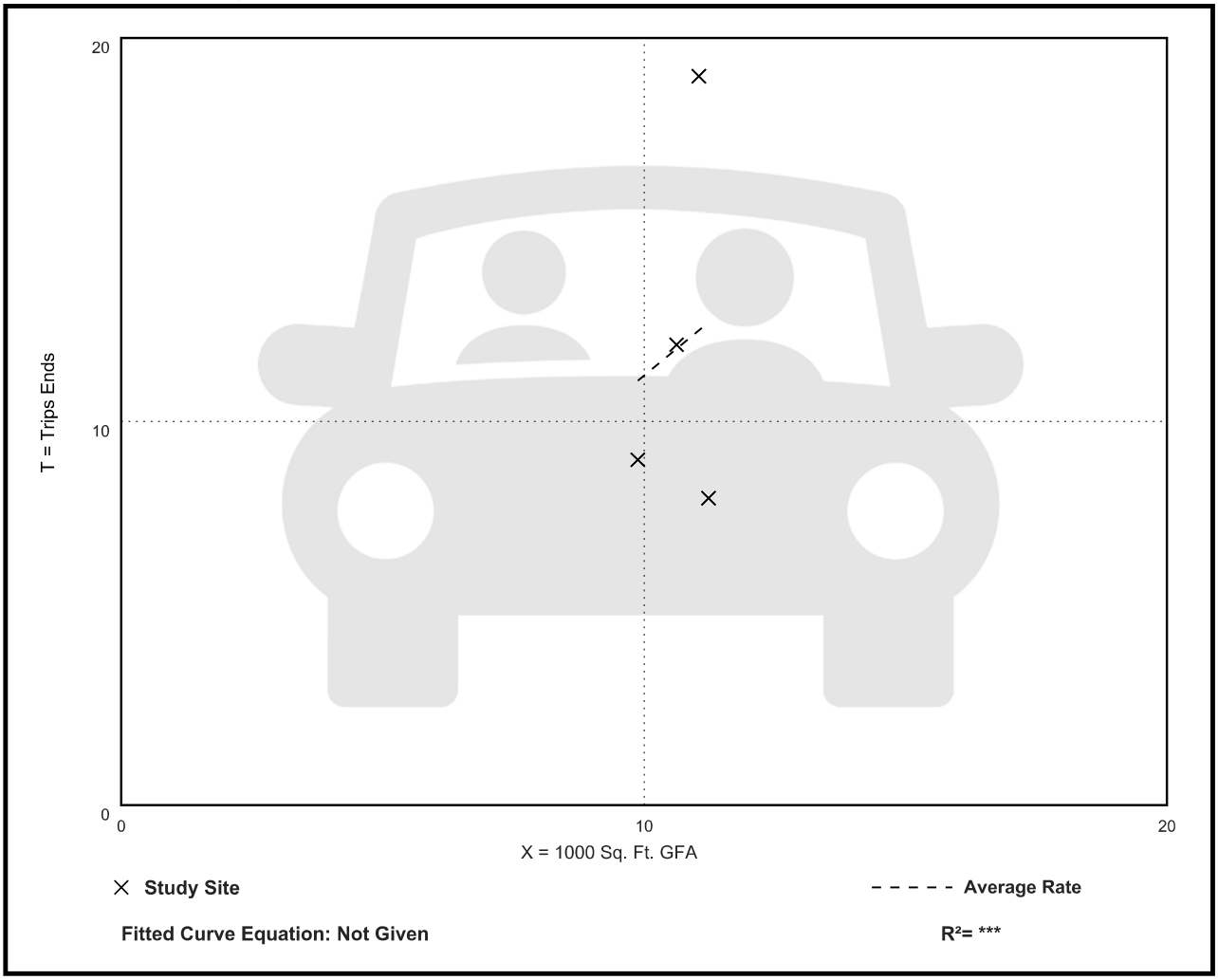
Free-Standing Emergency Room
(650)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.12	0.71 - 1.72	0.44

Data Plot and Equation



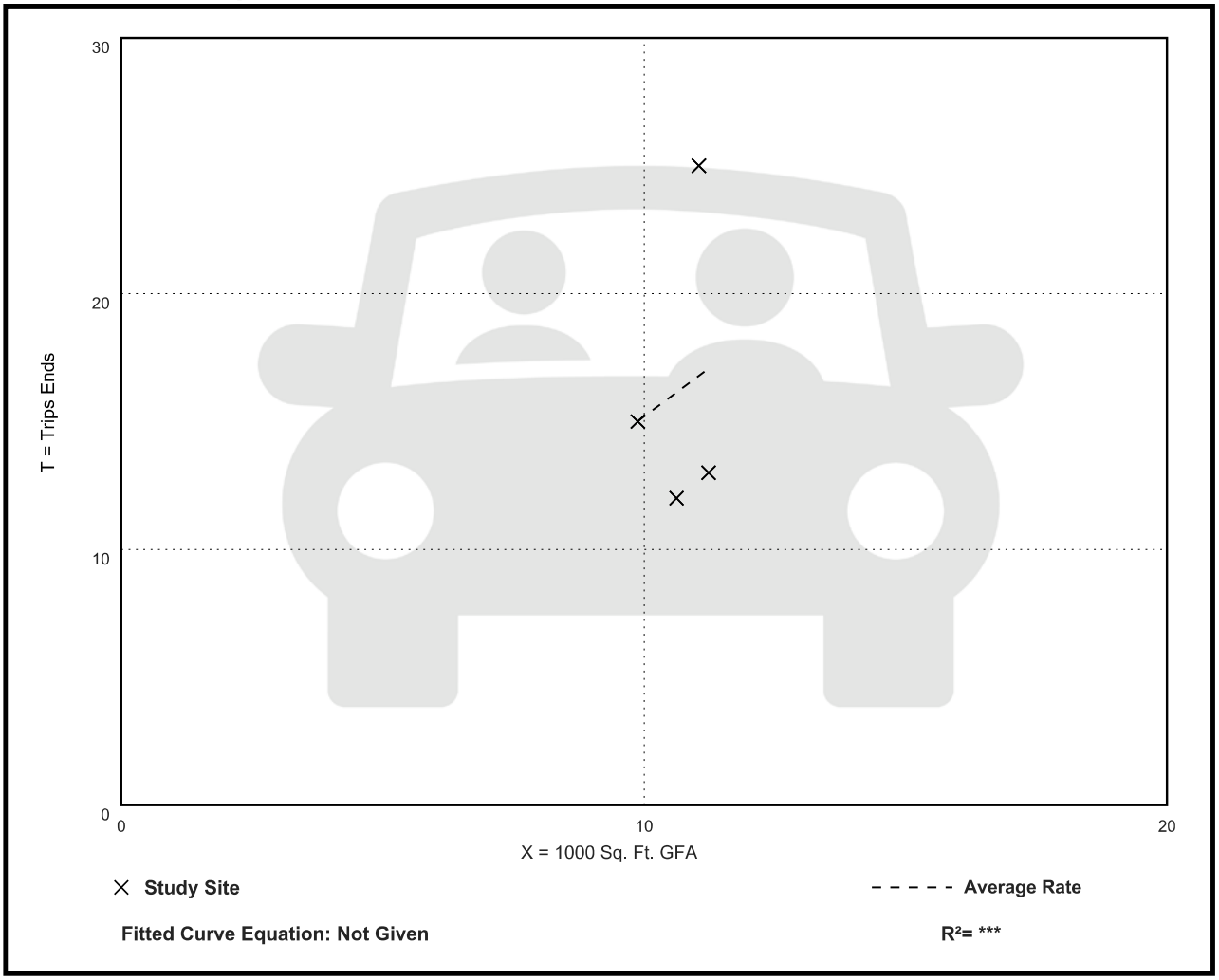
Free-Standing Emergency Room
(650)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	1.13 - 2.26	0.54

Data Plot and Equation



Free-Standing Emergency Room
(650)

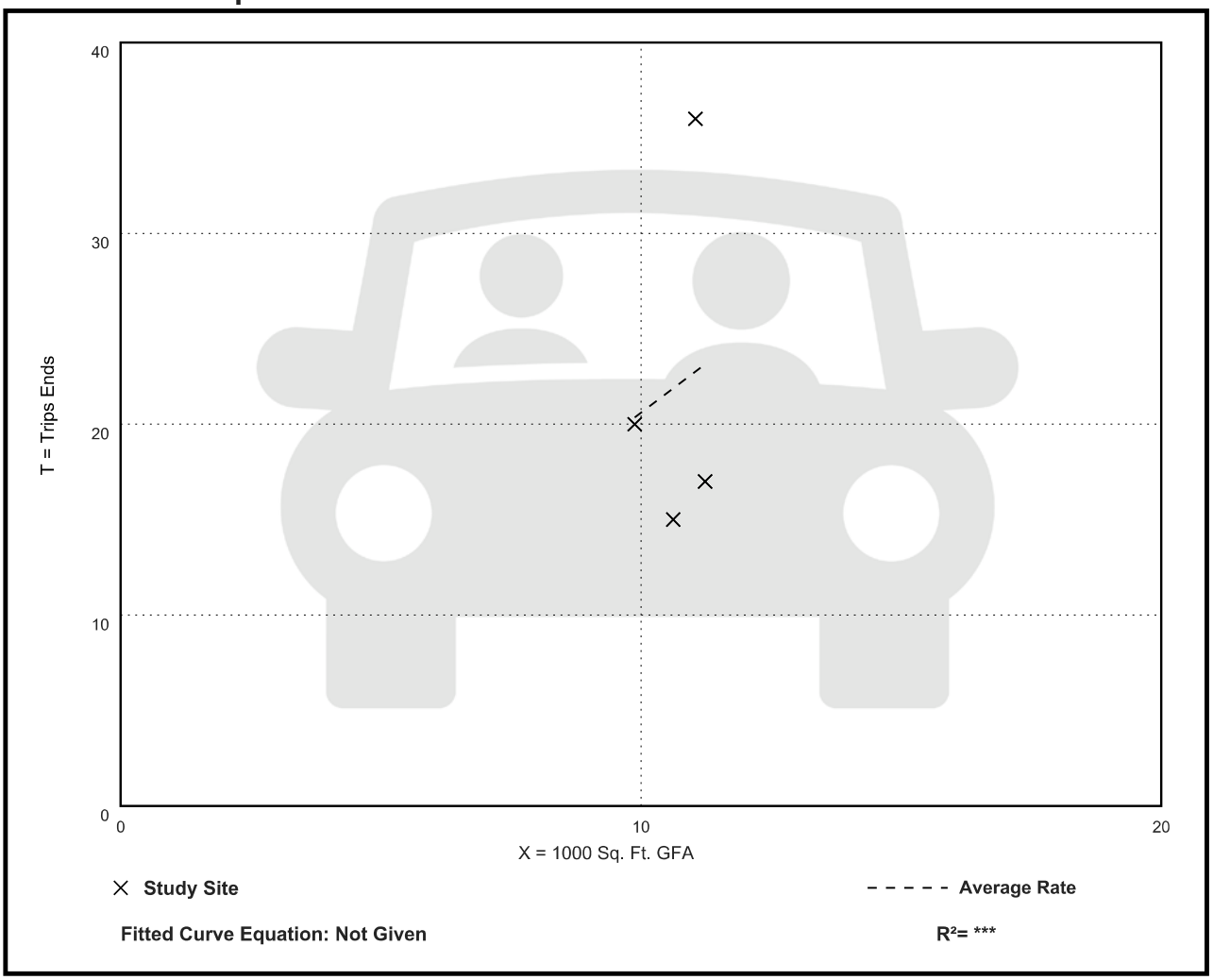
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	1.41 - 3.26	0.86

Data Plot and Equation



Free-Standing Emergency Room
(650)

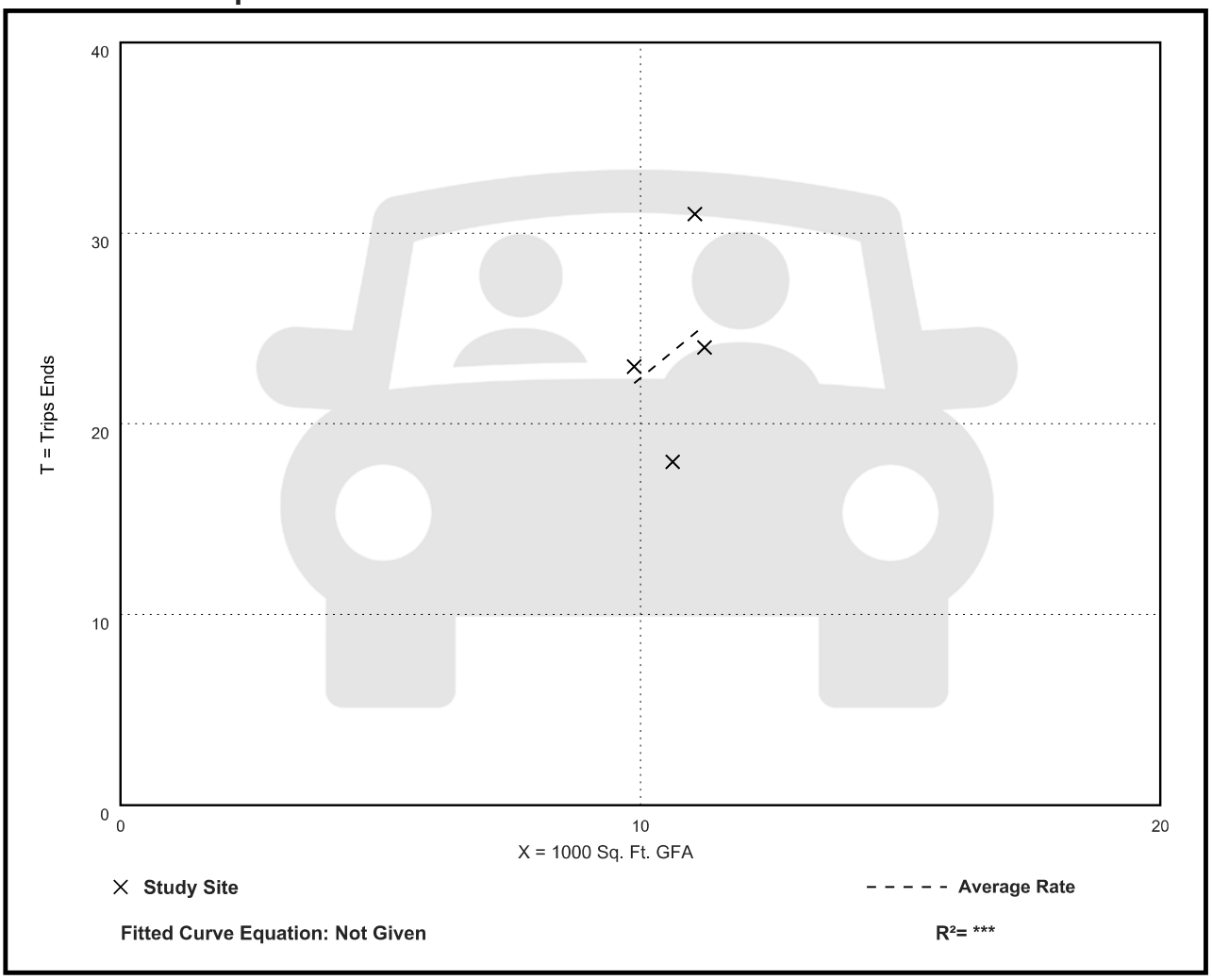
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.24	1.69 - 2.81	0.46

Data Plot and Equation



ATTACHMENT C

FDOT Project Handout

I-95 at U.S. 1 Interchange

Plantation Oaks Boulevard/Broadway Avenue to Destination Daytona Lane

Volusia County

Financial Project Identification (FPID) Number: 419772-3

Project Description

The Florida Department of Transportation (FDOT) is designing improvements for the interchange along Interstate 95 (I-95) at U.S. 1 (exit 273) in Ormond Beach. The project also plans enhancements along U.S. 1 between Plantation Oaks Boulevard/Broadway Avenue and Destination Daytona Lane.

The design proposes a Diverging Diamond Interchange (DDI) configuration, which improves operations and safety at the interchange by reducing conflict points for left-turning vehicles. A DDI also increases left turn capacity, minimizes traffic queues and eliminates existing substandard loop ramps.

The project proposes widening U.S. 1 from two lanes to three in each direction, and adding shared-use paths to serve bicyclists, pedestrians, and other users.

The project design follows the recommended alternative from the recently completed Project Development and Environment (PD&E) Study.



Contact Information:

Kathleen Enot
Consultant Project Manager
386-943-5149
Kathleen.Enot@dot.state.fl.us

CFLRoads.com

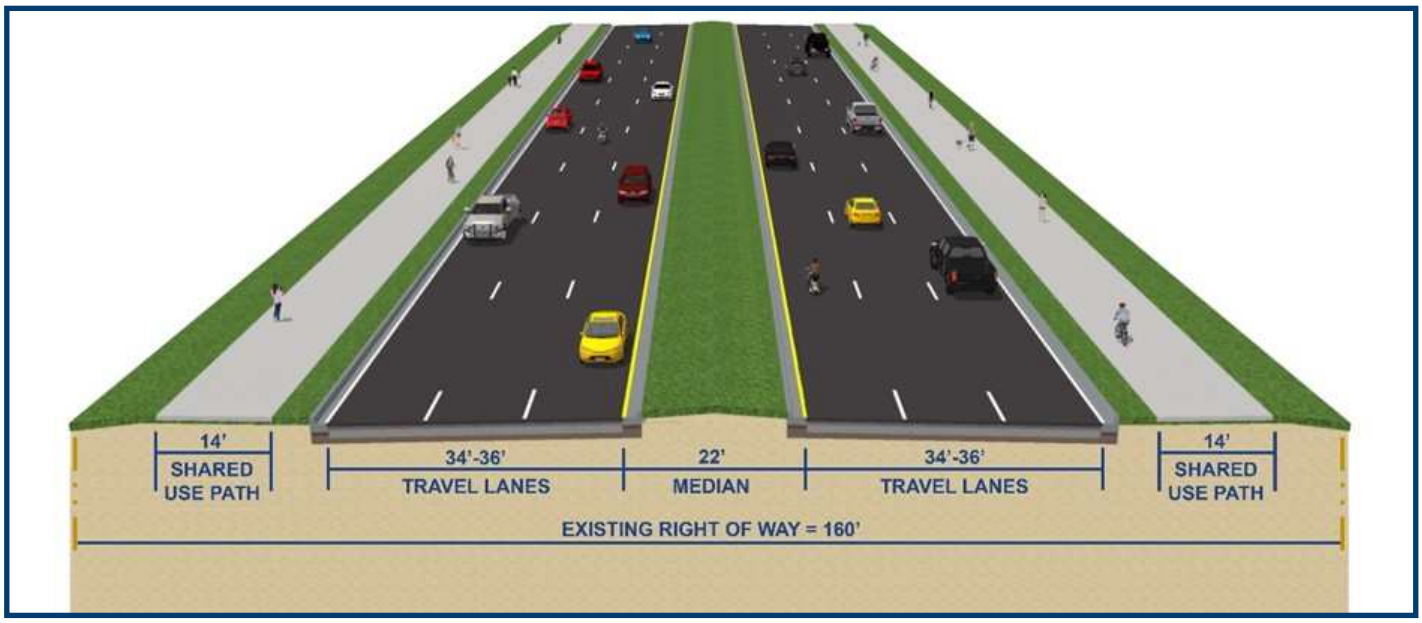
Project Status & Estimated Costs*

PD&E Study	Completed - summer 2023	$	2.9 million
Design:	Ongoing - completion late 2026	$	12.8 million
Right of Way:	Funded - spring 2025	$	38.4 million
Construction:	Funded - fall 2027	$	203 million

***subject to change**

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons wishing to express their concerns relative to FDOT compliance with Title VI may do so by contacting Melissa McKinney, FDOT District Five Title VI Coordinator, at Melissa.McKinney@dot.state.fl.us.

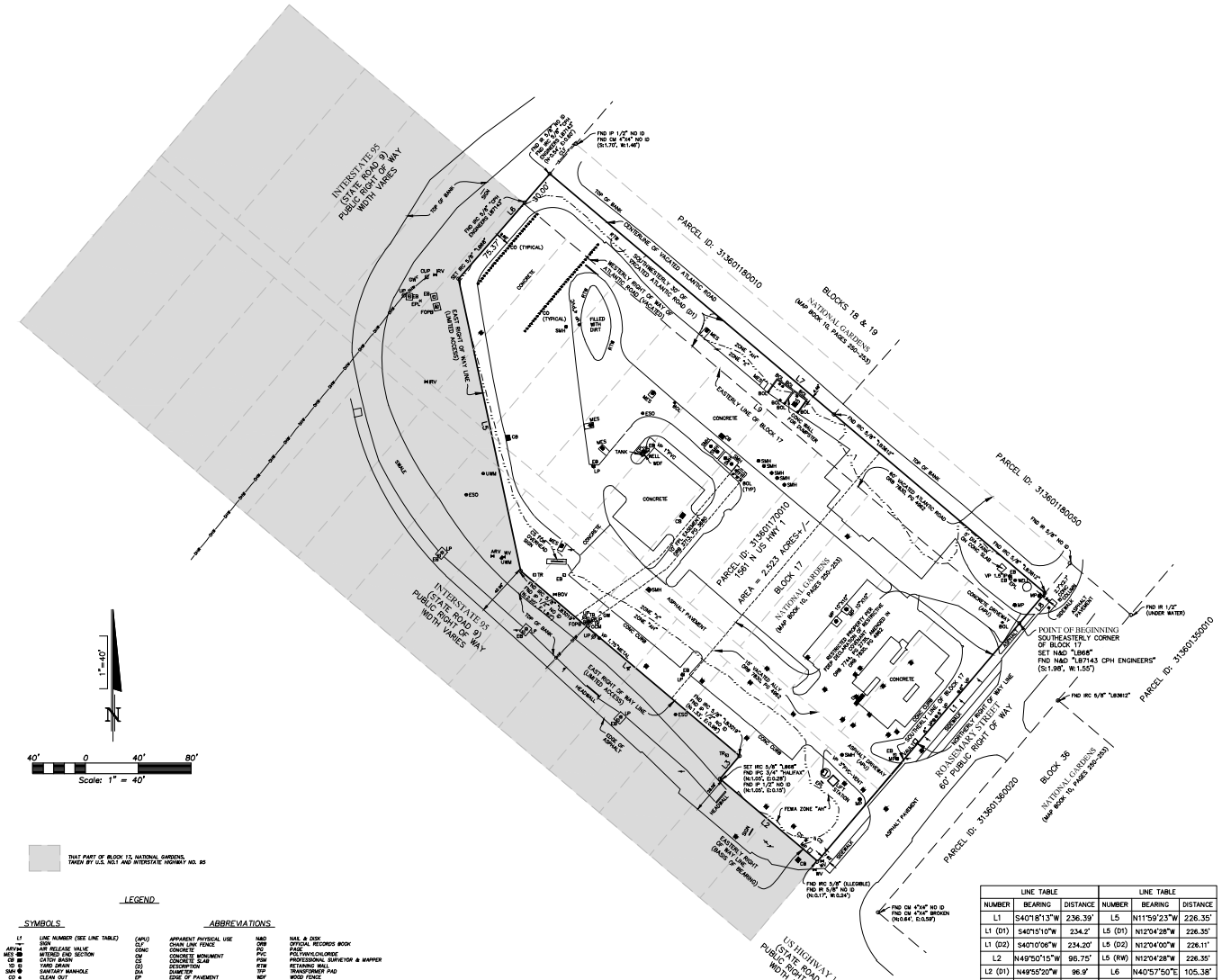
Proposed Typical Section



Proposed Interchange Concept



BOUNDARY SURVEY



THAT PART OF BLOCK 17, NATIONAL GARDENS, TAKEN BY U.S. NO.1 AND INTERSTATE HIGHWAY NO. 95

LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)	(APU)	APPARENT PHYSICAL USE
—	SIGN	CLF	CHAIN LINK FENCE
AR/V	AIR RELEASE VALVE	CONC	CONCRETE
MES	MITERED END SECTION	CM	CONCRETE MONUMENT
CB	CATCH BASIN	CS	CONCRETE SLAB
DI	YARD DRAIN	DES	DESCRIPTION
SMH	SANITARY MANHOLE	DIA	DIAMETER
CO	CLEAN OUT	EP	EDGE OF PAVEMENT
BOL	BOLLARD	EPK	ELECTRIC PANEL
WV	WATER VALVE	ESO	ELECTRIC STUB OUT
IRV	IRRIGATION VALVE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
CUP	CONCRETE UTILITY POLE	FND	FOUND
UP	UTILITY POLE	FPL	FLORIDA POWER & LIGHT
EB	ELECTRIC RISER	FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
ETB	ELECTRIC BOX		
FCPB	FIBER OPTIC PULL BOX		
LP	LIGHT POLE		
GW	GUY WIRE		
OHW	OVERHEAD WIRE		
VP	VERTICAL PIPE		
MW	MONITORING WELL		
MP	METAL POST		
TR	TELEPHONE RISER		
UWM	UNDERGROUND WATER MARKER		
FOCM	FIBER OPTICS CABLE MARKER		
TB	TELEPHONE BOX		

ABBREVIATIONS

NAD	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PVC	POLYVINYLCHLORIDE
PSM	PROFESSIONAL SURVEYOR & MAPPER
RTW	RETAINING WALL
TRF	TRANSFORMER PAD
WDF	WOOD FENCE
W/	WITH
IR	IRON ROD
IRC	IRON ROD WITH CAP & ____
IP	IRON PIPE
IPC	IRON PIPE WITH CAP & ____
ID	IDENTIFICATION
LB	LICENSED BUSINESS
MES	MITERED END SECTION

ZONE "X" / ZONE "AH" — FEMA FLOOD HAZARD ZONE LINE (SEE NOTE 8)

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S40°18'13"W	236.39'	L5	N11°59'23"W	226.35'
L1 (D1)	S40°15'10"W	234.2'	L5 (D1)	N12°04'28"W	226.35'
L1 (D2)	S40°10'06"W	234.20'	L5 (D2)	N12°04'00"W	226.11'
L2	N49°50'15"W	98.75'	L5 (RW)	N12°04'28"W	226.35'
L2 (D1)	N49°55'20"W	96.9'	L6	N40°57'50"E	105.38'
L2 (D2)	N49°55'20"W	96.82'	L6 (D1)	N40°52'45"E	76.09'
L3	N40°09'45"E	23.00'	L6 (D2)	N40°30'58"E	106.21'
L3 (D1)	N40°04'40"E	23.0'	L7	S49°44'15"E	491.67'
L3 (D2)	N40°04'40"E	23.0'	L7 (D2)	S49°29'00"E	491.75'
L4	N49°50'15"W	217.00'	L8	S40°18'13"W	30.00'
L4 (D1)	N49°55'20"W	216.8'	L8 (D2)	S40°10'06"W	30.00'
L4 (D2)	N49°55'20"W	216.78'	L9	N49°44'15"W	492.02'
L4 (RW)	N49°55'20"W	217'	L9 (D1)	S49°29'00"E	492.10'

Certified to:
Memorial Health Systems, Inc.
1561 N US Hwy 1, LLC
Fidelity National Title Insurance Company
GrayRobinson, P.A.

DESCRIPTION (per Fidelity National Title Insurance Company Title Commitment, file number 13872-5)
(SHOWN HEREON AS DESCRIPTION 1 (D1))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250-253, inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Block 17; thence South 40°15'10" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.2 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.9 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I-95, 23.0 feet to a point therein; thence North 49°55'20" West along said I-95 right of way, 216.8 feet to a point therein; thence North 12°04'28" West along said right of way, 226.35 feet; thence North 40°52'45" East along said right of way 76.09 feet to a point therein being also in the Westerly right of way of Atlantic Road being a 60 foot right of way, being also in the Easterly line of Block 17 aforesaid; thence South 49°29'00" East along said right of way and said Easterly line of Block 17, 492.10 feet to the Point of BEGINNING. Together with the Southwesterly 30.00 feet of vacated Atlantic Road, a 60.00 foot right of way, abutting the Northeasterly line thereof.

Also described as:
(SHOWN HEREON AS DESCRIPTION 2 (D2))

Block 17, except that part taken by U.S. No. 1 and Interstate Highway No. 95, Together with the Southwesterly 30.00 feet of vacated Atlantic Road, NATIONAL GARDENS, as recorded in Map Book 10, Pages 250-253, Inclusive, of the Public Records of Volusia County, Florida, more particularly described as follows:

BEGINNING at the Southeasterly corner of said Block 17; thence South 40°10'06" West along the Northerly right of way of Rosemary Street having a 60 foot right of way, being also the Southerly line of said Block 17, 234.20 feet to a point in the Easterly right of way of U.S. No. 1 being a 160 foot right of way; thence North 49°55'20" West along the Easterly right of way of said U.S. No. 1, 96.82 feet to a point in aforesaid right of way; thence North 40°04'40" East along the new right of way of I-95, 23.0 feet to a point therein; thence North 49°55'20" West along said I-95 right of way, 216.78 feet to a point therein; thence North 12°04'00" West along said right of way, 226.11 feet; thence North 40°30'58" East along said right of way 106.21 feet to a point lying in the centerline of vacated Atlantic Road being a 60 foot right of way; thence South 49°29'00" East along said centerline, 491.75; thence South 40°10'06" West, 30.00 feet to the Point of BEGINNING.

SURVEYOR'S NOTES:

1. Not valid without the original signature and seal of a Florida Professional Surveyor and Mapper.
2. Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
3. Bearings based on the Easterly Right of Way line of US Highway 1 (State Road 5), as being N49°50'15"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
4. The features and linework shown hereon are in grid position relative to Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011.
5. All measurements are in feet in accordance with the United States standard.
6. Horizontal Accuracy Statement: The accuracy of the survey data shown hereon has been verified by redundant measurements or traverse closures achieving or exceeding a closure of 1 foot in 10,000 feet.
7. All boundary line bearings, distances and curve data are plat and/or described and measured unless shown as (P) = Plat, (D) = Described and/or (M) = Measured. Bearing and distances shown hereon as (RW) are based on Florida Department of Transportation Right of Way Map, Section 79002-2403.
8. Flood zone information shown hereon is based on Flood Insurance Rate Map Community Panel No. 12127C0184K City of Ormond Beach, Volusia County, Florida, map revised September 29, 2017. As shown the lands described hereon lie in Zone "AH" (Base Flood Elevation = 30') and Zone "X". The approximate location of the FEMA Flood Hazard Zone lines, if located within the property and shown hereon, were downloaded from the FEMA website during preparation of this Survey and were not surveyed by Donald W. McIntosh Associates, Inc. (DWMA). This note is for informational purposes only and the surveyor assumes no liability for the correctness of the cited map(s) or LOMR(s). In addition, this note does not represent an opinion by the surveyor of the probability of flooding.
9. No underground utilities, underdrains, improvements, installations or foundations located.
10. No environmental issues have been addressed by this survey.
11. Fence ownership not determined unless otherwise noted.
12. All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.
13. Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25").
14. This survey does not reflect or determine ownership.
15. The word "certify" or "certification" as shown and used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
16. Additions or deletions to this survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. neither attempted nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
18. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. Surveyor has reviewed the following items listed ALTA Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Commitment No. 11987075, searched through September 09, 2024, for easements and rights-of-way and finds the following:
SCHEDULE B, PART II EXCEPTIONS

Items 1 through 4 and 10 (Standard Exceptions)

5. Easement in favor of Florida Power & Light Company recorded December 16, 1991 in Official Records Book 3713, Page 3680, Public Records of Volusia County, Florida. (SHOWN HEREON)
6. Ordinance No. 2011-09 recorded March 22, 2011 in Official Records Book 6575, Page 2321, Public Records of Volusia County, Florida. (PROPERTY DESCRIBED HEREON LIES WITHIN THE PROPERTY DESCRIBED, NO EASEMENTS)
7. Interlocal Service Boundary Agreement by and between the City of Ormond Beach and County of Volusia recorded August 28, 2014 in Official Records Book 7026, Page 876; together with First Amended Interlocal Service Boundary Agreement recorded October 11, 2019 in Official Records Book 7758, Page 4680; Second Amended Interlocal Service Boundary Agreement recorded March 30, 2022 in Official Records Book 8228, Page 1974; and Interlocal Service Boundary Agreement Renewal recorded August 28, 2024 in Official Records Book 8601, Page 1751, Public Records of Volusia County, Florida. (PROPERTY DESCRIBED HEREON LIES WITHIN THE PROPERTY DESCRIBED, NO EASEMENTS)
8. Declaration of Restrictive Covenant by Wendy's International, LLC, an Ohio limited liability company, successor-in-interest to Wendy's International, Inc. via conversion and the Florida Department of Environmental Protection recorded September 10, 2019 in Official Records Book 7744, Page 2735; as affected by Amended Declaration of Restrictive Covenant recorded March 19, 2020 in Official Records Book 7830, Page 4962, Public Records of Volusia County, Florida. (SHOWN HEREON)
9. Resolution No. 2022-46 recorded April 13, 2022 in Official Records Book 8236, Page 2150, Public Records of Volusia County, Florida. (PROPERTY DESCRIBED HEREON LIES WITHIN THE PROPERTY DESCRIBED, NO EASEMENTS)

SURVEY DATE: 10/22/2024

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 68

James LeVihner
Digitally signed by James LeVihner
DN: CN=James LeVihner
Date: 2024.10.31 14:09:23-04'00'

James D LeVihner — Signature Date
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS SURVEYORS
1900 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FLORIDA 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: [illegible] DATE: 10/22/2024 | CHECKED BY: RLC | FIELD BOOK: 1780 (1-8) | SCALE: 1" = 40' | JOB NUMBER: 24623.1001

NO.	DATE	REVISIONS DESCRIPTION	CHK.

DONALD W. McINTOSH ASSOCIATES, INC.

PREPARED FOR:
ADVENTHEALTH
1561 N US HWY 1, ORMOND BEACH

DRAWING: Csf 24-112 (B1)
SHEET: 1 OF 1

F:\Pro\2024\24623 Art Ormond Beach\Surv\NAV088\Undy\24-112(B1) ORMOND BEACH.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONSTRUCTION PLANS

FOR

ADVENTHEALTH ORMOND BEACH OSED

PARCEL #: 313601170010

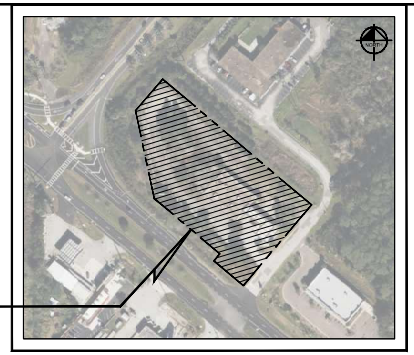
ORMOND BEACH, FLORIDA

OCTOBER 15, 2025



FLOOD MAP

N.T.S.



AERIAL PHOTOGRAPH

N.T.S.

LEGAL DESCRIPTION:

DESCRIPTION (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NUMBER 13872-6)
(SHOWN HEREON AS DESCRIPTION 1 (D1))

BLOCK 17, EXCEPT THAT PART TAKEN BY U.S. NO. 1 AND INTERSTATE HIGHWAY NO. 95, NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250-253, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 17; THENCE SOUTH 40'15'10" WEST ALONG THE NORTHERLY RIGHT OF WAY OF ROSEMARY STREET HAVING A 60 FOOT RIGHT OF WAY, BEING ALSO THE SOUTHERLY LINE OF SAID BLOCK 17, 234.2 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF U.S. NO. 1 BEING A 160 FOOT RIGHT OF WAY; THENCE NORTH 49°55'20" WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID U.S. NO. 1, 96.9 FEET TO A POINT IN AFORESAID RIGHT OF WAY; THENCE NORTH 40°04'40" EAST ALONG THE NEW RIGHT OF WAY OF I-95, 23.0 FEET TO A POINT THEREIN; THENCE NORTH 49°55'20" WEST ALONG SAID I-95 RIGHT OF WAY, 216.8 FEET TO A POINT THEREIN; THENCE NORTH 12°04'26" WEST ALONG SAID RIGHT OF WAY, 226.35 FEET; THENCE NORTH 40°52'45" EAST ALONG SAID RIGHT OF WAY 76.09 FEET TO A POINT THEREIN BEING ALSO IN THE WESTERLY RIGHT OF WAY OF ATLANTIC ROAD BEING A 60 FOOT RIGHT OF WAY, BEING ALSO IN THE EASTERLY LINE OF BLOCK 17 AFORESAID; THENCE SOUTH 49°29'00" EAST ALONG SAID RIGHT OF WAY AND SAID EASTERLY LINE OF BLOCK 17, 492.10 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE SOUTHWESTERLY 30.00 FEET OF VACATED ATLANTIC ROAD, A 60.00 FOOT RIGHT OF WAY, ABUTTING THE NORTHEASTERLY LINE THEREOF.

ALSO DESCRIBED AS:
(SHOWN HEREON AS DESCRIPTION 2 (D2))

BLOCK 17, EXCEPT THAT PART TAKEN BY U.S. NO. 1 AND INTERSTATE HIGHWAY NO. 95, TOGETHER WITH THE SOUTHWESTERLY 30.00 FEET OF VACATED ATLANTIC ROAD, NATIONAL GARDENS, AS RECORDED IN MAP BOOK 10, PAGES 250-253, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 17; THENCE SOUTH 40°10'06" WEST ALONG THE NORTHERLY RIGHT OF WAY OF ROSEMARY STREET HAVING A 60 FOOT RIGHT OF WAY, BEING ALSO THE SOUTHERLY LINE OF SAID BLOCK 17, 234.20 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF U.S. NO. 1 BEING A 160 FOOT RIGHT OF WAY; THENCE NORTH 49°55'20" WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID U.S. NO. 1, 96.82 FEET TO A POINT IN AFORESAID RIGHT OF WAY; THENCE NORTH 40°04'40" EAST ALONG THE NEW RIGHT OF WAY OF I-95, 23.0 FEET TO A POINT THEREIN; THENCE NORTH 49°55'20" WEST ALONG SAID I-95 RIGHT OF WAY, 216.78 FEET TO A POINT THEREIN; THENCE NORTH 12°04'00" WEST ALONG SAID RIGHT OF WAY, 226.11 FEET; THENCE NORTH 40°30'58" EAST ALONG SAID RIGHT OF WAY 106.21 FEET TO A POINT LYING IN THE CENTERLINE OF VACATED ATLANTIC ROAD BEING A 60 FOOT RIGHT OF WAY; THENCE SOUTH 49°29'00" EAST ALONG SAID CENTERLINE, 491.75; THENCE SOUTH 40°10'06" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD., SUITE 200A
DAYTONA BEACH, FL 32117
CONTACT: JAROD C. STUBBS, P.E.
PHONE: (407) 409-7002
EMAIL: JAROD.STUBBS@KIMLEY-HORN.COM

OWNER/DEVELOPER
ADVENT HEALTH SYSTEM/SUNBELT INC.
601 E ROLLINS ST
ORLANDO, FLORIDA 32803-1248
CONTACT: CHRISTINA DOJDIC
PHONE: (407) 303-1166
EMAIL: CHRISTINA.DOJCIC@ADVENTHEALTH.COM

GEOTECH
TERRACON
1675 LEE RD
WINTER PARK, FLORIDA 32789
CONTACT: BRENDAN S. O'BRIEN, P.E.

SURVEYOR:
DONALD W. MCINTOSH ASSOCIATES, INC.
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FLORIDA 32810
CONTACT: JAMES LEVINER, P.S.M.
PHONE: (407) 707-4034
EMAIL: JLEVINER@LJA.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: MATT FRANKO
PHONE: (407) 427-1629
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

UTILITY PROVIDERS

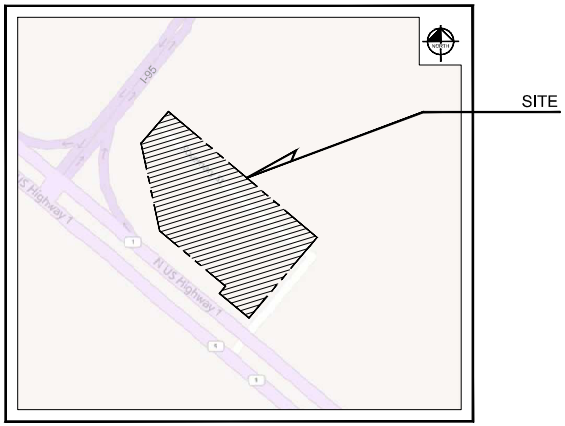
WATER/SEWER:
CITY OF ORMOND BEACH
50A N ORCHARD ST
ORMOND BEACH, FL 32174
PHONE: (386) 676-3583

TELEPHONE:
AT&T / DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

POWER:
FLORIDA POWER & LIGHT
4215 UP THE GROVE LN
ENVIVPR BLDG 8
WEST PALM BEACH, FL 33407
CONTACT: JOEL BRAY
PHONE: (386) 585-6403

GAS:
TECO PEOPLES GAS - DAYTONA
8416 PALM RIVER RD
TAMPA, FL 33619
CONTACT: HEATH MCARDLE
PHONE: (407) 420-5674

FDOT NOTE: ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN PLAN INDEXES, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL



SECTIONS 36, TOWNSHIP 13, RANGE 31

LOCATION MAP

N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	SITE PLAN
C4.1	TRUCK ROUTING PLAN
C5.0	PAVING AND GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	CONTROL STRUCTURE DETAIL
C6.0	UTILITY PLAN
C6.1	LIFT STATION DETAIL
C7.0	GENERAL CONTRUCTION DETAILS
C7.1-C7.37	STORMTRAP DETAILS
C8.0	CITY OF ORMOND BEACH DETAILS
C8.1	CITY OF ORMOND BEACH DETAILS
L0.50	TREE MITIGATION PLAN
L0.51	TREE INVENTORY CHART AND CALCULATIONS
L0.52	TREE MITIGATION SPECIFICATIONS
L1.00	OVERALL LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE DETAILS
L1.52	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS

PREPARED BY

Kimley»Horn

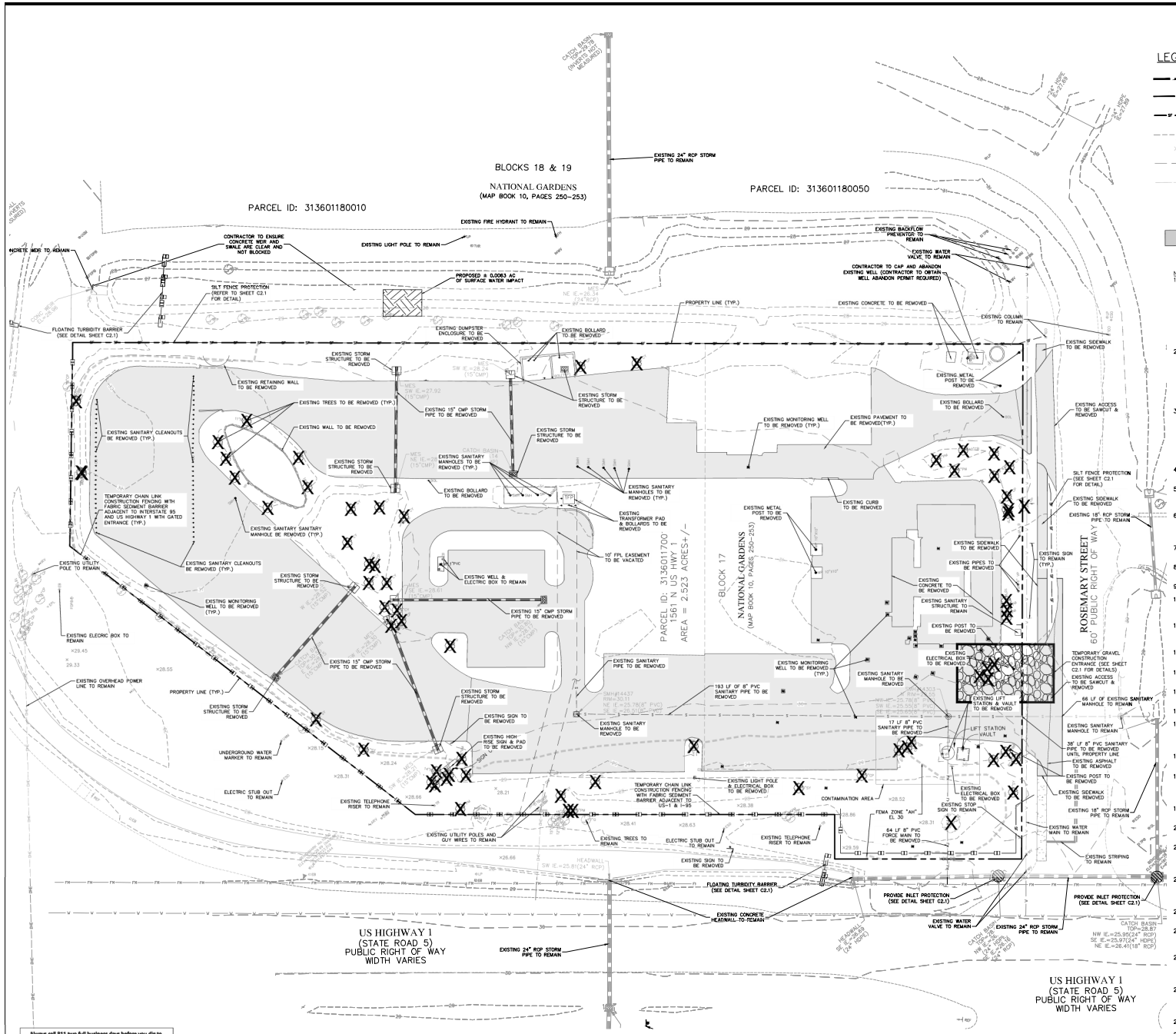
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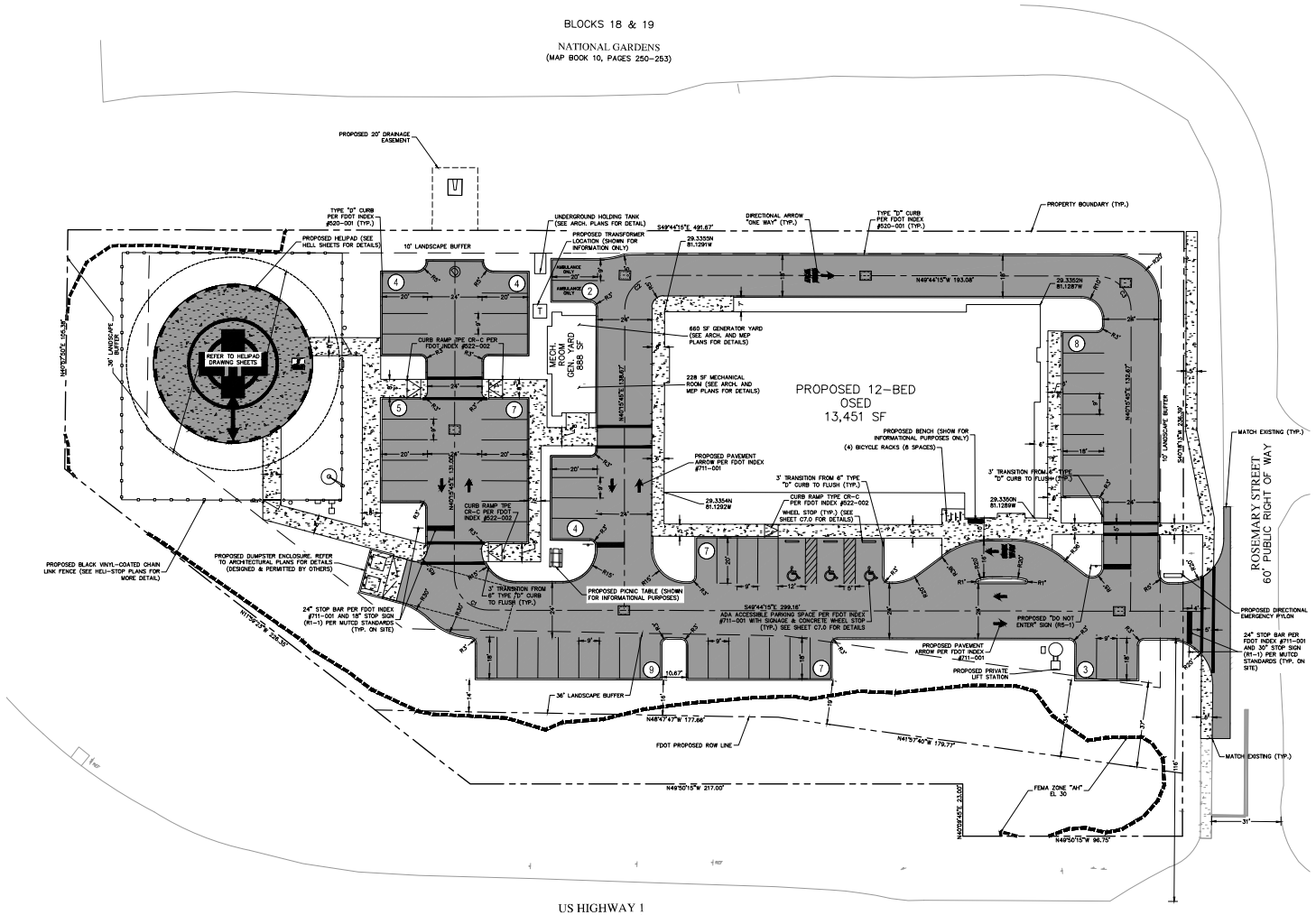
Digitally signed by Jarod Stubbs
Date: 2025.10.15 19:26:45-04'00'

10/15/2025
JAROD C. STUBBS, P.E.
89387

No.	REVISIONS	DATE	BY

SHEET NUMBER
C0.0


BLOCKS 18 & 19
NATIONAL GARDENS
(MAP BOOK 10, PAGES 250-253)
PARCEL ID: 313601180010
PARCEL ID: 313601180050
PARCEL ID: 313601170015
61 N US HWY 1
AREA = 2.523 ACRES+/-
BLOCK 17
NATIONAL GARDENS
(MAP BOOK 10, PAGES 250-253)
ROSEMARY STREET
60' PUBLIC RIGHT OF WAY
US HIGHWAY 1
(STATE ROAD 5)
PUBLIC RIGHT OF WAY
WIDTH VARIES
US HIGHWAY 1
(STATE ROAD 5)
PUBLIC RIGHT OF WAY
WIDTH VARIES
EXISTING 24" RCP STORM PIPE TO REMAIN
EXISTING FIRE HYDRANT TO REMAIN
EXISTING LIGHT POLE TO REMAIN
EXISTING BACKFLOW PREVENTOR TO REMAIN
EXISTING WATER VALVE TO REMAIN
CONTRACTOR TO CAP AND ABANDON EXISTING WELL (CONTRACTOR TO OBTAIN WELL ABANDON PERMIT REQUIRED)
CONTRACTOR TO ENSURE CONCRETE WEIR AND SWALE ARE CLEAR AND NOT BLOCKED
CONCRETE WEIR TO REMAIN
SILT FENCE PROTECTION (REFER TO SHEET C2.1 FOR DETAIL)
PROPOSED ± 0.0083 AC OF SURFACE WATER IMPACT
FLOATING TURBIDITY BARRIER (SEE DETAIL SHEET C2.1)
PROPERTY LINE (TYP.)
EXISTING CONCRETE TO BE REMOVED
EXISTING COLUMN TO REMAIN
EXISTING SIDEWALK TO BE REMOVED
EXISTING DUMPSTER ENCLOSURE TO BE REMOVED
EXISTING BOLLARD TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING RETAINING WALL TO BE REMOVED
EXISTING TREES TO BE REMOVED (TYP.)
EXISTING 15" CMP STORM PIPE TO BE REMOVED
EXISTING WALL TO BE REMOVED
EXISTING SANITARY MANHOLES TO BE REMOVED (TYP.)
EXISTING MONITORING WELL TO BE REMOVED (TYP.)
EXISTING PAVEMENT TO BE REMOVED(TYP.)
EXISTING METAL POST TO BE REMOVED
EXISTING ACCESS TO BE SAWCUT & REMOVED
EXISTING SANITARY CLEANOUTS BE REMOVED (TYP.)
TEMPORARY CHAIN LINK CONSTRUCTION FENCING WITH FABRIC SEDIMENT BARRIER ADJACENT TO INTERSTATE 95 AND US HIGHWAY 1 WITH GATED ENTRANCE (TYP.)
EXISTING SANITARY SANITARY MANHOLE TO BE REMOVED (TYP.)
10' FPL EASEMENT TO BE VACATED
EXISTING TRANSFORMER PAD & BOLLARDS TO BE REMOVED
EXISTING WELL & ELECTRIC BOX TO REMAIN
EXISTING CURB TO BE REMOVED
SILT FENCE PROTECTION (SEE SHEET C2.1 FOR DETAIL)
EXISTING SIDEWALK TO BE REMOVED
EXISTING 18" RCP STORM PIPE TO REMAIN
EXISTING SIGN TO REMAIN (TYP.)
EXISTING SIDEWALK TO BE REMOVED
EXISTING PIPES TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED
EXISTING SANITARY STRUCTURE TO REMAIN
EXISTING POST TO BE REMOVED
EXISTING ELECTRICAL BOX TO BE REMOVED
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (SEE SHEET C2.1 FOR DETAILS)
EXISTING ACCESS TO BE SAWCUT & REMOVED
EXISTING LIFT STATION & VAULT TO BE REMOVED
66 LF OF EXISTING SANITARY MANHOLE TO REMAIN
EXISTING SANITARY MANHOLE TO REMAIN
38' LF 8" PVC SANITARY PIPE TO BE REMOVED UNTIL PROPERTY LINE
EXISTING ASPHALT TO BE REMOVED
EXISTING POST TO BE REMOVED
EXISTING SIDEWALK TO BE REMOVED
EXISTING 18" RCP STORM PIPE TO REMAIN
EXISTING WATER MAIN TO REMAIN
EXISTING STRIPING TO REMAIN
EXISTING UTILITY POLE TO REMAIN
EXISTING SANITARY CLEANOUTS BE REMOVED (TYP.)
EXISTING MONITORING WELL TO BE REMOVED (TYP.)
EXISTING ELECRIC BOX TO REMAIN
EXISTING OVERHEAD POWER LINE TO REMAIN
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING SIGN TO BE REMOVED
EXISTING HIGH ROSE SIGN & PAD TO BE REMOVED
UNDERGROUND WATER MARKER TO REMAIN
ELECTRIC STUB OUT TO REMAIN
EXISTING TELEPHONE RISER TO REMAIN
EXISTING UTILITY POLES AND GUY WIRES TO REMAIN
EXISTING TREES TO REMAIN
ELECTRIC STUB OUT TO REMAIN
EXISTING TELEPHONE RISER TO REMAIN
EXISTING SIGN TO BE REMOVED
TEMPORARY CHAIN LINK CONSTRUCTION FENCING WITH FABRIC SEDIMENT BARRIER ADJACENT TO US-1 & I-95
EXISTING LIGHT POLE & ELECTRICAL BOX TO BE REMOVED
CONTAMINATION AREA
FEMA ZONE "AH" EL 30
EXISTING STOP SIGN TO REMAIN
EXISTING ELECTRICAL BOX TO BE REMOVED
193 LF OF 8" PVC SANITARY PIPE TO BE REMOVED
17 LF 8" PVC SANITARY PIPE TO BE REMOVED
64 LF 8" PVC FORCE MAIN TO BE REMOVED
EXISTING SANITARY MANHOLE TO BE REMOVED
EXISTING MONITORING WELL TO BE REMOVED (TYP.)
EXISTING SANITARY MANHOLE TO BE REMOVED
EXISTING SANITARY STRUCTURE TO BE REMOVED
EXISTING SANITARY PIPE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING 15" CMP STORM PIPE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING 15" CMP STORM PIPE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING SANITARY MANHOLES TO BE REMOVED (TYP.)
EXISTING BOLLARD TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING SANITARY MANHOLES TO BE REMOVED (TYP.)
EXISTING TRANSFORMER PAD & BOLLARDS TO BE REMOVED
EXISTING WELL & ELECTRIC BOX TO REMAIN
EXISTING 15" CMP STORM PIPE TO BE REMOVED
EXISTING SANITARY MANHOLE TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING SIGN TO BE REMOVED
EXISTING HIGH ROSE SIGN & PAD TO BE REMOVED
EXISTING STORM STRUCTURE TO BE REMOVED
EXISTING SANITARY MANHOLE TO BE REMOVED
EXISTING 24" RCP STORM PIPE TO REMAIN
EXISTING CONCRETE HEADWALL TO REMAIN
FLOATING TURBIDITY BARRIER (SEE DETAIL SHEET C2.1)
PROVIDE INLET PROTECTION (SEE DETAIL SHEET C2.1)
PROVIDE INLET PROTECTION (SEE DETAIL SHEET C2.1)
EXISTING WATER VALVE TO REMAIN
EXISTING 24" RCP STORM PIPE TO REMAIN
EXISTING 24" RCP STORM PIPE TO REMAIN
CATCH BASIN (INVERTS NOT MEASURED)
CATCH BASIN TOP=28.87 NW I.E.=25.95(24" RCP) SE I.E.=25.97(24" HDPE) NE I.E.=26.41(18" RCP)
HEADWALL SW I.E.=25.81(24" RCP)
HEADWALL SE I.E.=26.16 (24" HDPE)
SW I.E.=27.92 (15"CMP)
NE I.E.=26.34 (24"RCP)
SW I.E.=28.28 (15"CMP)
NE I.E.=28.28 (15"CMP)
SW I.E.=28.66 (15"CMP)
NE I.E.=28.66



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

OVERALL SITE DATA

SITE ACREAGE CALCULATION:
GROSS SITE AREA: 2.47 ACRES
MAX. FAR: 0.60
PROPOSED FAR: 0.13

PROPOSED INTERIOR BUILDING AREA:
EMERGENCY DEPARTMENT FLOOR AREA: 13,451 SF
MECHANICAL ROOM FLOOR AREA: 888 SF
TOTAL FLOOR AREA: 14,339 SF

MAX. BUILDING HEIGHT: 75 FEET
PROPOSED BUILDING HEIGHT: 29 FEET

FUTURE LAND USE/ZONING: LOW INTENSITY COMMERCIAL (LIC)

PROPOSED USE: EMERGENCY DEPARTMENT

ADJACENT FUTURE LAND USE/ZONING:
NORTH: LOW INTENSITY COMMERCIAL (LIC)
EAST: LOW INTENSITY COMMERCIAL (LIC)
SOUTH: LOW INTENSITY COMMERCIAL (LIC)
WEST: LOW INTENSITY COMMERCIAL (LIC)

EXISTING USE: VACANT
PROPOSED USE: 12-BED OFF-SITE EMERGENCY DEPARTMENT

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH:	20 FEET	36 FEET
EAST:	20 FEET	63 FEET
SOUTH:	20 FEET	66 FEET
WEST:	20 FEET	36 FEET

LANDSCAPE BUFFERS:	REQUIRED:	PROVIDED:
NORTH:	10 FEET	10 FEET
EAST:	10 FEET	10 FEET
SOUTH:	36 FEET	MIN 14 FEET (36 FEET AVG)
WEST:	60 FEET	8.39 FEET

IMPERVIOUS COVERAGE:
TOTAL MAX. IMPERVIOUS COVERAGE (75%) = 2.47 AC X 0.75 = 1.85 AC
PROPOSED IMPERVIOUS AREA:
BUILDING AREA = 0.33 AC
PAVEMENT AREA = 0.82 AC
CONCRETE SIDEWALK AREA = 0.11 AC
TOTAL PROPOSED IMPERVIOUS AREA: 1.26 AC (51.01%)
TOTAL PROPOSED PERVIOUS AREA: 1.24 AC (48.99%)

REQUIRED PARKING SPACES:
FOR MEDICAL OFFICE/CLINIC:
1 PARKING SPACE FOR EACH 2 BEDS, PLUS 1 SPACE FOR EACH STAFF DOCTOR, PLUS 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT
TOTAL REQUIRED SPACES: 24 SPACES

PROPOSED PARKING SPACES:
PROPOSED STANDARD SPACES: 55 SPACES
PROPOSED HANDICAP SPACES: 3 SPACES
PROPOSED EMERGENCY VEHICLE SPACES: 2 SPACES
TOTAL PROPOSED SPACES: 60 SPACES

REQUIRED BICYCLE PARKING:
0.1 SPACE/REQUIRED PARKING SPACE 7 SPACES
TOTAL PROPOSED BICYCLE SPACES 8 SPACES

GENERAL NOTES:
1. ALL RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT AND LEVEL. ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	S4°44'15"E	21.21'	90°00'00"	15.00'
C2	15.00'	23.56'	S85°15'45"W	21.21'	90°00'00"	15.00'
C3	15.00'	23.56'	N4°44'15"W	21.21'	90°00'00"	15.00'

LEGEND
- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- (X) PROPOSED PARKING COUNT

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SEAL
JARROD C. STUBBS
LICENSED
No. 89357
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jarrod Christopher Stubbs, P.E.
FL LICENSE NO. 89357
IN THE ABSENCE OF AN EMBOSSED OR DIGITAL SEAL, THIS PLAN AND SPECIFICATION MUST NOT BE USED FOR ANY PURPOSE.

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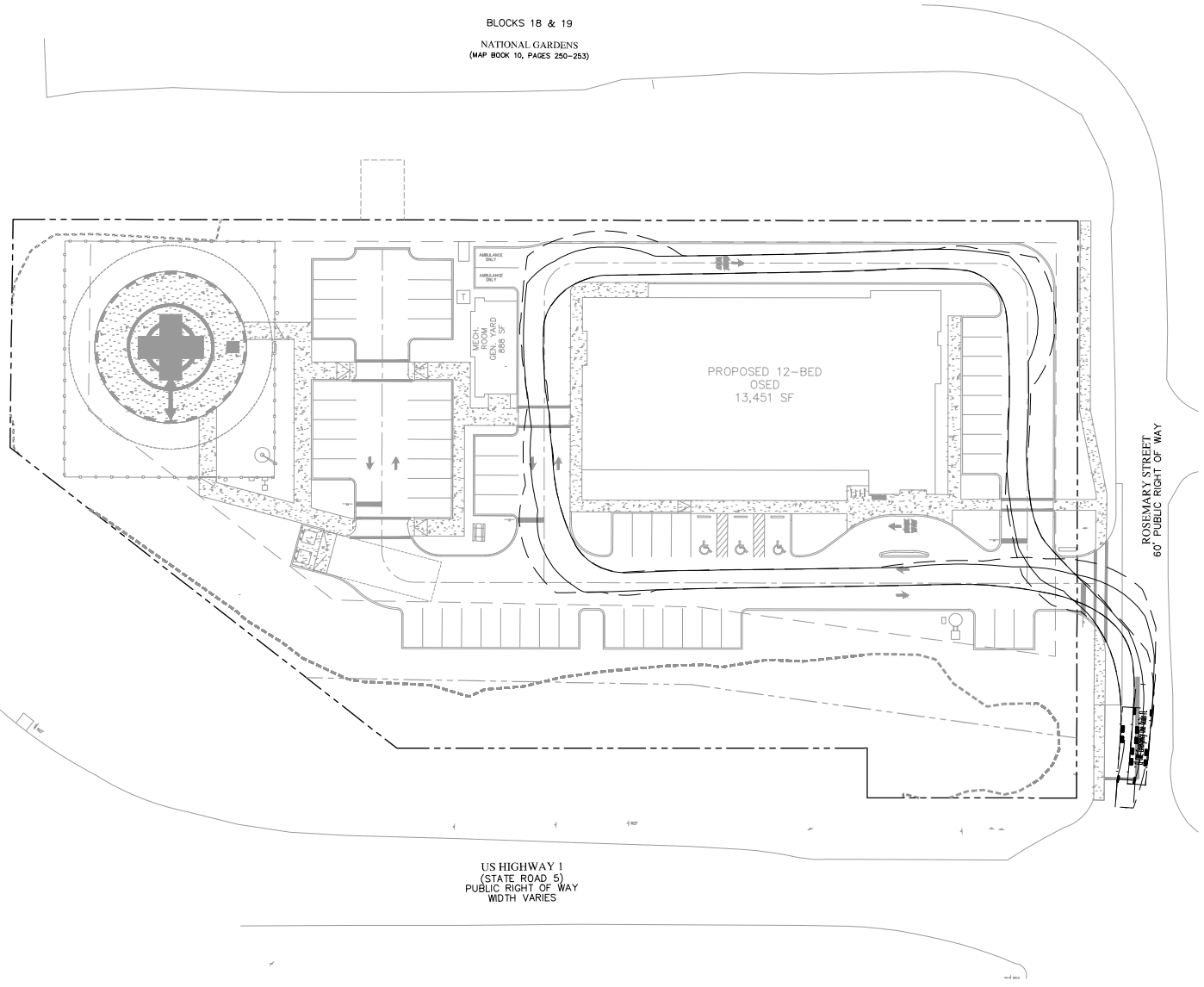
Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO

SITE PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C4.0

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0 10 20 40

NORTH

LEGEND

- CENTER PATH LINE
- WHEEL PATH
- BODY OUTLINE

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SEAL

JARODC. STUBBS
LICENSED
No. 89387
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
JAROD C. STUBBS, P.E.
FL LICENSE NO. 89387

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS WHO ENDORSE, THIS PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

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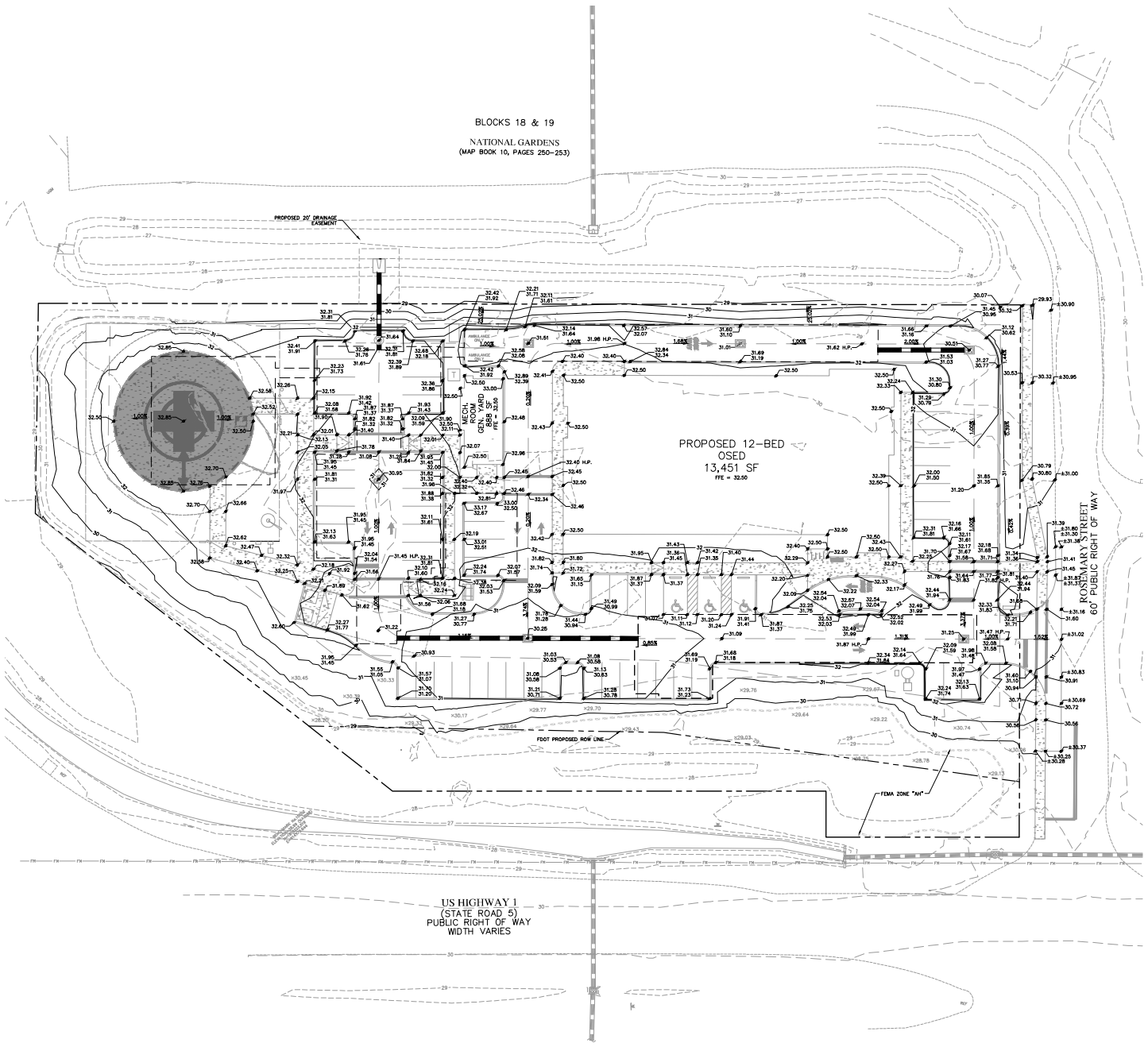
Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO

TRUCK ROUTING PLAN

PROJ. NO. 149633019 SHEET
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0 10 20 40

NORTH

LEGEND:

- PROPERTY BOUNDARY
- 100.00 — PROPOSED SPOT ELEVATION
- 100.50 / 100.00 — PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- ±100.00 — PROPOSED SPOT ELEVATION TO MATCH EXISTING GRADE
- × 101.99 — EXISTING SPOT ELEVATION
- 92 — EXISTING CONTOUR
- 78 — PROPOSED CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED EXFILTRATION OUTLINE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- X.XX% — FLOW ARROW

PGD NOTES:

1. ALL STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ORMOND BEACH STANDARDS AND SPECIFICATIONS.
2. CONNECT ALL ROOF DOWNSPOUTS TO 6-INCH HDPE LATERALS. CONNECT LATERALS TO 12-INCH HDPE TRUNK LINES EXTENDING TO STRUCTURES WITH MIN. 1.0% SLOPE, MIN. 18" COVER.
3. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #430-001.
4. FOR EROSION CONTROL NOTES AND DETAILS, REFER TO SHEET C2.1.
5. STORM CLEAN-OUTS LOCATED IN SIDEWALK AREAS SHALL BE FLUSH WITH ADA PEDESTRIAN FRIENDLY TOPS.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48) AND MAX 5% RUNNING SLOPE (1:20).
7. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE UNLESS OTHERWISE NOTED 4H:1V MAXIMUM SLOPE.
8. PER FDOT SECTION 300-6.1: CLEAN THE SURFACE TO BE PRIMED AND ENSURE THAT THE MOISTURE OF THE BASE DOES NOT EXCEED 50% OF THE OPTIMUM MOISTURE. ENSURE THAT THE TEMPERATURE OF THE PRIME COAT IS AT 150 DEGREES F. APPLY THE PRIME COAT UNIFORMLY. THE DISTRIBUTION AND PROPER APPLICATION SPREAD RATE WILL BE AT 1/6 WHICH IS SUFFICIENT TO COAT THE BASE MATERIAL UNIFORMLY WITH NO EXCESS.
9. PER FDOT SECTION 311-5.2: APPLY SAND UNIFORMLY AND FREE OF FOREIGN MATERIALS. THEN ROLL THE ENTIRE PRIMED AND SANDED AREA WITH A RUBBER TIRE TRAFFIC ROLLER. PRIOR TO PUTTING DOWN THE ASPHALT, SWEEP THE ENTIRE AREA OF EXCESS SAND TO PREPARE FOR PAVING.

DATUM/BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 DATUM BASED ON FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) BENCHMARK "92205003", ELEVATION 28.91 (NAVD88), BEING A 3.5" BRASS DISK IN A CONCRETE BASIN STAMPED "DSPNO 92205 003."

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SEAL

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Jason Charles Stubbs
FL LICENSE NO. 89387
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JASON CHARLES STUBBS, PE 89387 ON 10/24/2025

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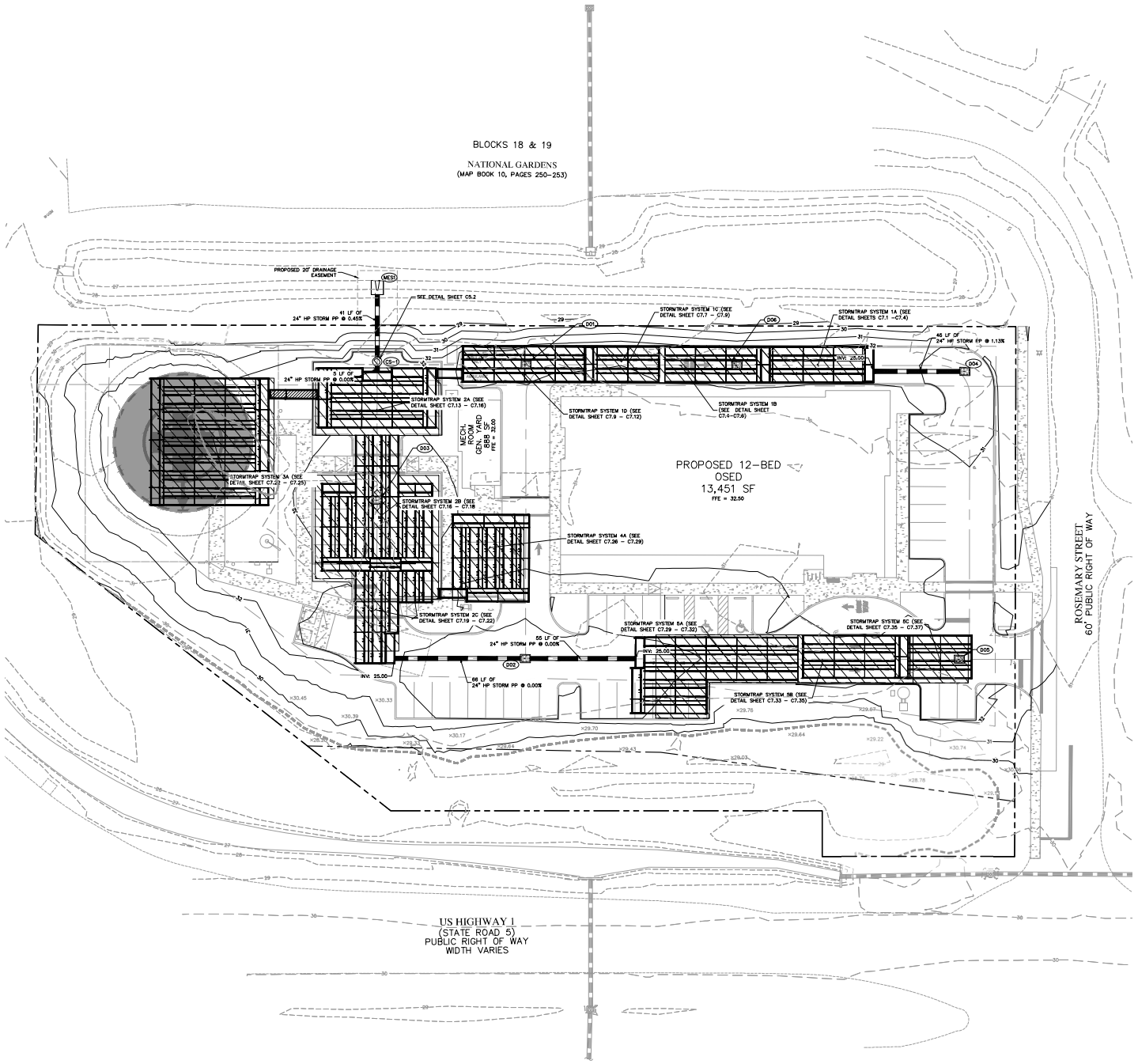
Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO

PAVING AND GRADING PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C5.0

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0 10 20 40

NORTH

LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- PROPOSED STORMTRAP SYSTEM

NOTES:

1. ALL STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH ORMOND BEACH STANDARDS AND SPECIFICATIONS.
2. CONNECT ALL ROOF DOWNSPOUTS TO 8-INCH HDPE LATERALS. CONNECT LATERALS TO 12-INCH HDPE TRUNK LINES EXTENDING TO STRUCTURES WITH MIN. 1.0% SLOPE, MIN. 16" COVER.
3. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #430–001.
4. FOR EROSION CONTROL NOTES AND DETAILS, REFER TO SHEETS C2.0–C2.1.
5. STORM CLEAN–OUTS LOCATED IN SIDEWALK AREAS SHALL BE FLUSH WITH ADA PEDESTRIAN FRIENDLY TOPS.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48) AND MAX 5% RUNNING SLOPE (1:20).
7. CONTRACTOR TO FOLLOW THE GUIDANCE AND RECOMMENDATIONS AS SPECIFIED WITH THE SUBSURFACE SOIL EXPLORATION GEOTECHNICAL ENGINEERING REPORT(S) PERFORMED BY TERRACON DATED MAY 29, 2024.
8. INLET GRATES ARE REQUIRED TO BE CHAINED PER FDOT STANDARD PLANS INDEX #430–001.
9. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX #430–001. PROVIDE A MINIMUM 12" OVERLAP.
10. MINIMUM BUILDING FINISHED FLOOR ELEVATION IS 32.50 FT.

DATUM/BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 DATUM BASED ON FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) BENCHMARK "92205003", ELEVATION 28.91 (NAVD88), BEING A 3.5" BRASS DISK IN A CONCRETE BASIN STAMPED "DSPNC 92205 003."

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
CS–1	TYPE "P" MANHOLE PER FDOT INDEX #425–010 (SEE DETAIL SHEET C5.2) TOP: 31.11 SW. INV IN: 25.00 (24" HP STORM PP) NE. INV OUT: 27.00 (24" HP STORM PP)
D01	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 31.01
D02	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 30.25 NW. INV OUT: 25.00 (24" HP STORM PP) SE. INV OUT: 25.00 (24" HP STORM PP)
D03	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 30.45
D04	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 30.61 NW. INV OUT: 25.51 (24" HP STORM PP)
D05	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 31.25
D06	TYPE "D" INLET ER FDOT INDEX #425–052 TOP: 31.01
MES1	MITERED END SECTION PER FDOT INDEX #430–022 TOP: 28.39 SW. INV IN: 26.81 (24" HP STORM PP)

Stormwater System:	Top of System Elevation (ft.) (NAVD 88)	Bottom of System Elevation (ft.) (NAVD 88)	Surface Area (SF)
StormTrap System 1	1A – 29.25 1B – 29.75 1C – 30.50 1D – 30.00	28.00	±3,755
StormTrap System 2	2A – 29.75 2B – 29.33 2C – 29.75	28.00	±6,752
StormTrap System 3	30.75	29.00	±3,762
StormTrap System 4	30.08	28.00	±1,558
StormTrap System 5	5A – 29.75 5B – 30.00 5C – 29.25	28.00	±4,354

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JASON C. STUBBS, P.E.
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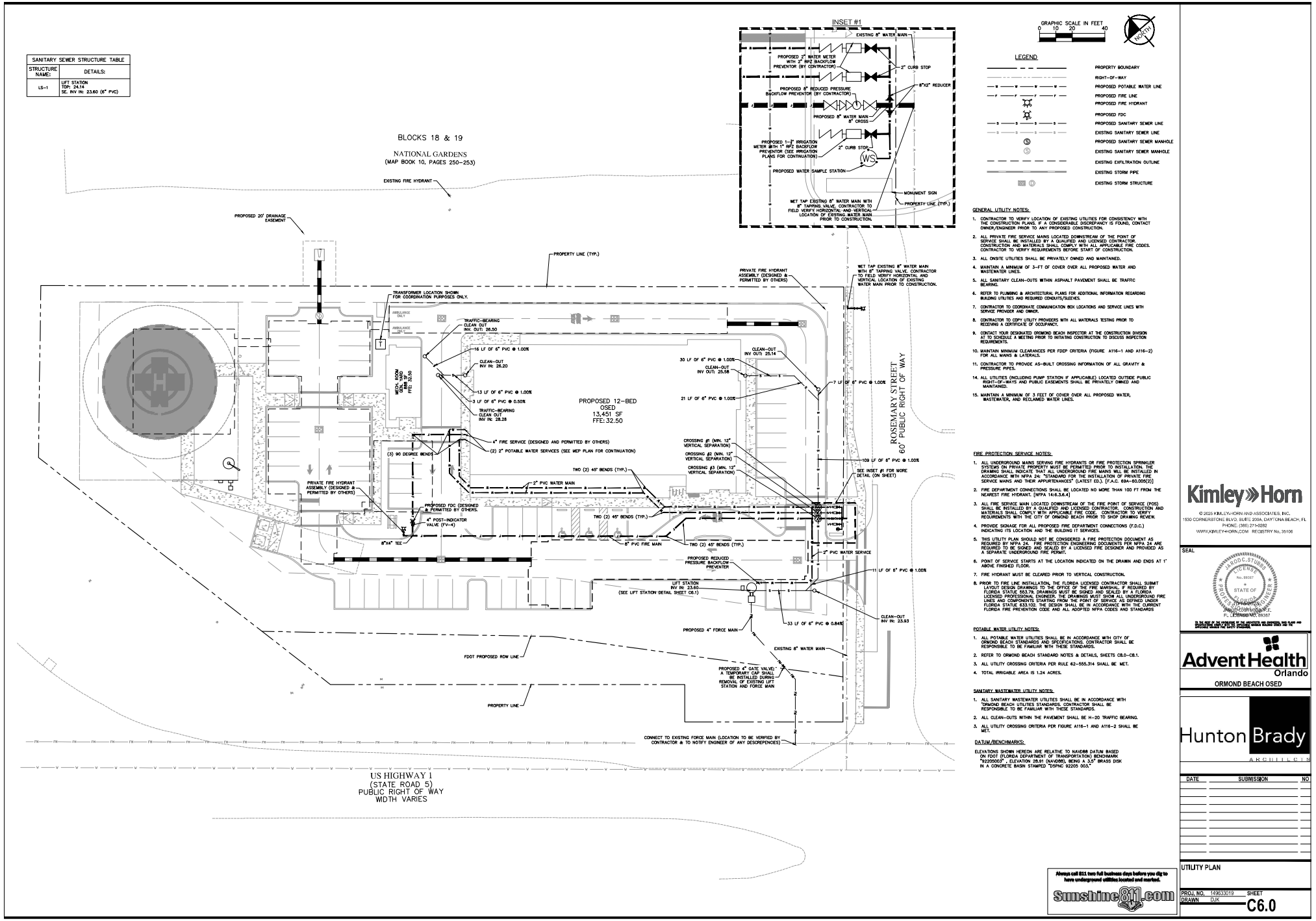
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DATE	SUBMISSION	NO

DRAINAGE PLAN

PROJ. NO. 149633019 SHEET
DRAWN DJK C5.1

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GENERAL UTILITY NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES FOR CONSISTENCY WITH THE CONSTRUCTION PLANS. IF A CONSIDERABLE DISCREPANCY IS FOUND, CONTACT OWNER/ENGINEER PRIOR TO ANY PROPOSED CONSTRUCTION.
2. ALL PRIVATE FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE FIRE CODES. CONTRACTOR TO VERIFY REQUIREMENTS BEFORE START OF CONSTRUCTION.
3. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED WATER AND WASTEWATER LINES.
5. ALL SANITARY CLEAN-OUTS WITHIN ASPHALT PAVEMENT SHALL BE TRAFFIC BEARING.
6. REFER TO PLUMBING & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING BUILDING UTILITIES AND REQUIRED CONDUITS/SLEEVES.
7. CONTRACTOR TO COORDINATE COMMUNICATION BOX LOCATIONS AND SERVICE LINES WITH SERVICE PROVIDER AND OWNER.
8. CONTRACTOR TO COPY UTILITY PROVIDERS WITH ALL MATERIALS TESTING PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
9. CONTACT YOUR DESIGNATED ORMOND BEACH INSPECTOR AT THE CONSTRUCTION DIVISION AT TO SCHEDULE A MEETING PRIOR TO INITIATING CONSTRUCTION TO DISCUSS INSPECTION REQUIREMENTS.
10. MAINTAIN MINIMUM CLEARANCES PER FDEP CRITERIA (FIGURE A116-1 AND A116-2) FOR ALL MAINS & LATERALS.
11. CONTRACTOR TO PROVIDE AS-BUILT CROSSING INFORMATION OF ALL GRAVITY & PRESSURE PIPES.
14. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
15. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.

FIRE PROTECTION SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24: "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST ED.). [F.A.C. 69A-60.005(2)]
2. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NO MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14:6.3.6.4]
3. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE CITY OF ORMOND BEACH PRIOR TO SHOP DRAWING REVIEW.
4. PROVIDE SIGNAGE FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C.) INDICATING ITS LOCATION AND THE BUILDING IT SERVICES.
5. THIS UTILITY PLAN SHOULD NOT BE CONSIDERED A FIRE PROTECTION DOCUMENT AS REQUIRED BY NFPA 24. FIRE PROTECTION ENGINEERING DOCUMENTS PER NFPA 24 ARE REQUIRED TO BE SIGNED AND SEALED BY A LICENSED FIRE DESIGNER AND PROVIDED AS A SEPARATE UNDERGROUND FIRE PERMIT.
6. POINT OF SERVICE STARTS AT THE LOCATION INDICATED ON THE DRAWIN AND ENDS AT 1' ABOVE FINISHED FLOOR.
7. FIRE HYDRANT MUST BE CLEARED PRIOR TO VERTICAL CONSTRUCTION.
8. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL IF REQUIRED BY FLORIDA STATUE 553.79. DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS

POTABLE WATER UTILITY NOTES:

1. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF ORMOND BEACH STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
2. REFER TO ORMOND BEACH STANDARD NOTES & DETAILS, SHEETS C8.0-C8.1.
3. ALL UTILITY CROSSING CRITERIA PER RULE 62-555.314 SHALL BE MET.
4. TOTAL IRRIGABLE AREA IS 1.24 ACRES.

SANITARY WASTEWATER UTILITY NOTES:

1. ALL SANITARY WASTEWATER UTILITIES SHALL BE IN ACCORDANCE WITH ORMOND BEACH UTILITIES STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
2. ALL CLEAN-OUTS WITHIN THE PAVEMENT SHALL BE H-20 TRAFFIC BEARING.
3. ALL UTILITY CROSSING CRITERIA PER FIGURE A116-1 AND A116-2 SHALL BE MET.

DATUM/BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 DATUM BASED ON FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) BENCHMARK "92205003", ELEVATION 28.91 (NAVD88), BEING A 3.5" BRASS DISK IN A CONCRETE BASIN STAMPED "DSPNC 92205 003."

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SEAL
JARROD C. STUBBS
LICENSED
No. 88387
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JARROD C. STUBBS, P.E.
FL. LICENSED NO. 88387
THE ISSUE OF THE ATTACHED PLANS OR REPORTS, THE PLANS AND SPECIFICATIONS MEET THE SAFETY STANDARDS.

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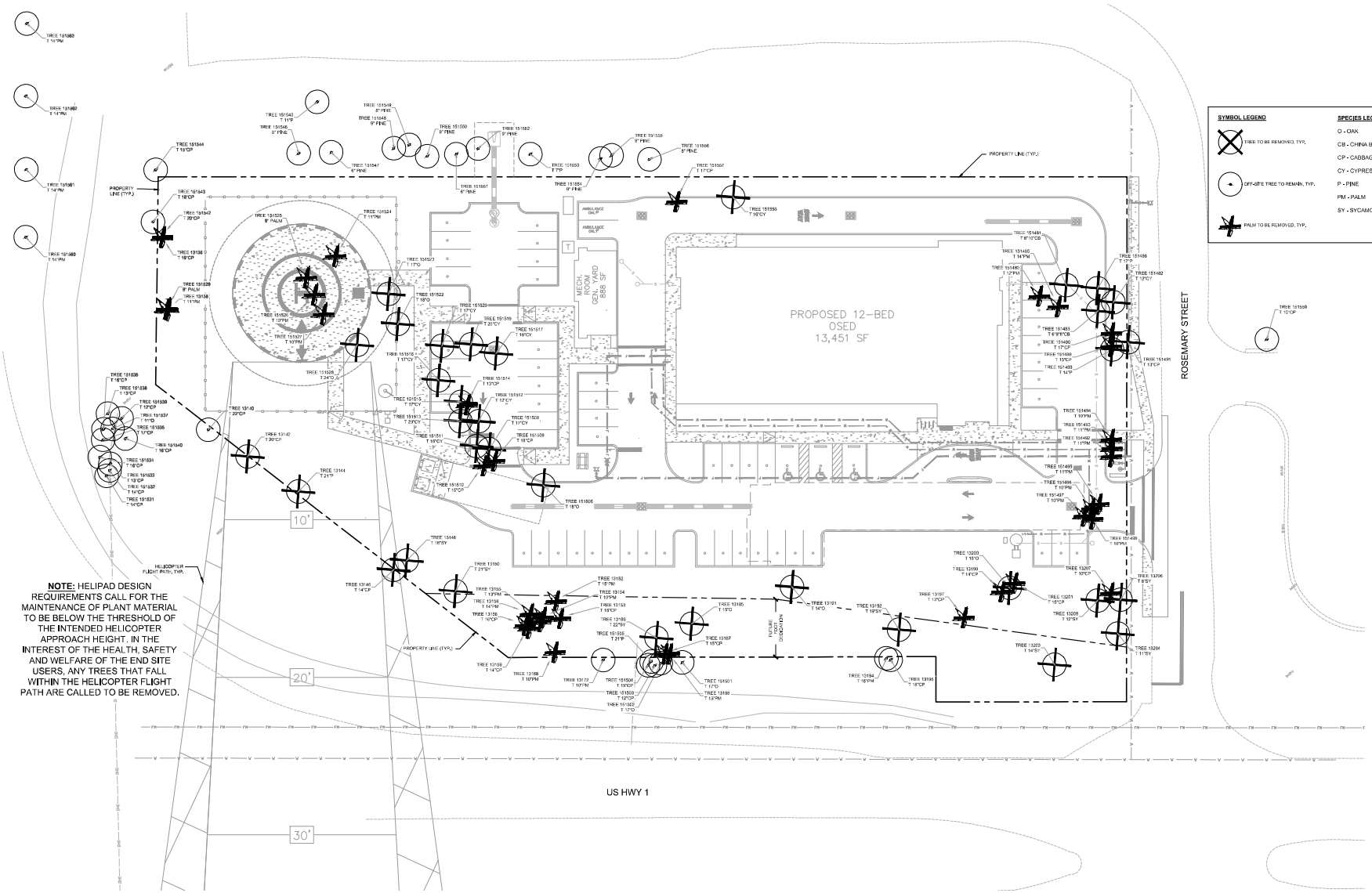
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DATE	SUBMISSION	NO

UTILITY PLAN

PROJ. NO. 149633019
DRAWN DJK
SHEET C6.0

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NOTE: HELIPAD DESIGN REQUIREMENTS CALL FOR THE MAINTENANCE OF PLANT MATERIAL TO BE BELOW THE THRESHOLD OF THE INTENDED HELICOPTER APPROACH HEIGHT. IN THE INTEREST OF THE HEALTH, SAFETY AND WELFARE OF THE END SITE USERS, ANY TREES THAT FALL WITHIN THE HELICOPTER FLIGHT PATH ARE CALLED TO BE REMOVED.

SEE SHEET L0.51 FOR TREE INVENTORY CHART, CALCULATIONS, AND CITY OF ORMOND BEACH TREE PROTECTION BARRICADE DETAIL

GRAPHIC SCALE IN FEET
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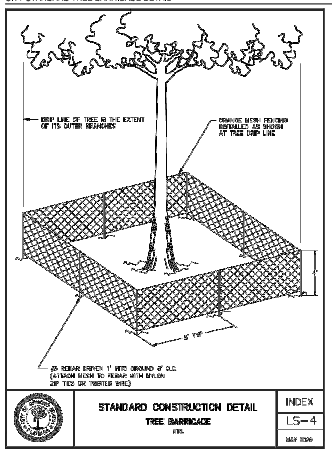
TREE MITIGATION PLAN

PROJ. NO. 149833019 SHEET
DRAWN NAA L0.50
9/26/2025

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Plotted By: Abbott, Nora Sheet Set: Advent Health Ormond Beach OSED Layout: L0.50 September 26, 2025 10:29:06am C:\Jobs_Civil\149833019 - AH Hwy 1 Ormond Bch OSED\CADD\CIVIL\ProjSheets\L0.50 - TREE MITIGATION PLAN.dwg

CITY STANDARD TREE BARRICADE DETAIL



	STANDARD CONSTRUCTION DETAIL TREE BARRICADE FDS	INDEX LS-4 MAY 2024

TREE MITIGATION CHART: TREE INVENTORY

TREE NUMBER	SPECIES	DBH (INHES)	TREE MITIGATION CLASSIFICATION	STATUS	PROTECTED TREE LOCATION ON-SITE
13135	SBAL PALM	19		REMOVE	PERMOLS
13138	SBAL PALM	11		REMOVE	PERMOLS
13140	SBAL PALM	22		EXCLUDE	OFFSITE
13142	SBAL PALM	20		REMOVE	OFFSITE
13144	PINE	21	PROTECTED	REMOVE	PERMOLS
13146	SBAL PALM	14		REMOVE	OFFSITE
13148	SYCAMORE	18	SPECIMEN	REMOVE	PERMOLS
13150	SYCAMORE	21	SPECIMEN	REMOVE	PERMOLS
13152	SBAL PALM	15		REMOVE	PERMOLS
13153	SBAL PALM	16		REMOVE	PERMOLS
13154	SBAL PALM	10		REMOVE	PERMOLS
13155	SBAL PALM	13		REMOVE	PERMOLS
13156	SBAL PALM	14		REMOVE	PERMOLS
13158	SBAL PALM	16		REMOVE	PERMOLS
13159	SBAL PALM	14		REMOVE	PERMOLS
13168	SBAL PALM	10		REMOVE	PERMOLS
13172	SBAL PALM	10		EXCLUDE	OFFSITE
13185	OAK	15	SPECIMEN	REMOVE	PERMOLS
13186	SYCAMORE	22	SPECIMEN	REMOVE	PERMOLS
13187	SBAL PALM	15		REMOVE	PERMOLS
13188	SBAL PALM	13		REMOVE	PERMOLS
13191	OAK	14	SPECIMEN	REMOVE	PERMOLS
13192	SYCAMORE	19	SPECIMEN	REMOVE	PERMOLS
13194	SBAL PALM	16		EXCLUDE	OFFSITE
13196	SBAL PALM	18		EXCLUDE	OFFSITE
13197	SBAL PALM	13		REMOVE	PERMOLS
13199	SBAL PALM	14		REMOVE	PERMOLS
13200	OAK	18	SPECIMEN	REMOVE	PERMOLS
13201	SBAL PALM	15		REMOVE	PERMOLS
13203	SYCAMORE	14	PROTECTED	REMOVE	PERMOLS
13204	SYCAMORE	11	PROTECTED	REMOVE	PERMOLS
13206	SYCAMORE	8	PROTECTED	REMOVE	PERMOLS
13207	SBAL PALM	10		REMOVE	PERMOLS
13208	SYCAMORE	12	PROTECTED	REMOVE	PERMOLS
51480	SBAL PALM	12		REMOVE	IMPERMOLS
51481	SBAL PALM	13		REMOVE	IMPERMOLS
51482	CYPRESS	12	SPECIMEN	REMOVE	PERMOLS
51483	SBAL PALM	13		REMOVE	PERMOLS
51485	SBAL PALM	14		REMOVE	IMPERMOLS
51486	PINE	17	PROTECTED	REMOVE	PERMOLS
51488	PINE	14	PROTECTED	REMOVE	PERMOLS
51489	SBAL PALM	15		REMOVE	PERMOLS
51490	SBAL PALM	17		REMOVE	PERMOLS
51491	SBAL PALM	13		REMOVE	OFFSITE
51492	SBAL PALM	11		REMOVE	IMPERMOLS
51493	SBAL PALM	11		REMOVE	IMPERMOLS
51494	SBAL PALM	10		REMOVE	IMPERMOLS
51495	SBAL PALM	11		REMOVE	IMPERMOLS
51497	SBAL PALM	10		REMOVE	IMPERMOLS
51498	SBAL PALM	10		REMOVE	IMPERMOLS
51499	SBAL PALM	10		REMOVE	IMPERMOLS
51501	OAK	17		EXCLUDE	OFFSITE
51502	OAK	17		EXCLUDE	OFFSITE
51503	SBAL PALM	12		EXCLUDE	OFFSITE
51504	SBAL PALM	15		EXCLUDE	OFFSITE
51505	PINE	21		EXCLUDE	OFFSITE
51506	OAK	18	SPECIMEN	REMOVE	IMPERMOLS
51508	CYPRESS	17	SPECIMEN	REMOVE	IMPERMOLS
51509	SBAL PALM	18		REMOVE	IMPERMOLS
51510	SBAL PALM	15		REMOVE	IMPERMOLS
51511	CYPRESS	16	SPECIMEN	REMOVE	IMPERMOLS
51512	CYPRESS	12	SPECIMEN	REMOVE	IMPERMOLS
51513	CYPRESS	29	SPECIMEN	REMOVE	IMPERMOLS
51514	SBAL PALM	13		REMOVE	IMPERMOLS
51515	CYPRESS	17	SPECIMEN	REMOVE	IMPERMOLS
51516	CYPRESS	17	SPECIMEN	REMOVE	IMPERMOLS
51517	CYPRESS	16	SPECIMEN	REMOVE	IMPERMOLS
51519	CYPRESS	20	SPECIMEN	REMOVE	IMPERMOLS
51520	CYPRESS	17	SPECIMEN	REMOVE	IMPERMOLS
51522	OAK	18	SPECIMEN	REMOVE	PERMOLS
51523	OAK	17	SPECIMEN	REMOVE	PERMOLS
51524	SBAL PALM	11		REMOVE	IMPERMOLS
51525	SBAL PALM	9		REMOVE	IMPERMOLS
51526	SBAL PALM	10		REMOVE	IMPERMOLS
51527	SBAL PALM	10		REMOVE	IMPERMOLS
51528	OAK	24	SPECIMEN	REMOVE	PERMOLS
51529	SBAL PALM	9		REMOVE	PERMOLS
51531	SBAL PALM	14		EXCLUDE	OFFSITE
51532	SBAL PALM	14		EXCLUDE	OFFSITE
51533	SBAL PALM	13		EXCLUDE	OFFSITE
51534	SBAL PALM	16		EXCLUDE	OFFSITE
51535	SBAL PALM	17		EXCLUDE	OFFSITE
51536	SBAL PALM	16		EXCLUDE	OFFSITE
51537	OAK	11		EXCLUDE	OFFSITE
51538	SBAL PALM	13		EXCLUDE	OFFSITE
51539	SBAL PALM	12		EXCLUDE	OFFSITE
51540	SBAL PALM	16		EXCLUDE	OFFSITE
51542	SBAL PALM	20		REMOVE	PERMOLS
51543	SBAL PALM	16		EXCLUDE	OFFSITE
51544	SBAL PALM	15		EXCLUDE	OFFSITE
51545	PINE	11		EXCLUDE	OFFSITE
51546	PINE	6		EXCLUDE	OFFSITE
51547	PINE	6		EXCLUDE	OFFSITE
51548	PINE	9		EXCLUDE	OFFSITE
51549	PINE	6		EXCLUDE	OFFSITE
51550	PINE	9		EXCLUDE	OFFSITE
51551	PINE	6		EXCLUDE	OFFSITE
51552	PINE	9		EXCLUDE	OFFSITE
51553	PINE	7		EXCLUDE	OFFSITE
51554	PINE	9		EXCLUDE	OFFSITE
51555	PINE	9		EXCLUDE	OFFSITE
51556	PINE	8		EXCLUDE	OFFSITE
51557	SBAL PALM	17		REMOVE	PERMOLS
51558	CYPRESS	16	SPECIMEN	REMOVE	IMPERMOLS
51559	SBAL PALM	10		EXCLUDE	OFFSITE
51560	SBAL PALM	14		EXCLUDE	OFFSITE
51561	SBAL PALM	14		EXCLUDE	OFFSITE
51562	SBAL PALM	14		EXCLUDE	OFFSITE
51563	SBAL PALM	14		EXCLUDE	OFFSITE

TREE MITIGATION CALCULATIONS: SPECIMEN TREES

1561 US-1, Ormond Beach, FL 32174
Address: Ormond Beach, FL — Date: 4/15/2025

Lot size sq ft: 107,593 — Min Trees: 71.7

acreage: 2.47 — savedtrees: 0.0

Saved trees: 0.0

SPECIMEN TREES BEING REMOVED

Caliper	Quantity	4 1/2" equiv. each	4 1/2" total	Tree fund equiv. Ea	Tree fund total
12	2	1	2	$ 307.00	$ 614.00
14	1	1	1	$ 418.00	$ 418.00
15	1	2	2	$ 460.00	$ 460.00
16	3	2	6	$ 546.00	$ 1,638.00
18	4	2	8	$ 690.00	$ 2,760.00
19	1	2	2	$ 789.00	$ 789.00
20	1	2	2	$ 863.00	$ 863.00
21	1	3	3	$ 940.00	$ 940.00
22	1	3	3	$ 1,032.00	$ 1,032.00
23	1	3	3	$ 1,120.00	$ 1,120.00
24	1	3	3	$ 1,220.00	$ 1,220.00
	TOTAL MITIGATION		35	TOTAL	$ 11,944.00

TREE MITIGATION CALCULATIONS: PROTECTED TREES

CITY OF ORMOND BEACH
TREE MITIGATION FORM

A. **Protected Trees:**

1. Number of protected trees to be removed due to impervious construction. 0 trees
2. Remainder of protected trees to be removed due to other constraints. 7 trees
3. Calculate preserved tree density. Divide preserved protected trees by total area. 0 trees/acre

Tree density less than 50 trees/acre, proceed to #4.
or
Tree density more than 50 trees/acre, proceed to #5.

4. Enter number of trees from line #1: 0 ÷ 2 = 0 trees
Enter number of trees provided in #2. + 7 trees
Protected tree mitigation total (2 ½" caliper tree minimum) Total = 7 trees

TOTAL MITIGATION COST:
7 TREES X $163 = $1,141 TREE FUND PAYMENT

5. Protected tree mitigation total
Enter number of trees from line #2
(2 ½" caliper tree minimum) Total = 7 trees

B. **Specimen Trees:**

The proposed site design must preserve and protect existing specimen trees as follows:

Number of Specimen Trees	Minimum Specimen Tree Protection Requirement
Less than (3) per acre or a portion thereof	80%
3.0 to 5.0 per acre	75%
5.1 to 8.0 per acre	50%
More than 8.0 per acre	(4) per Acre

Specimen Total 22 ÷ Total Acre 2.47 = 8.90 Trees Per Acre
4 per Acre % (percent required to save) (x) 1.00 Total Specimen Trees = 10 Min. Preservation
6 Specimen Trees Preserved

Revision 2/26/2025

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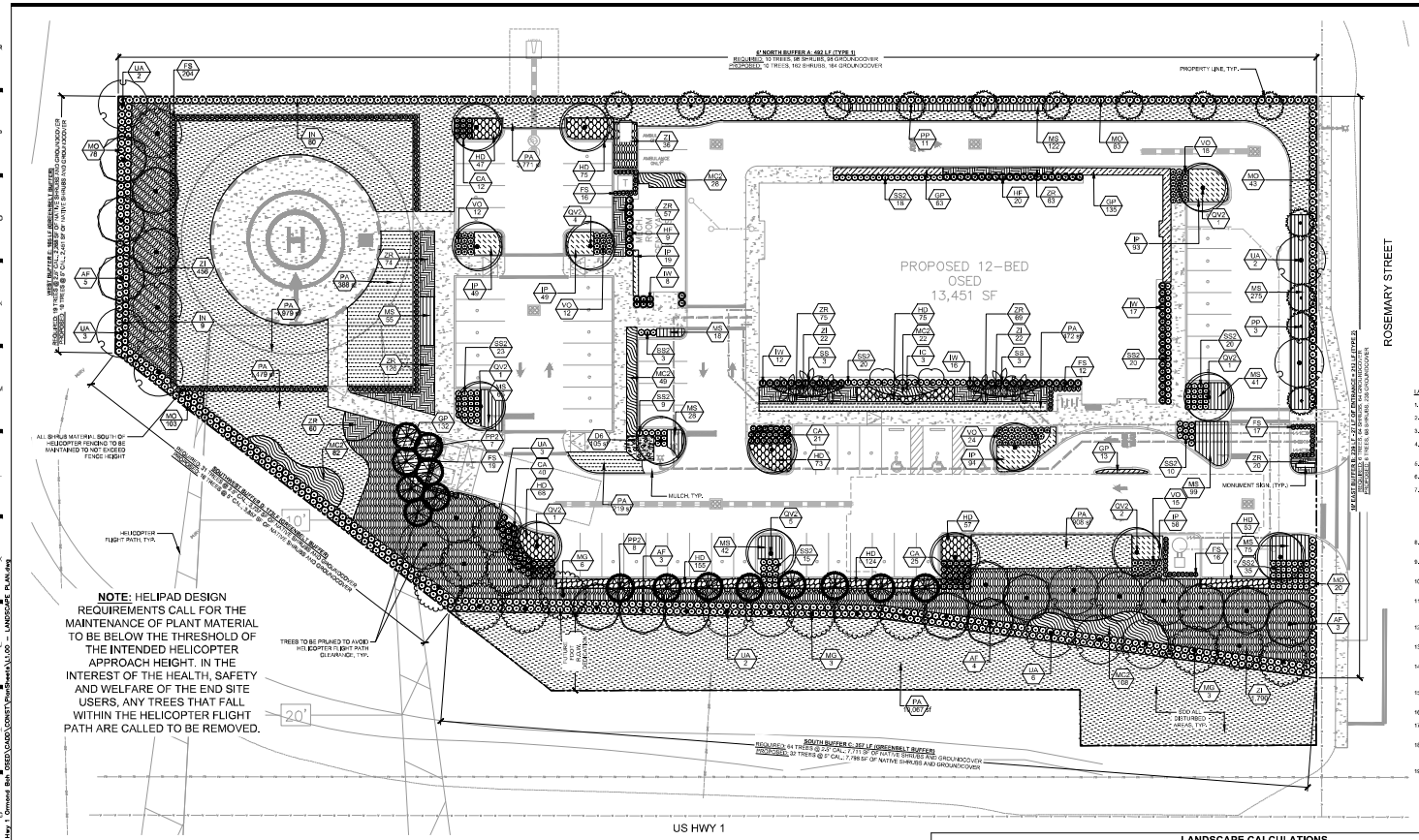
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TREE INVENTORY CHART AND CALCULATIONS

PROJ. NO. 14983019 SHEET
DRAWN NAA L0.51
9/26/2025

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	18	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	5" CAL MIN	14' HT., 6' SPR.
	MG	12	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL, FL #1	MAGNOLIA GRANDIFLORA	FG	5" CAL MIN	14' HT., 5' SPR.
	PP	14	LONGLEAF PINE STRAIGHT, SINGLE LEADER, FULL, FL #1	PINUS PALUSTRIS	FG	2.5" CAL MIN	12' HT., 4' SPR.
	PP2	18	LONGLEAF PINE STRAIGHT, SINGLE LEADER, FULL, FL #1	PINUS PALUSTRIS	FG	5" CAL MIN	14' HT., 4' SPR.
	QV2	18	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3.5" CAL MIN	12' HT., 5' SPR.
	UA	18	AMERICAN ELM STRAIGHT, SINGLE LEADER, FL #1, FULL	ULMUS AMERICANA	FG	5" CAL MIN	14' HT., 4' SPR.
PALMS							
	SS	6	CABBAGE PALMETTO STRAIGHT, BUSH, FL #1, IF CT	SABAL PALMETTO	FG	-	10' HT
UNDERSTORY TREES							
	IC	3	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASSINE	FG	3.5" CAL MIN	10' HT., 4' SPR
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	CA	66	AMERICAN BEAUTY BERRY FULL	CALLICARPA AMERICANA	3 GAL	36" HT	30" OC
	FS	264	FLORIDA PRIVET FULL	FORESTIERA SEGREGATA	7 GAL	36" HT	24" OC
	HF	26	FIREBUSH FULL	HAMELIA PATENS	3 GAL	24" HT	36" OC
	IN	89	DWARF YAUPON HOLLY FULL	ILEX VOMITORIA 'NANA'	3 GAL	24" HT	36" OC
	IW	53	RED DWARF IXORA FULL	IXORA TAIWANENSIS 'RED DWARF'	3 GAL	24" HT	36" OC
	MD	361	SWANSON'S BIGNONIA FULL	MYRCIANTHES FRAGRANS	3 GAL	24" HT	36" OC
	SS2	173	SAW PALMETTO FULL	SABAL SERRULATA	3 GAL	18" HT	30" OC
	VO	81	WALTERS VIBURNUM FULL	VIBURNUM OBOVATUM	3 GAL	24" HT	30" OC
SHRUB AREAS							
	MC2	289	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	24" HT	24" OC
	ZI	2,328	COONTIE FULL, NATIVE	ZAMIA INTEGRIFOLIA	7 GAL	24" HT	24" OC

GROUND COVERS

	DS	105 SF	3" DEPTH, PROVIDE BINDER COURSE	DECOMPOSED GRANITE	-	-	-	-
	GP	343	BLANKET FLOWER FULL	GAILLARDIA PULCHELLA	1 GAL	18" FULL	18" OC	
	HD	727	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	1 GAL	18" FULL	18" OC	
	IP	362	BEACH MORNING GLORY FULL	IPOMOEA PES-CAPRAE	1 GAL	18" FULL	18" O.C.	
	MS	820	SUNSHINE MIMOSA FULL	MIMOSA STRIGILLOSA	1 GAL	18" FULL	18" OC	
	ZR	544	RUELLEY FULL	ZEPHYRANTHES ROBUSTUS	1 GAL	18" FULL	18" OC	

SOD

	PA	23,393 SF	ARGENTINE BAHIAGRASS ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DERMIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	RED HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "ORMOND BEACH" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
TREE RATIOS 1 TREE PER 1,500 SF OF LOT AREA OR 1 TREE PER 400 SF OF LANDSCAPE AREA	TOTAL LOT AREA: 107,560 SF 107,560 SF / 1,500 SF = 72 TREES OR TOTAL LANDSCAPE AREA: 43,948 SF 43,948 SF / 400 SF = 110 TREES EXCESS OF 25% 110 TREES X 25% = 27.5 TREES = TOTAL 137.5 TREES	(17) TREES AT 2.5" CALIPER = (1 TREE CREDIT) = 17 TREES (15) TREES AT 3.5" CALIPER = (2 TREE CREDITS) = 30 TREES (50) TREES AT 5" CALIPER = (2 TREE CREDITS) = 100 TREES GRAND TOTAL = 147 TREES (133% OF TOTAL TREES REQUIRED)
NATIVE AND DROUGHT TOLERANT 50% OF ALL LANDSCAPE AREA TO BE DROUGHT TOLERANT 50% OF ALL SHRUBS AND GROUNDCOVER TO BE NATIVE SPECIES 75% OF REQUIRED TREES SHALL BE NATIVE SHADE TREES (IF CONFLICTS OCCUR WHERE SHADE TREES ARE NOT APPROPRIATE THAN A NATIVE PALM OR UNDERSTORY TREE SHALL BE PLANTED) SECTION 3-6(C)(3-4)	TOTAL TREES: 147 147 TREES X .75 = 111 TREES MIN SHALL BE NATIVE TOTAL LANDSCAPE AREA: 44,393 SF x .50 = 22,102 SF SHALL BE NATIVE AND DROUGHT TOLERANT	147 NATIVE TREES PROVIDED (100%) 44,393 SF OF NATIVE SHRUBS AND GROUNDCOVER PROVIDED (100%)
FOUNDATION PLANTING MINIMUM 5' WIDE LANDSCAPED AREA LANDSCAPED AREA SHALL CONSIST PRIMARILY OF SHRUBBERY SECTION 3-6(B)(7)	MIN. 5' WIDTH LANDSCAPE AREA LANDSCAPE AREA, PRIMARILY SHRUBBERY	SHRUBS AND GROUNDCOVER PROVIDED (PRIMARILY SHRUBS)
LANDSCAPE BUFFER REQUIREMENTS: **TYPE 1 BUFFER:** 6' MIN. WIDTH, 2 TREES PER 100 LF, 20 SHRUBS PER 100 LF, 20 GROUNDCOVER PER 100 LF **TYPE 2 BUFFER:** 10' MIN. WIDTH, 3 TREES PER 100 LF, 30 SHRUBS PER 100 LF, 30 GROUNDCOVER PER 100 LF **GREENBELT BUFFER:** 30' MIN. WIDTH, 1 TREE PER 200 SF, 60% OF TOTAL GREENBELT LANDSCAPE AREA TO BE PLANTED WITH NATIVE SHRUBS AND GROUNDCOVER SECTION 3-6(G)	**6' NORTH BUFFER A: 492 LF (TYPE 1)** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **10' EAST BUFFER B: 239 LF - 27 LF OF ENTRANCE = 212 LF (TYPE 2)** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C: 357 LF (GREENBELT BUFFER)** 64 TREES @ 2.5" CAL., 7,171 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D: 173 LF (GREENBELT BUFFER)** 31 TREES @ 2.5" CAL., 3,737 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E: 185 LF (GREENBELT BUFFER)** 19 TREES @ 2.5" CAL., 2,289 SF OF NATIVE SHRUBS AND GROUNDCOVER	**6' NORTH BUFFER A:** 10 TREES, 98 SHRUBS, 98 GROUNDCOVER **10' EAST BUFFER B:** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C:** 32 TREES @ 5" CAL., 7,199 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D:** 16 TREES @ 5" CAL., 3,857 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E:** 10 TREES @ 5" CAL., 2,451 SF OF NATIVE SHRUBS AND GROUNDCOVER
VUA LANDSCAPING REQUIREMENT: INTERIOR LANDSCAPE TO BE NO LESS THAN 10% OF VUA MIN. 1 HARDWOOD TREE AT 3.5" CAL. MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES SECTION 3-6(C)(6)	SITE VUA: 35,719 SF 35,719 SF X 10% = 3,572 SF VUA LANDSCAPE AREA REQUIRED 1 TREE PER ISLAND X 16 ISLANDS = 16 HARDWOOD TREES REQUIRED MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES	A: 183 SF B: 312 SF C: 475 SF D: 176 SF E: 165 SF F: 39 SF G: 407 SF H: 554 SF I: 294 SF J: 492 SF K: 163 SF L: 289 SF M: 1,169 SF N: 215 SF O: 299 SF P: 39 SF Q: 221 SF R: 167 SF S: 283 SF T: 169 SF U: 1,541 SF TOTAL: 7,749 SF (208%) 16 HARDWOOD TREES MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE, BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC, WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DECEASED, UNTRESSED DEAD, OR REJECTED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II" STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITHIN NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED TO THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REFER AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

GRAPHIC SCALE IN FEET
0 10 20 40

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AdventHealth Orlando
ORMOND BEACH OSED

Hunton Brady ARCHITECTS

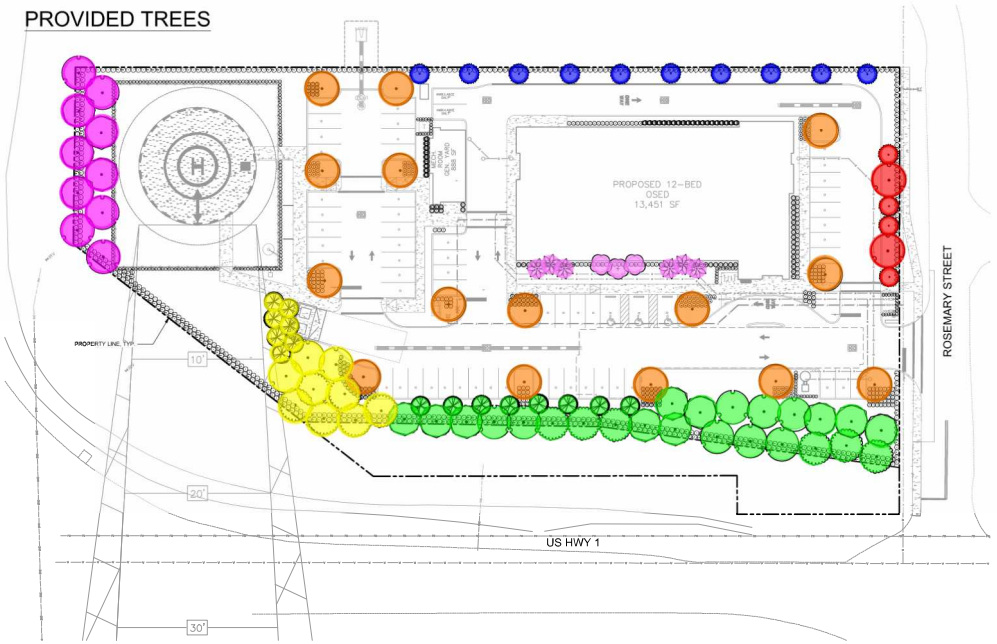
DATE	SUBMISSION	NO.

OVERALL LANDSCAPE PLAN

PROJ. NO. 149633019 SHEET
DRAWN NAA L1.00
9/26/2025

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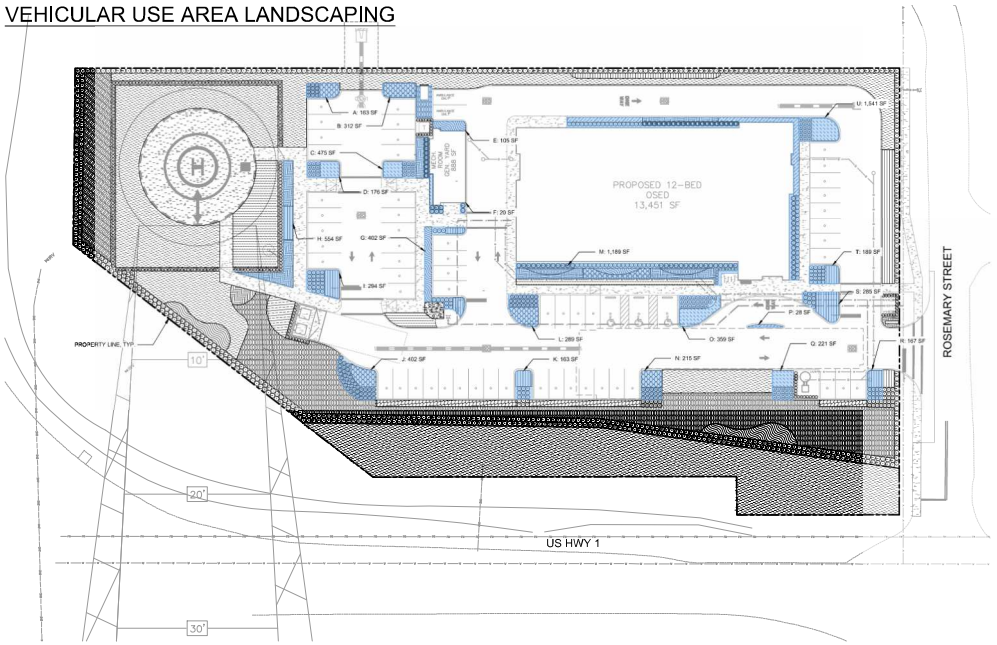
PROVIDED TREES



LEGEND

- NORTH LANDSCAPE BUFFER
- EAST LANDSCAPE BUFFER
- SOUTH LANDSCAPE BUFFER
- SOUTHWEST LANDSCAPE BUFFER
- WEST LANDSCAPE BUFFER
- VEHICULAR USAGE AREA
- UNDERSTORY

VEHICULAR USE AREA LANDSCAPING



LEGEND

- VEHICULAR USAGE AREA LANDSCAPING

LANDSCAPE CALCULATIONS

PER "ORMOND BEACH" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
TREE RATIOS 1 TREE PER 1,000 SF OF LOT AREA OR 1 TREE PER 400 SF OF LANDSCAPE AREA	TOTAL LOT AREA: 107,580 SF 107,580 SF / 1,000 SF = 72 TREES OR TOTAL LANDSCAPE AREA: 43,046 SF 43,046 SF / 400 SF = 110 TREES EXCESS OF 25% *(110 TREES x 25% = 27.5 TREES = TOTAL 137.5 TREES	(17) TREES AT 2.5" CALIPER = (1 TREE CREDIT) = 17 TREES (15) TREES AT 3.5" CALIPER = (2 TREE CREDITS) = 30 TREES (99) TREES AT 5" CALIPER = (1 TREE CREDITS) = 100 TREES GRAND TOTAL = 147 TREES (133% OF TOTAL TREES REQUIRED)
NATIVE AND DROUGHT TOLERANT 50% OF ALL LANDSCAPE AREA TO BE DROUGHT TOLERANT 50% OF ALL SHRUBS AND GROUNDCOVER TO BE NATIVE SPECIES 75% OF REQUIRED TREES SHALL BE NATIVE SHADE TREES (IF CONFLICTS OCCUR WHERE SHADE TREES ARE NOT APPROPRIATE THAN A NATIVE PALM OR UNDERSTORY TREE SHALL BE PLANTED) SECTION 3-03(C)(1)-(4)	TOTAL TREES: 147 147 TREES X .75 = 111 TREES MIN SHALL BE NATIVE TOTAL LANDSCAPE AREA: 44,383 SF x .50 = 22,192 SF SHALL BE NATIVE AND DROUGHT TOLERANT	147 NATIVE TREES PROVIDED (100%) 44,383 SF OF NATIVE SHRUBS AND GROUNDCOVER PROVIDED (100%)
FOUNDATION PLANTING MINIMUM 5' WIDE LANDSCAPED AREA LANDSCAPED AREA SHALL CONSIST PRIMARILY OF SHRUBBERY SECTION 3-03(C)(7)	MIN. 5' WIDTH LANDSCAPE AREA LANDSCAPE AREA, PRIMARILY SHRUBBERY	SHRUBS AND GROUNDCOVER PROVIDED (PRIMARILY SHRUBS)
LANDSCAPE BUFFER REQUIREMENTS: **TYPE 1 BUFFER:** 5' MIN. WIDTH, 2 TREES PER 100 LF, 20 SHRUBS PER 100 LF, 20 GROUNDCOVER PER 100 LF **TYPE 2 BUFFER:** 10' MIN. WIDTH, 3 TREES PER 100 LF, 30 SHRUBS PER 100 LF, 30 GROUNDCOVER PER 100 LF **GREENBELT BUFFER:** 30' MIN. WIDTH, 1 TREE PER 300 SF, 80% OF TOTAL GREENBELT LANDSCAPE AREA TO BE PLANTED WITH NATIVE SHRUBS AND GROUNDCOVER SECTION 3-09(D)	**A' NORTH BUFFER A: 482 LF (TYPE 1)** 10 TREES, 96 SHRUBS, 96 GROUNDCOVER **10' EAST BUFFER B: 233 LF - 27 LF OF ENTRANCE = 212 LF (TYPE 2)** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C: 327 LF (GREENBELT BUFFER)** 64 TREES @ 2.5" CAL., 7,711 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D: 173 LF (GREENBELT BUFFER)** 41 TREES @ 2.5" CAL., 3,731 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E: 165 LF (GREENBELT BUFFER)** 12 TREES @ 2.5" CAL., 2,266 SF OF NATIVE SHRUBS AND GROUNDCOVER	**A' NORTH BUFFER A:** 10 TREES, 96 SHRUBS, 96 GROUNDCOVER **10' EAST BUFFER B:** 6 TREES, 64 SHRUBS, 64 GROUNDCOVER **SOUTH BUFFER C:** 32 TREES @ 5" CAL., 7,788 SF OF NATIVE SHRUBS AND GROUNDCOVER **SOUTHWEST BUFFER D:** 16 TREES @ 5" CAL., 3,837 SF OF NATIVE SHRUBS AND GROUNDCOVER **WEST BUFFER E:** 12 TREES @ 5" CAL., 2,401 SF OF NATIVE SHRUBS AND GROUNDCOVER
VUA LANDSCAPING REQUIREMENT: INTERIOR LANDSCAPE TO BE NO LESS THAN 10% OF VUA MIN. 1 HARDWOOD TREE AT 3.0" CAL MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES SECTION 3-03(C)(6)	SITE VUA: 39,719 SF 39,719 SF X 10% = 3,972 SF VUA LANDSCAPE AREA REQUIRED 1 TREE PER ISLAND X 15 ISLANDS = 15 HARDWOOD TREES REQUIRED MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES	A: 163 SF B: 312 SF C: 475 SF D: 178 SF E: 105 SF F: 29 SF G: 402 SF H: 554 SF I: 284 SF J: 402 SF K: 163 SF L: 289 SF M: 1,189 SF N: 215 SF O: 359 SF P: 29 SF Q: 221 SF R: 167 SF S: 289 SF T: 189 SF U: 1,541 SF TOTAL: 7,749 SF (200%) 15 HARDWOOD TREES MIN. VARIETY OF 3 LIVING PLANT MATERIALS APART FROM TREES

GRAPHIC SCALE IN FEET
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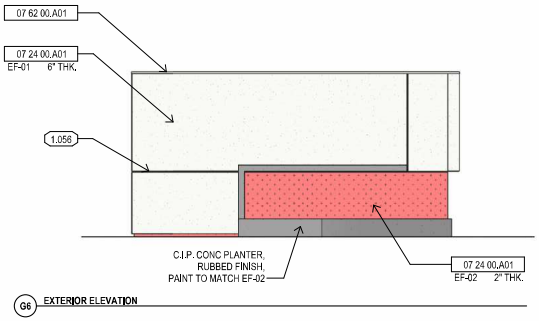
DATE	SUBMISSION	NO.

LANDSCAPE EXHIBIT PLAN

PROJ. NO. 149833019 SHEET
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9/26/2025
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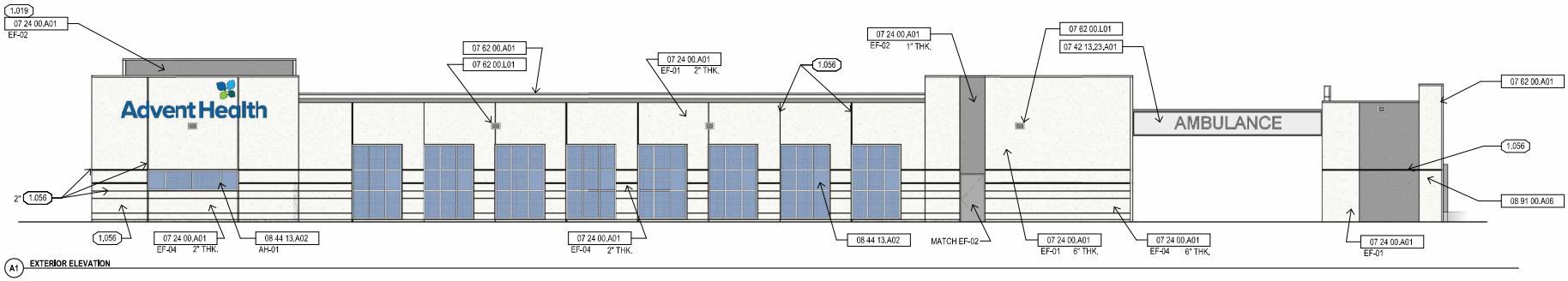
Plotted By:Adell, Nora Sheet Set:AdventHealth Ormond Beach OSED Layout:L1.01 September 26, 2025 10:26:51am V:\Jax_Civil\149833019 - 401 Hwy 1, Ormond Bch OSED\CADD\CONST\PlotSheets\L1.00 - LANDSCAPE PLAN.dwg



G6 EXTERIOR ELEVATION



G11 EXTERIOR ELEVATION



A1 EXTERIOR ELEVATION

EXTERIOR FINISH LEGEND		
	07 24 00.A01 EF-01	exterior insulation and finish system
	07 24 00.A01 EF-02	exterior insulation and finish system
	07 24 00.A01 EF-03	exterior insulation and finish system
	07 24 00.A01 EF-04	exterior insulation and finish system

MATERIAL NOTES

07 24 00.A01	exterior insulation and finish system
07 42 13.23.A01	metal composite material panel
07 62 00.A01	metal coping
07 62 00.L01	metal scupper
08 44 13.A02	hurricane resistant glazed aluminum curtain wall system
08 91 00.A06	stationary impact resistant hurricane louver

GENERAL NOTES

1.019	screen wall
1.056	reveal

EXTERIOR ELEVATIONS

0' 4' 8' 16'

AdventHealth

ORMOND BEACH OSED 12 BED | ORMOND BEACH, FLORIDA

H-24103.00
07/23/25

Hunton Brady ARCHITECTS

Planning Board minutes from November 13, 2025

ITEM:

PZ-2025-169(B)

Advent Health Off-Site Emergency Department
Issuance of a Development Order

Recommended for Approval (5-0)

V. APPROVAL OF MINUTES

October 09, 2025

Mr. Jorczak moved to approve the October 09, 2025 Minutes. Mr. Gentry seconded the motion. The minutes were unanimously approved (5-0).

VI. PLANNING DIRECTOR'S REPORT

No Report.

VII. PUBLIC HEARINGS

A. PZ-2025-169(A), Advent Health Offsite Emergency Department, Zoning Map Amendment, 1561 North U.S. Highway 1

Mr. Steven Spraker, Planning Director, introduced the item as a zoning map amendment and the issuance of a development order for the Advent Health Off-Site Emergency Department. He stated that two items will be presented together and require separate Planning Board votes. Mr. Spraker continued that the first agenda item is the zoning map amendment that provides the framework for the development order. He displayed a location map showing the property at 1561 North U.S. Highway 1. Mr. Spraker explained that the property has a "Low Intensity Commercial" land use and B-7, Highway Tourist Commercial zoning designation. He stated the Site Plan Review Committee recommended approval of the zoning map amendment.

Mr. Spraker reviewed the issuance of the development order. He explained that the property is 2.47 acres and proposes a 13,451-square-foot building, a heliport, and associated site improvements. He added that the project is a redevelopment and is within the state Brownfield program. Mr. Spraker continued that the Florida Department of Transportation is planning to take additional right-of-way from the property for the upcoming interchange improvements.

Mr. Spraker stated that the project has certain requests that the Site Plan Review Committee has determined upon. The first determination concerns the landscape buffer within the Greenbelt area. The North U.S. Highway 1 frontage requires a 36'-wide buffer, and Interstate 95 requires 60'-buffer. Mr. Spraker displayed exhibits of the Greenbelt buffer and stated that the Site Plan Review Committee recommends approval of the request. He continued, explaining that a second determination is the type of fencing for the area around the heliport. Mr. Spraker stated that at the Site Plan Review Committee, the proposed chain-link fencing was recommended for denial. He expressed that the Site Plan Review Committee understands that the applicant has consented to a simulated wrought-iron fence that complies with the Land Development Code requirements.

Mr. Spraker stated that a third determination was the height of the site signage at 12', whereas the Land Development Code requires 8'. The applicant indicated that the additional height is needed based on corporate and use identification. He stated that the Site Plan Review Committee recommended denial of the 12'-signage height with a 2-1 vote. Mr. Spraker stated that the final determination was for wall signage. He stated that the Land Development Code allows two signs at 146.25-square-feet, and the applicant is requesting five signs at 472.28-square-feet. Mr. Spraker stated that the Site Plan Review Committee recommends approval of the request.

DRAFT

Mr. Spraker presented the project elevations and stated that the Site Plan Review Committee recommends approval of the project, subject to resolution of the outstanding comments.

Board Questions

Mr. Railsback asked if any signs along North U.S. Highway 1 are more than eight (8) feet in height. Mr. Spraker responded that there are existing signs taller than eight feet. He continued that a majority of the properties in this area were developed in unincorporated Volusia County. He explained that as the city has entered into the Interlocal Service Boundary Agreement with Volusia County, the Greenbelt standards apply. Mr. Spraker concluded that existing non-conforming signs can remain until they are either destroyed or removed.

Mr. Gentry sought to verify that there are no other signs of the proposed permitted height. Mr. Spraker responded that the sign height would require public hearing approval and that, if the Planning Board believes that the sign is appropriate given the use, they can recommend approval.

Applicant's Presentation

Ms. Jessica Gow, Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, introduced the project team in attendance. Ms. Gow reviewed the project's site plan. She explained that a key aspect of the project is the landscaping and the impact of the right-of-way taking to improve the interchange. Ms. Gow stated that this is a fantastic redevelopment in this corridor near the interchange. She detailed that there is a need for this type of emergency medical use and reviewed the closest existing emergency facilities. She stated that the property owners believe that this is a key corridor for locating medical services. Ms. Gow stated that the project would plant the same amount of landscaping as if a full buffer width were available.

Ms. Gow discussed the former gas station's use on the property. She stated that the project is participating in the Brownfield program with the Florida Department of Environmental Protection. She noted that the Brownfield program seeks to assist in the redevelopment of sites that have perceived or have had actual contamination. She stated that the project, along with the interchange improvements, can be a catalyst for redevelopment in the North U.S. 1 corridor.

Ms. Gow reviewed the fencing around the helipad and stated that the property owner has agreed to use a black aluminum fence rather than a chain-link fence.

Ms. Gow reviewed a PowerPoint slide regarding the proposed site signage. She stated that the sign's height is needed for visibility from the interchange and from U.S. Highway 1 as emergency vehicles and patients descend. She stated that a large percentage of emergency visits are brought there in their own vehicles. Ms. Gow indicated that they understood the staff's position on the sign, and expressed that this site is unique, with a lot of other signage within the corridor. She added that the sign's height is not out of character for the area and is consistent with similar facilities across the state.

Board Questions

Mr. Gentry inquired if the sign shown on the slide was eight or twelve feet in height. Ms. Gow responded that the slide was designed to show twelve feet, but that it is not a scaled exhibit.

Mr. Jorczak asked where the helicopter would be based. He stated that he was interested in the heliport's location next to a high-traffic area.

Jarrod Stubbs, Project Engineer, Kimley-Horn, Inc., 1530 Cornerstone Boulevard, Daytona Beach, replied that the helicopter would be parked at this location from time to time, but is generally located at a full hospital for Advent Health. Mr. Stubbs reviewed the heliport permitting and stated that the permits are under review by the Federal Aviation Administration.

Mr. Railsback asked if there was a planned traffic signal for the project. Mr. Spraker answered that there is not, and how the intersection would not meet the spacing requirements from the interchange for a traffic signal. Ms. Gow added that compared to the allowable uses in the zoning district, the proposed use is a lower trip generator.

Vice Chair Shull asked if the building was one or two-stories. Ms. Gow confirmed that the building is one-story and has some height based on the façade.

Vice Chair Shull inquired about stormwater provision. Mr. Stubbs reviewed the stormwater management plan and responded that there is an underground exfiltration system. He added that the drainage design has been permitted and approved by the St. John's River Water Management District, and that the Florida Department of Transportation has its permit ready, pending city approval.

Vice Chair Shull asked Chairman Thomas if he desired to lead the meeting. Chairman Thomas stated that Vice Chair Shull can continue to chair the meeting.

Audience Comments

Ms. Colleen McMahon, Carrollwood, Ormond Beach, inquired about helicopter operations if the Ormond Beach airport tower closes at 7:00 p.m. Ms. Gow responded that when a local airport shuts down, other regional towers would still operate to ensure flight control and pathways remain safe.

Vice Chair Shull brought it back up to the Board for questions and comments.

Board Comments

Chairman Thomas discussed the helicopters' locations and the tower coverage. He stated that, regarding the site sign, if you have ever been in an emergency situation, you need all the help you can get, including signage. Chairman Thomas stated he had no objections to the site signage request. He expressed appreciation for the applicant's decision to switch to a simulated wrought iron fence around the heliport.

Mr. Gentry concurred on the site signage and stated that visibility is a key factor.

Mr. Jorczak stated he concurred with the other Board members. He stated that anything that makes it easier to get in and out of the facility is a positive step toward safety. Mr. Jorczak was encouraged by the redevelopment of the property and the great improvement.

Mr. Railsback asked if the amount of sign square footage on the building is being considered. Other Board members responded that they were also considering the proposed wall signage. Mr. Railsback indicated that he is supportive of the project.

Vice Chair Shull wanted to ensure that the landscaping is not hindering site visibility to the sign. The applicant confirmed that the landscaping would not block the signage.

DRAFT

Chairman Thomas encouraged the use of more holly trees. He stated that he is interested in a landscape design similar to the storage facility at West Granada Boulevard and Old Kings Road.

Vice Chair Shull brought it up to the Board and entertained a motion.

Mr. Jorczak motioned to approve PZ-2025-169(A), Advent Health Offsite Emergency Department, Zoning Map Amendment, 1561 North U.S. Highway 1. Chairman Thomas seconded the motion. Mr. Spraker confirmed that the motion intends to approve the site signage at twelve feet per the Board's discussion. The Board affirmed that was the intent. The vote was called, and the motion was approved (5-0).

B. PZ-2025-169(B), Advent Health Offsite Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1

Vice Chair Shull brought it up to the Board and entertained a motion.

Chairman Thomas motioned to approve PZ-2025-169(B), Advent Health Offsite Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1. Mr. Jorczak seconded it. Mr. Spraker confirmed that the motion intends to approve the site signage at twelve feet in height per the Board's discussion. The vote was called, and the motion was approved (5-0).

C. PZ-2025-200, Hull Road Contractor Storage, Special Exception for Outdoor Activity and Storage, 829 and 835 Hull Road

Mr. Steven Spraker, Planning Director, explained that this is an application for a Special Exception to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road. The property is zoned I-1, Light Industrial and has a Light Industrial land use. He stated that the outdoor storage/activity is allowed as a Special Exception use within the I-1, Light Industrial zoning district. The subject property was previously approved for a RV and Boat storage facility by the Site Plan Review Committee as an administrative approval. Mr. Spraker explained that the RV and Boat storage project went to construction, but construction was abandoned, and the project was eventually sold to the current applicant.

Mr. Spraker continued that the applicant purchased the property and is seeking a contractor's yard associated with his business. The application proposes an eight (8') foot high fence (PVC along the Hull Road frontage), as well as an 8'-fence surrounding the property. Mr. Spraker stated that the following items will be stored on-site: (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers. He stated that the materials would not exceed the height of the fence.

Mr. Spraker explained that there was a conversation with a resident today who expressed concerns with the state of the property. Mr. Spraker stated that the resident believes that there was dumping on the property. Mr. Spraker verified that staff visited the site and observed the dumping. He explained that staff spoke to the applicant, who stated that their company is not dumping and that they have been trying to remove material from the site. Mr. Spraker suggested potential options with the applicant for blocking access, either through a silt fence or a temporary chain-link

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2025-40

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 1561 NORTH U.S. HIGHWAY 1, TO BE KNOWN AS THE "ADVENT HEALTH OFF-SITE EMERGENCY DEPARTMENT"; AUTHORIZING THE REDEVELOPMENT OF THE PROPERTY FOR A MEDICAL USE; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

   None. This is an application submitted by Kimley-Horn and Associates, Inc., on behalf of the property owner, Memorial Health Systems, Inc., for the issuance of a development order at 1561 North U.S. Highway 1. The Advent Health Off-Site Emergency Department (OSED) Planned Business Development seeks to allow an approximately 13,451 square foot building and associated site improvements under certain conditions on 2.47 acres.

4. Any additional information the City determines may be useful.

   (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the

chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

No business impacts proposed. The item was advertised in newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.E.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Ordinances
Subject	Land Development Code Amendment, Home Occupations		
Recommended Action	The Planning Board recommended **APPROVAL** to the City Commission to amend (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory Uses, subsection (t), Home occupations of the Land Development Code to update the regulations for home-based businesses based upon Section 559.955, Florida Statutes.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory Uses, subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

House Bill 403 amended Section 559.955 of the Florida Statutes prohibiting local governments from taking certain actions relating to the licensure and regulation of home-based businesses; specifying conditions under which a business is considered a home-based business; authorizing home-based businesses to operate in areas zoned for residential use; specifying that home-based businesses are subject to certain business taxes; authorizing the prevailing party in such challenge to recover specified attorney fees and costs, etc. The Land Development Code amendments align the City's Land Development Code with Section 559.955 of the Florida Statutes.

The Planning Board reviewed the Land Development Code amendments at the November 13, 2025, meeting and recommended approval (4-1).

Financial Impact

None

Citizen Impact

The purpose of the Land Development Code amendment is to amend the regulation of home-based businesses to be consistent with Section 559.955 of the Florida Statutes.

Attachments

1. 25-41 Planning - LDC Amendments, Section 1-22 and 2-50 - Home Occupations
2. 11.13.2025, Section 2-50, Home Occupations, PB Staff Report
3. Ordinance BIE, LDC Amendment, HBB

ORDINANCE NO. 2025-41

AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE III, GENERAL REGULATIONS, SECTION 2-50, ACCESSORY USES, SUBSECTION (T) HOME OCCUPATIONS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* TO UPDATE THE REGULATIONS FOR HOME OCCUPATIONS BASED UPON SECTION 559.955, FLORIDA STATUTES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, this is an administrative request to amend Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words of the Land Development Code and Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory uses, Subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes; and

WHEREAS, the local planning agency, being the Planning Board of the City of Ormond Beach, conducted a public hearing on November 13, 2025, on the requested amendment and made recommendations thereon to the City Commission; and

WHEREAS, all applicable notice requirements of Section 166.041(3)(a), *Florida Statutes*, have been complied with; and

WHEREAS, for the purposes of this Ordinance, <u>underlined type</u> constitutes additions to the original text and ~~strikethrough~~ shall constitute deletions to the original text; and

WHEREAS, the City Commission finds the amendment to be consistent with the provisions of the *Comprehensive Plan* of the City of Ormond Beach, and in the overall best interest of the public health, safety and welfare; now therefore,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. Section 1-22, Definition of terms and words, of Article III, Definitions and Acronyms, of Chapter 1, General Administration, of the City of Ormond Beach *Land Development Code*, is hereby amended to the following:

Hog farm… (No change in existing text) …

Home ~~occupation~~ <u>-based business</u> means an accessory use, conducted for profit, at a residential dwelling unit conducted by a resident who lives in the dwelling. The home ~~occupation~~ <u>-based business</u> is to be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.

Horse riding stables… (No change in balance of existing text) …

SECTION TWO. Section 2-50, Accessory uses, Subsection (t), Home Occupations of Article III, General Regulations, of Chapter 2, District and General Regulations of the City of Ormond Beach *Land Development Code*, is hereby amended to the following:

(t) ~~*Home occupations.* Home occupations are to be conducted entirely within a dwelling unit, and/or accessory buildings, and/or accessory structure and are subject to the following regulations:~~

~~(1) *Permitted home occupations.*~~

~~a. Professional and business office activities that do not involve clients, customers, or employees visiting the premises except as otherwise provided by this Land Development Code.~~

b. Customary hobby crafts produced at home by residents and shall be sold off-site only. Such hobby crafts may include, but are not limited to needlework, woodworking (excluding furniture) or visual arts.

c. Instruction such as, but not limited to, nonamplified musical instrument, dance, tennis, art instruction, tutoring, etc.; and swimming instruction (excluding water survival instruction, which shall require a conditional use approval), subject to the following conditions:

1. Days of operation: Monday through Saturday.

2. Hours of operation: 9:00 a.m. to 4:00 p.m.

3. Number of people: No more than three (3) people shall receive swimming instructions at the same time.

d. Cottage food sales as allowed in F.S. § 500.80.

(2) *Prohibited home occupations*. The following shall be prohibited as home occupations: motor vehicle, boat and small engine repair, on-site customer sales and/or delivery of product, upholstering, welding, photography studio, amplified music instruction, and outdoor repair of vehicles or storage of items.

(3) *Restrictions*. Home occupations are permitted as an accessory use in all residential zones and subject to the following restrictions:

a. The home occupation shall be clearly incidental and subordinate to the residential use and shall under no circumstances change the residential character of the dwelling.

b. Lessons shall be limited to five (5) days a week, a maximum of six (6) hours a day.

c. There shall be no employment or help other than members of the resident family and one (1) clerical employee.

d. Multifamily dwelling units shall be limited to professional and business office uses, hobby crafts produced at home by residents and cottage food sales.

e. There shall be no on-site customer sales and/or delivery of products at the residence.

f. For instructional home occupational uses the following conditions shall apply:

1. Lessons shall be limited to five (5) days a week, a maximum of six (6) hours a day.

2. Any musical instrument lessons must be provided inside the residential structure.

g. No vehicular traffic shall be generated by the home occupation in greater volumes than would normally be generated by the dwelling unit.

h. Commercial vehicles may be allowed subject to the restrictions outlined in subsection (g) of this section.

i. Other than office supplies, there shall be no visible outside storage of tools, machinery, equipment, etc. in size or number beyond that customarily found in a residence.

j. In any advertisements for the business, the applicant cannot include the residential address of the business.

k. One (1) nonilluminated on-premises sign, not to exceed one and one-half (1½) square feet in area is allowed provided it is mounted flat against the front wall of the dwelling or accessory structure used for the home occupation. For single-family homes of five (5) acres or greater, one (1) nonilluminated on-premises sign, not to exceed two (2) square feet in area is allowed provided it is mounted flat against the wall of the dwelling or accessory structure used for the home occupation.

k. No equipment shall be used in the home occupation that creates fire hazards, electrical interference, noise, vibration, glare, fumes or odors detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises, unless authorized by the FCC.

l. Any violation of these regulations may result in the revocation of any home occupation permit, in addition to any other remedy for such violation provided by this Land Development Code.

m. A business tax receipt is required.

(4) *Procedural requirements*. The applicant shall submit the following information for review prior to issuance of a home occupation approval and business tax receipt:

a. Letter that describes the proposed home occupation in detail including:

1. Type of business;

2. Type of supplies and materials required to be maintained on-site in order to conduct the home occupation;

~~3. Number of members of the resident family involved in the home occupation;~~

~~4. Outside clerical staff involved in home occupation;~~

~~5. Days and hours of operation;~~

~~6. Floor area used in dwelling unit and/or accessory buildings and/or structures for the home occupation including active and storage areas.~~

~~b. Dimensional site plan of property that shows location and size of dwelling and all accessory buildings and structures on site.~~

~~c. Dimensional floor plan that identifies rooms in a dwelling unit and/or accessory buildings and/or structures to be used for the home occupation with floor area or size of each.~~

~~d. If use is a food cottage, describe the types of food being prepared, food storage and preparation area and location for food cottage sales.~~

~~e. Notarized letter of approval for the home occupation from the property owner and/or property manager if the location is tenant occupied.~~

~~(5) *Expiration.* The home occupation and business tax receipt shall expire on September 30 of each year and shall be subject to the same renewal requirements as specified in chapter 12 of the Code of Ordinances and the Florida Statutes with regard to renewal of the business tax receipt.~~

~~(6) *Nontransferability.* A home occupation approval shall not be transferred to another person through the sale, lease or rental of the property on which the home occupation is located or in any other manner.~~

~~(7) *Revocation of approval.* Any violation of these regulations may result in the revocation of any home occupation permit, in addition to any other remedy for such violation provided for by this Land Development Code and the Florida Statutes with regard to renewal of the business tax receipt.~~

Home-based business. Home-based businesses are allowed within any zoning district as an accessory use where residential uses are allowed. Home-based businesses are required to obtain a home-based business tax receipt and operate within compliance of Section 559.955, Florida Statutes, as amended. The standards for home-based businesses are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood of the city's residential zoning districts.

(1) *Procedural requirements.* The applicant shall submit the following information for review prior to issuance of a home-based business approval and business tax receipt:

a. Letter that describes the proposed home-based business in detail including:

1. Type of business;
2. Type of supplies and materials required to be maintained on-site in order to conduct the home-based business;
3. Number of family members who reside at the residence and are involved in the home-based business;
4. Outside clerical staff involved in the home-based business;
5. Days and hours of operation;
6. Floor area used in dwelling unit and/or accessory buildings and/or structures for the home-based business including active and storage areas.

b. Dimensional site plan of property that shows location and size of dwelling and all accessory buildings and structures on-site.

c. Dimensional floor plan that identifies rooms in a dwelling unit and/or accessory buildings and/or structures to be used for the home-based business with floor area or size of each.

d. If the use is a food cottage, describe the types of food being prepared, food storage and preparation area and location for food cottage sales.

e. Notarized letter of approval for the home-based business from the property owner and/or property manager if the location is tenant-occupied.

(2) *Conditions*: Home-based businesses are subject to the following regulations and conditions:

(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.

(b) Parking related to the business activities of the home-based business must comply with the requirements of this Land Development Code that are applicable to other residential properties within the same zoning classification and the need for parking may not be greater in volume than would normally be at a similar residence where no business is conducted. This includes the operation or parking of vehicles and trailers. Any vehicles or trailers used in connection with the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surface of the residence.

(c) Outside storage of materials and equipment must comply with Sections 2-50(x) and (bb) of this Land Development Code. Heavy equipment, as defined by Section 559.955, Florida Statutes, shall be restricted to the rear and side yard and screened with a solid fence and/or landscaping so that such heavy equipment is not visible from any public right-of-way or adjoining lot.

(d) External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property.

(e) The home-based business must conduct retail transactions within the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

(f) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(g) Hours of operation may be limited and the city may require additional information on structural design and site arrangement, to ensure the compatibility of the development with existing and proposed uses in the surrounding area.

(h) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(i) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(j) The application of this section does not supersede local laws, ordinances or land development regulations related to transient lodging establishments as defined in this Land Development Code and Florida Statutes.

(k) A home-based business requires an Ormond Beach Certificate of Use and business tax receipt and is subject to all other applicable City of Ormond Beach Code of Ordinances and Land Development Code regulations.

(l) Any business that does not meet the definition of a home-based business in Section 559.955, Florida Statutes, is not considered a home-based business and is not permitted to operate in a residential zoning district.

(m) One (1) nonilluminated on-premises sign, not to exceed one and one-half (1½) square feet in area is allowed provided it is mounted flat against the front wall of the dwelling or accessory structure used for the home-based business. For single-family homes of five (5) acres or greater, one (1) nonilluminated on-premises sign, not to exceed two (2) square feet in area is allowed, provided it is mounted flat against the wall of the dwelling or accessory structure used for the home-based business.

(3) *Expiration.* The home-based business and business tax receipt shall expire on September 30 of each year and shall be subject to the same renewal requirements as specified in chapter 12 of the Code of Ordinances and the Florida Statutes with regard to renewal of the business tax receipt.

(4) *Nontransferability.* A home-based business approval shall not be transferred to another person through the sale, lease, or rental of the property on which the home-based business is located or in any other manner.

(5) *Revocation of approval.* Any violation of these regulations may result in the revocation of any home-based business permit, in addition to any other remedy for such violation provided for by this Land Development Code and the Florida Statutes with regard to renewal of the business tax receipt.

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

SECTION FOUR. In the event any word, phrase, clause, sentence, paragraph, term, or provision of this Ordinance shall be held to be invalid by a court of competent jurisdiction, such judicial determination shall not affect any other word, clause, phrase, sentence, paragraph, term or provision, of this Ordinance, and the remainder of this Ordinance shall remain in full force and effect.

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

PASSED UPON at the first reading of the City Commission, this 16th day of December 2025.

PASSED UPON at the second and final reading of the City Commission, this 20th day of January 2026.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

PLANNING BOARD
STAFF REPORT
Land Development Code (LDC) Amendments
Home Occupations (Home-Based Businesses)
Project Number: PZ-2025-205

PLANNING BOARD DATE:	November 13, 2025
TENTATIVE CITY COMMISSION DATES:	December 16, 2025 (1st Reading) January 20, 2026 (2nd Reading)
APPLICANT:	Administrative
PROJECT NUMBER:	PZ-2025-205
SUBJECT:	Land Development Code amendment, Home occupations: Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words, and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50(t), Home occupations
PLANNING STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Steven Spraker, AICP, Planning Director Robin Gawel, Senior Planner

SECTION 1, INTRODUCTION: This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50(t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

SECTION 2, BACKGROUND: House Bill 403 amended Section 559.955 of the Florida Statutes prohibiting local governments from taking certain actions relating to the licensure and regulation of home-based businesses; specifying conditions under which a business is considered a home-based business; authorizing home-based businesses to operate in areas zoned for residential use; specifying that home-based businesses are subject to certain business taxes; authorizing the prevailing party in such challenge to recover specified attorney fees and costs, etc. Section 559.955 of the Florida Statutes is provided as Attachment 1. Based on the requirements in the Florida Statutes, the regulations in Section 2-50(t) Home occupations of the Land Development Code need to be updated.

SECTION 3, ANALYSIS: The purpose of the Land Development Code amendment is to amend the regulation of home-based businesses to be consistent with Section 559.955 of the Florida Statutes. The proposed Land Development Code amendments are included in Attachment 2.

Section 2-50(t), Home occupations of the Land Development Code provides permitted home occupations as: (a) professional and business office, (b) customary hobby crafts, (c) instructional activities, and (d) cottage food sales. Section 559.955 of the Florida Statutes provides the following regulations:

1. F.S. 559.955 (1): Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.
2. F.S. 559.955 (3): establishes home-based business criteria.
3. F.S. 559.955 (3a): Allows up to two non-household employees.
4. F.S. 559.955 (3b): Parking must be consistent with local zoning requirements. Local governments may regulate the parking or storage of heavy equipment at businesses that are visible from the street or neighboring property.
5. F.S. 559.955 (3c): As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property.
6. F.S. 559.955 (3d): The activities of the home-based business are secondary to the property's use as a residential dwelling.
7. F.S. 559.955 (3e): The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
8. F.S. 559.955 (3f): All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.
9. F.S. 559.955 (4): Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.
10. F.S. 559.955 (5a): Florida Statute section does not supersede Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.
11. F.S. 559.955 (5b): Florida Statute section does not supersede Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.

The proposed Land Development Code amendments seek to:

1. Amend the definition title of home occupation to home-based business.
2. Delete Section 2-50(t), Home occupations of the Land Development Code in its entirety.
3. Establish procedural requirements.
4. Establish conditions based on the Florida Statutes conditions.
5. Establish a yearly expiration, as with all business tax receipts.
6. Establish that home-based businesses cannot be transferred.
7. Establish a revocation subsection if the business violates the Land Development Code and the Florida Statutes.

The primary change in the amendment is the conditions, which are based in Section 559.955 of the Florida Statutes.

SECTION 4, CONCLUSION:

Section 1-15(e) of the Land Development Code requires certain criteria that must be evaluated before the adoption of a Land Development Code amendment when making their recommendation, as follows:

1. The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.

No development is proposed as part of the proposed amendment. This is an administrative amendment to amend the regulations for home-based businesses to be consistent with Section 559.955 of the Florida Statutes. The amendment will not create undue crowding beyond the conditions normally permitted in the zoning district, nor will it adversely affect public health, safety, welfare, or quality of life.

2. The proposed development is consistent with the Comprehensive Plan.

The proposed Land Development Code amendment is consistent with the Comprehensive Plan. Objective 2.1 of the Future Land Use Element of the Comprehensive Plan discusses the need to update Land Development Code regulations.

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.

The proposed Land Development Code amendment does not approve any site-specific development and will not have an adverse impact on environmentally sensitive lands. This is an administrative amendment to amend the regulations for home-based businesses to be consistent with Section 559.955 of the Florida Statutes.

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 Land Development Code amendment does not approve any site-specific development and will not have any impacts on surrounding properties. All future home-based businesses shall comply with the Florida Statutes and applicable City of Ormond Beach Land Development Code regulations.

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.**

   This is an administrative amendment to amend the regulations for home-based businesses to be consistent with Section 559.955 of the Florida Statutes. The proposed amendment would not have a negative impact on public facilities.

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.**

   No development is proposed as part of the amendment. The application pertains to an administrative Land Development Code amendment in order to maintain consistency with Florida Statutes.

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

   No development is proposed as part of the amendment. This is an administrative amendment to amend the regulations for home-based businesses to be consistent with Section 559.955 of the Florida Statutes.

8. **The proposed development provides for the safety of occupants and visitors.**

   No development is proposed as part of the amendment. This is an administrative amendment to amend the regulations for home-based businesses to be consistent with Section 559.955 of the Florida Statutes.

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

   No development is proposed as part of the amendment. This is an administrative amendment to amend the regulations for home-based businesses to be consistent with Section 559.955 of the Florida Statutes.

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 5, RECOMMENDATION: It is recommended that the Planning Board **APPROVE** amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50(t), Home occupations to update the regulations for home-based businesses based upon Section 559.955, Florida Statutes as shown in Attachment 2.

Attachments:

Attachment 1: Section 559.955, Florida Statutes
Attachment 2: Proposed Land Development Code amendments

ATTACHMENT 1

Section 559.955,
Florida Statutes

Select Year: 2025 Go

The 2025 Florida Statutes

Title XXXIII
REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS

Chapter 559
REGULATION OF TRADE, COMMERCE, AND INVESTMENTS, GENERALLY

View Entire Chapter

559.955 Home-based businesses; local government restrictions.—

(1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.

(2) A home-based business that operates from a residential property as provided in subsection (3):

(a) May operate in an area zoned for residential use.

(b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government's jurisdiction, except as otherwise provided in this section.

(c) Is only subject to applicable business taxes under chapter 205 in the county and municipality in which the home-based business is located.

(3) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:

(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.

(b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.

(c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

(d) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local

regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(4) Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.

(5) The application of this section does not supersede:

(a) Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.

(b) Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.

History.—s. 1, ch. 2021-202.

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ATTACHMENT 2

Propose Land Development Code Amendments

- Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words, and
- Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, (t) Home occupation

Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words

Hog farm…(No change in existing text)…

Home ~~occupation~~ based business means an accessory use, conducted for profit, at a residential dwelling unit conducted by a resident who lives in the dwelling. The home ~~occupation~~ based business is to be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.

Horse riding stables…(No change in balance of existing text)…

Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50(t), Home occupations

(t) ~~*Home occupations*. Home occupations are to be conducted entirely within a dwelling unit, and/or accessory buildings, and/or accessory structure and are subject to the following regulations:~~

~~(1) *Permitted home occupations.*~~

~~a. Professional and business office activities that do not involve clients, customers, or employees visiting the premises except as otherwise provided by this Land Development Code.~~

~~b. Customary hobby crafts produced at home by residents and shall be sold off-site only. Such hobby crafts may include, but are not limited to needlework, woodworking (excluding furniture) or visual arts.~~

~~c. Instruction such as, but not limited to, nonamplified musical instrument, dance, tennis, art instruction, tutoring, etc.; and swimming instruction (excluding water survival instruction, which shall require a conditional use approval), subject to the following conditions:~~

~~1. Days of operation: Monday through Saturday.~~

~~2. Hours of operation: 9:00 a.m. to 4:00 p.m.~~

~~3. Number of people: No more than three (3) people shall receive swimming instructions at the same time.~~

~~d. Cottage food sales as allowed in F.S. § 500.80.~~

~~(2) *Prohibited home occupations*. The following shall be prohibited as home occupations: motor vehicle, boat and small engine repair, on-site customer sales and/or delivery of product, upholstering, welding, photography studio, amplified music instruction, and outdoor repair of vehicles or storage of items.~~

~~(3) *Restrictions*. Home occupations are permitted as an accessory use in all residential zones and subject to the following restrictions:~~

a. The home occupation shall be clearly incidental and subordinate to the residential use and shall under no circumstances change the residential character of the dwelling.

b. Lessons shall be limited to five (5) days a week, a maximum of six (6) hours a day.

c. There shall be no employment or help other than members of the resident family and one (1) clerical employee.

d. Multifamily dwelling units shall be limited to professional and business office uses, hobby crafts produced at home by residents and cottage food sales.

e. There shall be no on-site customer sales and/or delivery of products at the residence.

f. For instructional home occupational uses the following conditions shall apply:

1. Lessons shall be limited to five (5) days a week, a maximum of six (6) hours a day.

2. Any musical instrument lessons must be provided inside the residential structure.

g. No vehicular traffic shall be generated by the home occupation in greater volumes than would normally be generated by the dwelling unit.

h. Commercial vehicles may be allowed subject to the restrictions outlined in subsection (g) of this section.

i. Other than office supplies, there shall be no visible outside storage of tools, machinery, equipment, etc. in size or number beyond that customarily found in a residence.

j. In any advertisements for the business, the applicant cannot include the residential address of the business.

k. One (1) nonilluminated on-premises sign, not to exceed one and one-half (1½) square feet in area is allowed provided it is mounted flat against the front wall of the dwelling or accessory structure used for the home occupation. For single-family homes of five (5) acres or greater, one (1) nonilluminated on-premises sign, not to exceed two (2) square feet in area is allowed provided it is mounted flat against the wall of the dwelling or accessory structure used for the home occupation.

k. No equipment shall be used in the home occupation that creates fire hazards, electrical interference, noise, vibration, glare, fumes or odors detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises, unless authorized by the FCC.

l. Any violation of these regulations may result in the revocation of any home occupation permit, in addition to any other remedy for such violation provided by this Land Development Code.

m. A business tax receipt is required.

(4) *Procedural requirements.* The applicant shall submit the following information for review prior to issuance of a home occupation approval and business tax receipt:

a. Letter that describes the proposed home occupation in detail including:

~~1. Type of business;~~

~~2. Type of supplies and materials required to be maintained on-site in order to conduct the home occupation;~~

~~3. Number of members of the resident family involved in the home occupation;~~

~~4. Outside clerical staff involved in home occupation;~~

~~5. Days and hours of operation;~~

~~6. Floor area used in dwelling unit and/or accessory buildings and/or structures for the home occupation including active and storage areas.~~

~~b. Dimensional site plan of property that shows location and size of dwelling and all accessory buildings and structures on-site.~~

~~c. Dimensional floor plan that identifies rooms in a dwelling unit and/or accessory buildings and/or structures to be used for the home occupation with floor area or size of each.~~

~~d. If use is a food cottage, describe the types of food being prepared, food storage and preparation area and location for food cottage sales.~~

~~e. Notarized letter of approval for the home occupation from the property owner and/or property manager if the location is tenant occupied.~~

~~(5) *Expiration.* The home occupation and business tax receipt shall expire on September 30 of each year and shall be subject to the same renewal requirements as specified in chapter 12 of the Code of Ordinances and the Florida Statutes with regard to renewal of the business tax receipt.~~

~~(6) *Nontransferability.* A home occupation approval shall not be transferred to another person through the sale, lease or rental of the property on which the home occupation is located or in any other manner.~~

~~(7) *Revocation of approval.* Any violation of these regulations may result in the revocation of any home occupation permit, in addition to any other remedy for such violation provided for by this Land Development Code and the Florida Statutes with regard to renewal of the business tax receipt.~~

Home-based business. Home-based businesses are allowed within any zoning district as an accessory use where residential uses are allowed. Home-based businesses are required to obtain a home-based business tax receipt and operate within compliance of Section 559.955, Florida Statutes, as amended. The standards for home-based businesses are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood of the city's residential zoning districts.

(1) *Procedural requirements.* The applicant shall submit the following information for review prior to issuance of a home-based business approval and business tax receipt:

a. Letter that describes the proposed home-based business in detail including:

1. Type of business;

2. Type of supplies and materials required to be maintained on-site in order to conduct the home-based business;

3. Number of family members who reside at the residence and are involved in the home-based business;

4. Outside clerical staff involved in the home-based business;

5. Days and hours of operation;

6. Floor area used in dwelling unit and/or accessory buildings and/or structures for the home-based business including active and storage areas.

b. Dimensional site plan of property that shows location and size of dwelling and all accessory buildings and structures on-site.

c. Dimensional floor plan that identifies rooms in a dwelling unit and/or accessory buildings and/or structures to be used for the home-based business with floor area or size of each.

d. If the use is a food cottage, describe the types of food being prepared, food storage and preparation area and location for food cottage sales.

e. Notarized letter of approval for the home-based business from the property owner and/or property manager if the location is tenant-occupied.

(2) *Conditions*: Home-based businesses are subject to the following regulations and conditions:

(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.

(b) Parking related to the business activities of the home-based business must comply with the requirements of this Land Development Code that are applicable to other residential properties within the same zoning classification and the need for parking may not be greater in volume than would normally be at a similar residence where no business is conducted. This includes the operation or parking of vehicles and trailers. Any vehicles or trailers used in connection with the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surface of the residence.

(c) Outside storage of materials and equipment must comply with Sections 2-50(x) and (bb) of this Land Development Code. Heavy equipment, as defined by Section 559.955, Florida Statutes, shall be restricted to the rear and side yard and screened with a solid fence and/or landscaping so that such heavy equipment is not visible from any public right-of-way or adjoining lot.

(d) External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the

neighborhood. As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property.

(e) The home-based business must conduct retail transactions within the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

(f) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(g) Hours of operation may be limited and the city may require additional information on structural design and site arrangement, to ensure the compatibility of the development with existing and proposed uses in the surrounding area.

(h) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(i) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(j) The application of this section does not supersede local laws, ordinances or land development regulations related to transient lodging establishment as defined in this Land Development Code and Florida Statutes.

(k) A home-based business requires an Ormond Beach Certificate of Use and business tax receipt and is subject to all other applicable City of Ormond Beach Code of Ordinances and Land Development Code regulations.

(l) Any business that does not meet the definition of a home-based business in Section 559.955, Florida Statutes, is not considered a home-based business and is not permitted to operate in a residential zoning district.

(m) One (1) nonilluminated on-premises sign, not to exceed one and one-half (1½) square feet in area is allowed provided it is mounted flat against the front wall of the dwelling or accessory structure used for the home-based business. For single-family homes of five (5) acres or greater, one (1) nonilluminated on-premises sign, not to exceed two (2) square feet in area is allowed, provided it is mounted flat against the wall of the dwelling or accessory structure used for the home-based business.

(3) *Expiration.* The home-based business and business tax receipt shall expire on September 30 of each year and shall be subject to the same renewal requirements as specified in chapter 12 of the Code of Ordinances and the Florida Statutes with regard to renewal of the business tax receipt.

(4) *Nontransferability.* A home based business approval shall not be transferred to another person through the sale, lease or rental of the property on which the home based business is located or in any other manner.

(5) *Revocation of approval.* Any violation of these regulations may result in the revocation of any home based business permit, in addition to any other remedy for such violation provided for by this Land Development Code and the Florida Statutes with regard to renewal of the business tax receipt.

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2025-41

AN ORDINANCE AMENDING CHAPTER 1, GENERAL ADMINISTRATION, ARTICLE III, DEFINITIONS AND ACRONYMS, SECTION 1-22, DEFINITION OF TERMS AND WORDS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* AND CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, ARTICLE III, GENERAL REGULATIONS, SECTION 2-50, ACCESSORY USES, SUBSECTION (T) HOME OCCUPATIONS OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE* TO UPDATE THE REGULATIONS FOR HOME OCCUPATIONS BASED UPON SECTION 559.955, FLORIDA STATUTES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

   This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory uses, Subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory uses, Subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory uses, Subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory uses, Subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

   None. This is an application for administrative Land Development Code amendments to (1) Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words and (2) Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory uses, Subsection (t), Home occupations to update the regulations for home occupations based upon Section 559.955, Florida Statutes.

4. Any additional information the City determines may be useful.

(This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

No business impacts proposed. The item was advertised in newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.F.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Resolution
Subject	829 & 835 Hull Road, Hull Road Contractor's Storage, Special Exception		
Recommended Action	The Planning Board recommended that the City Commission **APPROVE** the Special Exception application to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road, subject to the resolution of the outstanding Site Plan Review Committee comments.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is a Special Exception application from Vadim Abuzov to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road.

The property is zoned I-1, Light Industrial. The outdoor storage/activity is allowed as a Special Exception use within the I-1, Light Industrial zoning district. The subject property was previously approved for RV and Boat storage by the Site Plan Review Committee as an administrative approval. The RV and Boat storage project went to construction, but construction was abandoned, and the project was eventually sold to the current applicant.

The applicant owns Fences and Pavers by Design and is seeking a contractor’s yard associated with the business. The application proposes an eight (8') foot high fence (PVC) along Hull Road with the following items stored on-site: (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers. The materials would not exceed the height of the fence.

The Planning Board reviewed the application at the November 13, 2025, meeting and recommended approval of the Special Exception application.

Financial Impact

None

Citizen Impact

The site is zoned industrially, and the use is allowed with a Special Exception application. There are no residential uses abutting the property, and no citizen impacts are anticipated. There was a discussion regarding flooding in the Hull Road area at the Planning Board meeting. The project is providing a stormwater management system per the Land Development Code for the hard-surface area planned for the site.

Attachments

1. 25-203 Planning 829 & 835 Hull Road, Contractor's Storage Special Exception (P25-0181G)
2. Planning - 829 &835 Hull Road, Special Exception Development Order
3. Exhibit A, 829&835 Hull Road Legal Description
4. Exhibit B, SPRC Comments
5. Exhibit C, Conditions, 835 Hull Road
6. Exhibit D, Site plans
7. 11.13.2025 835 Hull Road, PB Staff Report (8.5X11)
8. 11.13.2025, Draft Planning Board minutes, 835 Hull Road SE

RESOLUTION NO. 2025-203

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A SPECIAL EXCEPTION FOR OUTDOOR ACTIVITY AND STORAGE FOR "HULL ROAD CONTRACTOR STORAGE" LOCATED AT 829 AND 835 HULL ROAD, LOCATED WITHIN THE I-1, LIGHT INDUSTRIAL ZONING DISTRICT, TO ALLOW OUTDOOR STORAGE AND ACTIVITY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Vadim Abuzov (the "Applicant") has applied for a Special Exception for outdoor activity and storage under certain conditions for the storage of materials associated with a contractor's storage use and to complete all associated site improvements required on that real property located at 829 and 835 Hull Road, Ormond Beach, Florida 32174 ("the Property"), and

WHEREAS, the property at 829 and 835 Hull Road was previously approved for an RV and Boat storage use that went to construction and has been abandoned, and

WHEREAS, the said application is in compliance with the provisions of the Ormond Beach *Land Development Code* (the "*Land Development Code*") and the general laws of Florida, and

WHEREAS, the Planning Board held a public hearing on November 13, 2025, regarding this matter as required by Chapter 1, Article II, Section 1-15(c)(5), of the *Land Development Code* and provided a recommendation of the application, and

WHEREAS, the City Commission has duly held a public hearing on the application and has considered the testimony and evidence presented, and

WHEREAS, the City Commission 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

WHEREAS, based upon all of the foregoing and in consideration thereof, the City Commission finds that:

(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 I-1, Light Industrial 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;

(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. 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;

(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

now therefore,

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

SECTION ONE. The above recitals are true and correct and are incorporated herein by reference.

SECTION TWO. The Mayor and the City Manager are hereby authorized and directed to execute a Development Order for a Special Exception regarding the Property by

authorizing outdoor activity and storage under certain conditions for the storage of materials associated with a contractor's storage use and to complete all associated site improvements on that real property located at 829 and 835 Hull Road, Ormond Beach, Florida 32174, as described in the Special Exception Development Order, a copy of which is attached hereto and incorporated herein by reference.

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

APPROVED AND AUTHENTICATED this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Vadim Abuzov
	Application No.	PZ-2025-200
	Project Name:	"Hull Road Contractor Storage"
	Property Address:	829 and 835 Hull Road, Ormond Beach, Florida 32174
	Parcel ID Nos.:	4238-10-03-0020 and 4238-10-03-0010

SPECIAL EXCEPTION DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on December 16, 2025, and the City Commission having considered those items as required by Section 1-18(b) 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 I-1, Light Industrial 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;

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of Vadim Abuzov for a Special Exception to authorize outdoor storage and activity under certain conditions for the storage of materials associated with a contractor's storage use and to complete all associated site improvements required on that real property located at 829 and 835 Hull Road, Ormond Beach, Florida 32174, as described and depicted on Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of the *Land Development Code* shall be complied with at all times;

2. The outstanding comments from the Site Plan Review Committee list in Exhibit "B" shall be satisfied;

3. Full and complete compliance with the Special Exception Conditions attached as Exhibit "C"; and

4. Full and complete compliance with the Site Plans attached as Exhibit "D".

B. No material change shall be made to the final plans attached as Exhibit "D" and incorporated herein by reference for this Special Exception without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval of this Special Exception Development Order.

C. All site construction activity shall be performed in strict compliance with the terms and conditions of this Special Exception and of the *Land Development Code*.

D. If the final plan approval lapses under the provisions of Section 1-14(3)(c) of the *Land Development Code* before the Special Exception permit can be established, a new application for a Special Exception Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

E. In the event the use of the land approved by this Special Exception Development Order is abandoned for a period of two (2) years before any permit has been issued hereunder this Special Exception Development Order shall automatically become void, and a new application for a Special Exception Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating if the Special Exception is not in compliance with Section 1-14, or with the conditions provided in Exhibit "C" of the Special Exception Development Order. In the event a Neighborhood

Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for a hearing before the City's Special Master.

G. In the event a building permit has not been issued within twenty-four (24) months, which date shall be December 16, 2027, then this Special Exception Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II, Section 1-14(3), of the *Land Development Code*. If a building or site engineering permit is issued on or before December 16, 2027, the project shall be vested.

H. This Special Exception Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of Vadim Abuzov and shall be binding upon Vadim Abuzov, his successors and assigns, and shall run with the real property described and depicted in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID Nos.: 4238-10-03-0020 and 4238-10-03-0010).

ORDERED this 16th day of December, 2025.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
JASON LESLIE
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

LEGAL DESCRIPTION

From A1A Survey, Inc., 829 Hull Road – Parcel ID: 4238-10-03-0020 and 835 Hull Road - Parcel ID: 4238-10-03-0010

LEGAL DESCRIPTION:

(PARCEL ID: 4238-10-03-0010, OFFICIAL RECORDS BOOK 5844, PAGE 3764)

PARCEL 1, BLOCK 3, TOMOKA HIGHTS UNRECORDED PLAT 115.

LEGAL DESCRIPTION:

(PARCEL ID: 4238-10-03-0020, OFFICIAL RECORDS BOOK 7548, PAGE 1555)

PARCEL 1 (FEE SIMPLE ESTATE):
LOT 2, BLOCK 3, OF AN UNRECORDED PLAT OF TOMOKA HEIGHTS, A SUBDIVISION OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

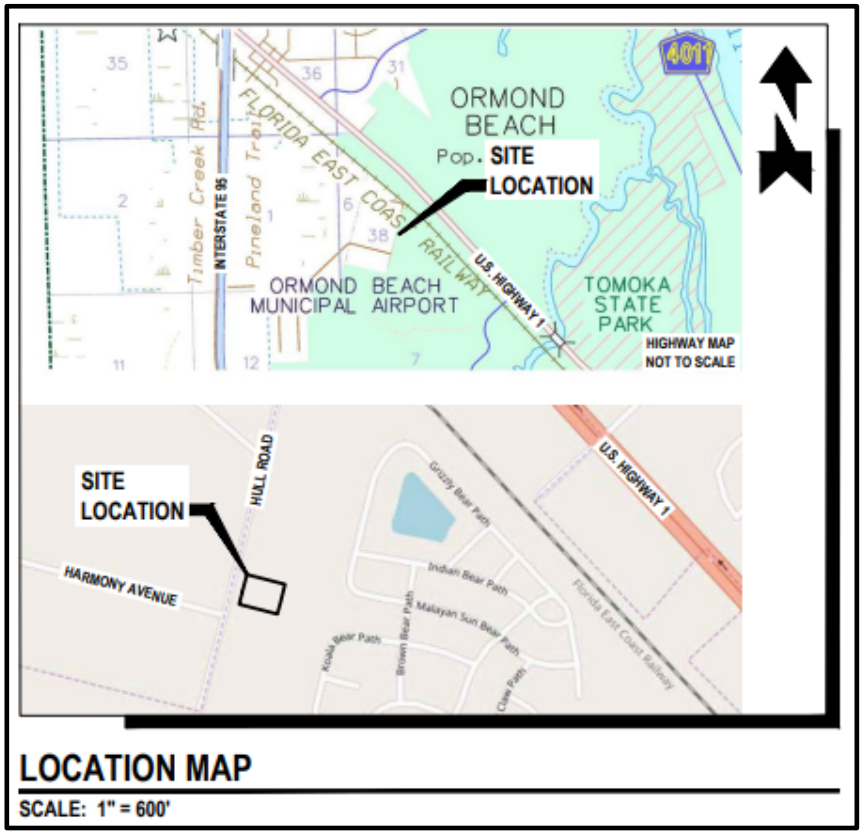
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75°43'32" EAST, A DISTANCE OF 1600.00 FEET FROM THE SOUTHWESTERLY CORNER OF THE GEORGE ANDERSON GRANT AS A POINT OF REFERENCE; THENCE NORTH 14°28'17" EAST, A DISTANCE OF 1790.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 14°28'17" EAST, A DISTANCE OF 75.0 FEET; THENCE SOUTH 75°43'32" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 14°28'17" WEST, A DISTANCE OF 75.0 FEET; THENCE NORTH 75°43'32" WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE REFERRED TO THE MERCATOR EAST GRID AZIMUTH.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE:

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER PALMETTO ROAD, MAGNOLIA ROAD, WILD OLIVE ROAD, ROSETTA ROAD AND HOLLY STREET, AS DESCRIBED IN DEED TO FLORIDA POWER AND LIGHT COMPANY, ET AL, RECORDED IN OFFICIAL RECORDS BOOK 98, PAGE 1240, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS VACANT LAND.

Map of Area



PARCEL IDS:	4238-10-03-0020 and 4238-10-03-0010
OWNER:	VADIM ABUZOV
APPLICANT:	VADIM ABUZOV
SPECIAL EXCEPTION ADDRESS:	829 AND 835 HULL ROAD, ORMOND BEACH, FLORIDA 32174

Outstanding Site Plan Review Committee comments

PLAN CORRECTIONS REPORT (SPRC-2025-000075)

eReview Session for SPRC Review v.2

FILES: 10.15.2025 - Vinyl Fence Exhibit.pdf
10.15.25 Site Plan Drawings - Hull Road Contractor Storage.pdf
Site Plan Drawings - Hull Road Contractor Storage.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Sarah.Motes	The gate shall be designed to match the 8' tall vinyl fence and cannot be the corrugated metal. Please update	10/17/2025 5:33 pm	10.15.25 Site Plan Drawings - Hull Road Contractor Storage.pdf	6
Peter Youssef	The proposed driveway shown in sheet 7 seems to be interfering with the existing swale. Please provide a culvert pipe under the proposed driveway so as not to block the flow line within the R/W.	10/21/2025 8:56 pm	10.15.25 Site Plan Drawings - Hull Road Contractor Storage.pdf	2

EXHIBIT "C"

829 & 835 Hull Road
Hull Road Contractor Storage
Special Exception Conditions

1. **Use allowed.** Outdoor activity and storage for contractor storage.

2. **Project size.** Total project size is approximately 0.77 acres.

3. **Lot combination.** A lot combination of 829 and 835 Hull Road into one parcel is required.

4. **Fencing.** The fencing along Hull Road is to be a PVC vinyl fence eight feet (8') in height. The remainder of the site is to be fenced with a corrugated metal fence eight feet (8') in height. Other fencing types around the property (not the Hull Road frontage) are permitted.

5. **Storage.** No material stored on-site shall exceed the fence height of eight (8') feet. The application has provided a list of materials and equipment to be stored, including (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers.

6. **Landscape Plan.** The landscape plan in Exhibit "D" shall be installed and maintained at ll times.

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	GRADING AND DRAINAGE PLAN
8	CROSS SECTIONS
9	CITY DETAILS AND NOTES
10	MAINTENANCE OF TRAFFIC
11	LANDSCAPE PLAN
12	IRRIGATION PLAN
13	LANDSCAPE AND IRRIGATION DETAILS AND NOTES
13.1	IRRIGATION DETAILS
14	OVERSIZED TRUCK TURN

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, INCLUDING THE NORTHWESTERLY 1/2, OF WILD OLIVE, BEING 25 FEET OF AN UNRECORDED PLAT OF TOMOKA HEIGHTS, A SUBDIVISION OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED, TO-WIT:

COMMENCE AT A POINT IN THE SOUTHERLY LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75°43'32" EAST, A DISTANCE OF 1600.00 FEET FROM THE SOUTHWESTERLY CORNER OF THE GEORGE ANDERSON GRANT AS A POINT OF REFERENCE; THENCE NORTH 14°28'17" EAST, A DISTANCE OF 1790.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HULL ROAD (TOMOKA AIRPORT ROAD, UN-RECORED 100.00 FOOT RIGHT-OF-WAY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 14°28'17" EAST, A DISTANCE OF 175 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 75°42'17" EAST, A DISTANCE OF 225.00 FEET; THENCE PARALLEL TO AFOREMENTIONED EASTERLY RIGHT-OF-WAY, HULL ROAD, SOUTH 14°28'17" WEST, A DISTANCE OF 175.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7548, PAGE(S) 1555, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 17°42'17" WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED ABOVE LAND CONTAINS 39,373 ± OR 0.90 ± ACERS

PROJECT STATEMENT

PROPOSE A SECURED CONSTRUCTION MATERIAL AND EQUIPMENT STORAGE FACILITY. THE SITE IS 0.774 ACRES WITH 0.377 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-21-006
FDEP 10/2 SELF-CERTIFICATION (STORMWATER)	0398713001EG

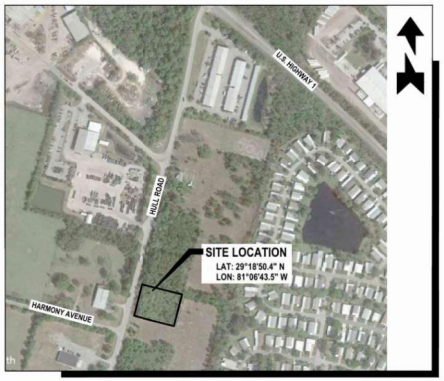
THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN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

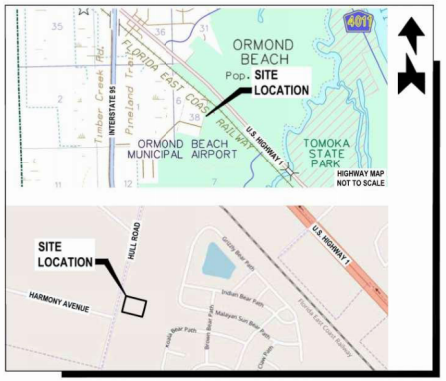
SITE CONSTRUCTION PLANS FOR

HULL ROAD CONTRACTOR STORAGE

SECTION 38, TOWNSHIP 14 S, RANGE 32 E
38-14-32-10-03-0010 & 38-14-32-10-03-0020
835 HULL ROAD
ORMOND BEACH, FL 32174
NOVEMBER 2020
REVISED OCTOBER 2025



AERIAL MAP
SCALE: 1" = 300'



LOCATION MAP
SCALE: 1" = 600'



FLOOD ZONE MAP — FLOOD ZONE "X"
SCALE: 1" = 800'



ZONING MAP — ZONING : I-1 (LIGHT INDUSTRIAL)
SCALE: 1" = 300'



SOILS MAP — SOIL TYPES: (29) IMMOKALEE SAND
SCALE: 1" = 500'

PROJECT No. 2020-267

PROJECT TEAM

PROPERTY OWNER & APPLICANT:	B MILL INC 384 MUDDY CREEK LN ORMOND BEACH, FL 32174 PHONE: (386) 679-7677 EMAIL: BRIAN@AIRONEHEATANDCOOL.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
SURVEYOR:	A1A SURVEYING, INC. 555 W GRANADA BOULEVARD, SUITE 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

PLANNING & 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

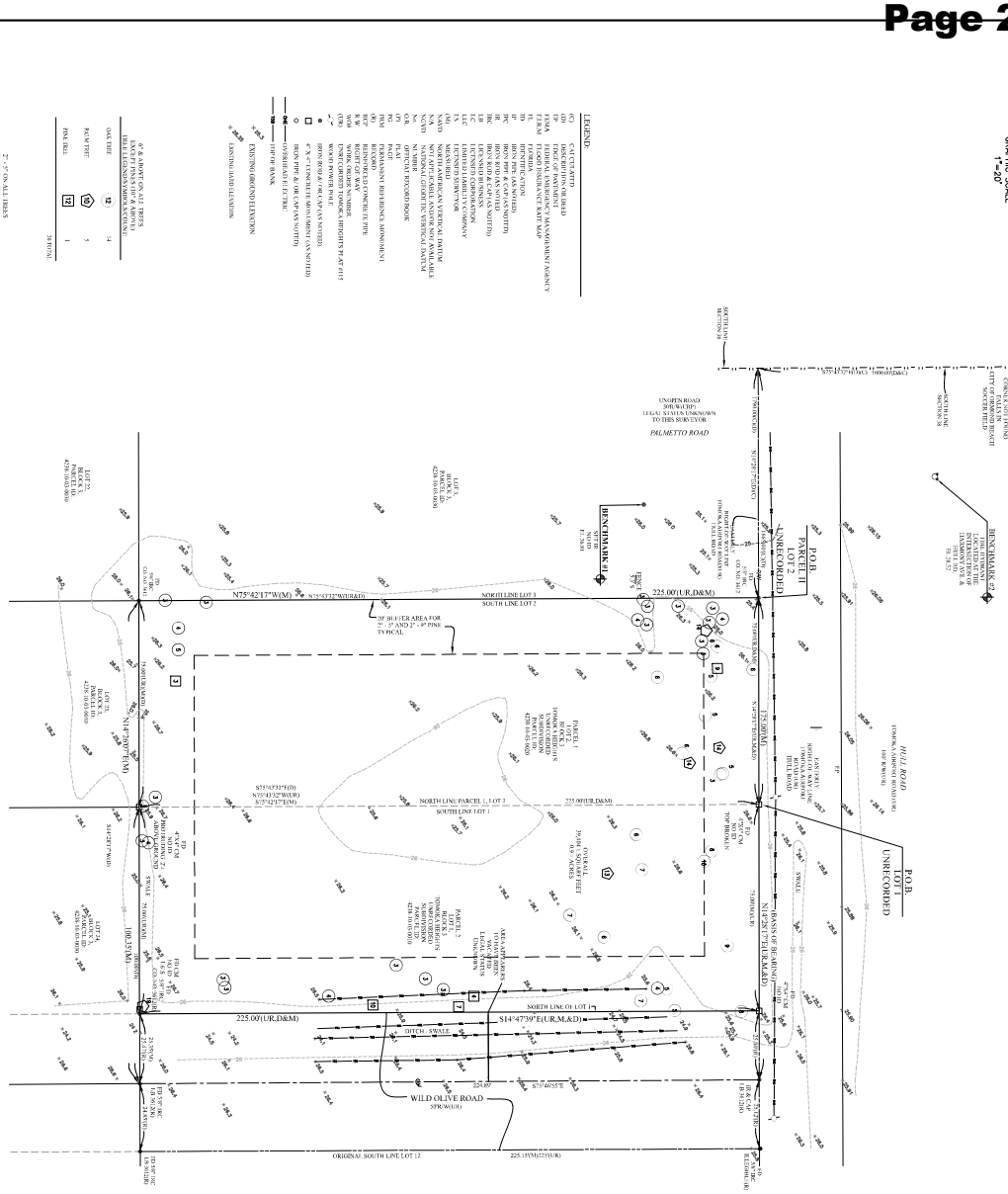


1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-2794
www.NewkirkEngineering.com
L.C.A. 26000
L.C.B. 26000594
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Civil Engineering
Transportation, ICI&I
Landscape Architecture
NEWKIRK ENGINEERING INC

HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER

1



LEGAL DESCRIPTION:

(PARCEL ID: 4238-10-05-0010, OFFICIAL RECORDS BOOK 5844, PAGE 3764)

PARCEL 1, BLOCK 3, TOMOKA HEIGHTS UNRECORDED PLAT 115.

LEGAL DESCRIPTION:

(PARCEL ID: 4238-10-05-0020, OFFICIAL RECORDS BOOK 5844, PAGE 3555)

PARCEL 2, LESS SAMPLE ESTATES:

LOT 2, BLOCK 3, OF THE UNRECORDED PLAT OF TOMOKA HEIGHTS, A SUBDIVISION IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 33 EAST, SOUTH 87°42'27" EAST, A DISTANCE OF 1800.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10, SAID POINT BEING ALSO THE REFERENCE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 14°29'47" EAST, A DISTANCE OF 1980.41 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 75°42'17" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 225.00 FEET; THENCE SOUTH 14°29'47" WEST, A DISTANCE OF 716.7 FEET; THENCE NORTH 75°42'17" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 14°29'47" EAST, A DISTANCE OF 716.7 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE REFERRED TO THE MERIDIAN EAST GRID AZIMUTH.

GENERAL NOTES:

1. BROKEN STRUCTURE (BS) 1.25'E** TO ALONG THE EASTERLY LINE OF HULL ROAD, VOLUSIA COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF TOMOKA HEIGHTS UNRECORDED PLAT #115, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA, PER DEED RECORDED IN OFFICIAL RECORDS BOOK 5844, PAGE 3555.

2. LEGAL DESCRIPTION SHOWN PER DATA SUPPLIED BY CLIENT OR AGENT.

3. FLOOD ZONE CERTIFICATION: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, CITY OF ORMOND BEACH, FLORIDA, COMMUNITY NO.: 125136, MAP NO.: 12127 C 0205 E, DATED: SEPTEMBER 29, 2017, THE PROPERTY IS IN ZONE X.

4. DATA SOURCES: (T) NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988) TEST AND FEDERAL BENCHMARK BENCHMARK, REFERENCE NAVD DATUM, OF 1988. BENCHMARK: CITY OF ORMOND BEACH, FLORIDA, ELEVATION = 24.34' (NAVD 88) (2) SURVEY BY: DAVID MARTIN AMERICAN VERTICAL DATUM 1988, TEST AND FEDERAL BENCHMARK, REFERENCE NAVD DATUM, OF 1988. BENCHMARK: CITY OF ORMOND BEACH, FLORIDA, ELEVATION = 24.34' (NAVD 88) (3) SURVEY BY: DAVID MARTIN AMERICAN VERTICAL DATUM 1988, TEST AND FEDERAL BENCHMARK, REFERENCE NAVD DATUM, OF 1988. BENCHMARK: CITY OF ORMOND BEACH, FLORIDA, ELEVATION = 24.34' (NAVD 88)

5. HISTORIC RESIDENCE TO PROVIDE SURVEY OR RELATIVE SURVEYS, LINEAGE OF DATA HYPOTHETICAL DATA. ALTHOUGH LIABILITIES NOT UNDERTAKEN OF ANY RELATIVE RECORDS BY VOLUSIA COUNTY, FLORIDA.

6. SCALE: LARGER THAN STATED SHALL BE AT OTHER SCALE. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED SHALL BE AT OTHER SCALE.

7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

8. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, REFIELD VISIBLE LOCATION OR MARKINGS

9. NO EASEMENTS SHOWN OR DESCRIBED IN PLAT.

10. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING OTHER INFORMATION NOT ON RECORD BUT PROVIDED SUCH AS DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO AN EXISTING AT THE TIME OF SURVEY, AIA SURVEYING ATTEMPTS TO CONTACT LOCAL AUTHORITIES OR NEIGHBORS FOR RELEVANT DATA.

11. LIMITATIONS

A.) THE CLIENT AND/OR ITS LEGAL REPRESENTATIVES IS REQUIRED TO FURNISH A SUITABLE ELEVATION(S) ACCESS OVER PALMETTO ROAD, MAGNOLIA ROAD, WILD OLIVE ROAD, ROSETTA APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT COULD BE DISCOVERED BY A TITLE SEARCH. THIS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH FOR THIS SURVEY.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS ISSUED, AND SHALL GRAPHIC REPRESENTATION OF THE FIELD SURVEY. C.O. FILES ARE NOT THE SURVEY, AND THEREFORE HAVE BE A SUBSTANDARD FOR THEM.

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).

D.) THE ACCEPTANCE OF THIS SURVEY, AS CERTIFIED FOR THE EXCLUSIVE USE OF VENDEE SHOWN HEREON SHALL BE LIMITED TO THE AMOUNT OF THE ORIGINAL CONTRACT FOR THIS SURVEY AND NO GREATER.

E.) PARCEL IDENTIFICATION NUMBERS: 4238-27-02-0090 NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM VOLUSIA COUNTY PROPERTY WEB SITE.

F.) THE INFORMATION SHOWN HEREON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY TO +/- 12 FEET ABOVE GROUND LEVEL (APPROXIMATE). THE TREE IDENTIFICATION SHOWN IS VISUALLY A IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS NOT A PART OF THE EXPERTISE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS THEY ARE DUALLY CERTIFIED.

G.) CONTOURS ARE ON ONE FOOT INTERVALS INTERPOLATED BETWEEN GRIDS, SPRING, GRADE BREAKS ALONG WITH RANDOM GROUND ELEVATIONS.

CERTIFIED FOR LOT 2, INCLUDES ROAD, SOUTH HALF, HOWEVER, DOES NOT ABSTRACT IN FIRST PART AND DOES NOT SUGGEST A TITLE COMMITMENT FOR CLARITY.

CERTIFIED TO

TYPE OF SURVEY:
Boundary, Topographic & Special Purpose

REVISIONS:

SITE ADDRESS:
428 HULL ROAD
Ormond Beach, Florida

PROJECT #:
18.0519

Field Work by: AM Date: 06/04/18 Office Work by: tm Date: 06/05/18
Field Book: 1" = 20' Scale: 1" = 20'

SURVEYING, INC.
Professional Surveyors & Mappers
55 W. Granada Blvd., Suite D, Ormond Beach, Florida 32174 - 118 8305
www.aiasurveying.com

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAVID MARTIN
PROFESSIONAL SURVEYOR AND MAPPER
LS 6378
STATE OF FLORIDA

10/26/2021
DATE

PSM #6378
David McMillan

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 2025-2026 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 4 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.

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 39,378 SF OR 0.904 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY A1A SURVEYING, INC. PROJECT No. 2018-0519, FILE No. 2018-0519 (SEE SHEET No. 2 OF THESE PLANS).
2. THE ZONING IS I-1 (LIGHT INDUSTRIAL).
3. THE TAX PARCEL NUMBERS ARE 38-14-32-10-03-0010 AND 38-14-32-10-03-0020
4. THE EXISTING SITE CONDITION IS AN UNDEVELOPED, WOODED LOT. THE FLUCFCS LAND USE IS (427) LIVE OAK .
5. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (29) IMMOKALEE SAND.
6. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. 12127C0203K, DATED SEPTEMBER 29, 2017.
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 AN DRY RETENTION POND SYSTEM DESIGNED SO THAT THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PREDEVELOPMENT DISCHARGE RATE AND VOLUME FOR MEAN ANNUAL AND 25-YEAR, 24-HOUR STORM EVENTS.
11. POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF ORMOND BEACH (SERVICE NOT REQUIRED).

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
- 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
- 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

SITE DEVELOPMENT USAGE

1. SETBACK:	BUILDING	LANDSCAPE
FRONT (HULL ROAD)	15 FEET	10 FEET
REAR (EAST)	20 FEET	6 FEET
SIDE (NORTH)	10 FEET	6 FEET
SIDE (SOUTH)	10 FEET	6 FEET

2. EXISTING SITE COVERAGE:	SQ. FT	ACRE	%
OPEN SPACE	33,710	0.774	100.00
TOTAL SITE	33,710	0.774	100.00

3. PROPOSED SITE COVERAGE:	SQ. FT	ACRE	%
ASPHALT MILLINGS	16,433	0.377	48.7
INTERIOR LANDSCAPE	12,722	0.292	37.8
EXTERIOR LANDSCAPE	4,555	0.105	13.5
TOTAL SITE	33,710	0.774	100.00
TOTAL IMPERVIOUS	16,433	0.377	48.7
TOTAL OPEN SPACE	17,277	0.397	51.3
MAX IMPERVIOUS LOT COVERAGE	0.49	(0.80 MAX)	

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2025/2026 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL
520-001	CURB & CURB AND GUTTER
522-001	CONCRETE SIDEWALK
514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS

INDEX NO.	DESCRIPTION
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
860	ALUMINUM PEDESTRIAN / BICYCLE PICKET RAILING
700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
711-001	SPECIAL MARKING AREAS

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 PIPE	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
FM	FORCE MAIN	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGT	UNDERGROUND TELEPHONE
FPD	FEET PER DAY	OHE	OVERHEAD ELECTRIC	USACOE	UNITED STATES ARMY CORP. OF ENGINEERS
G	GAS	OR	OFFICIAL RECORD	W	WATER (POTABLE)
GPC	GULF POWER COMPANY	PG	PAGE		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

SITE PREPARATION FOR PAVEMENT

1. PRIOR TO CONSTRUCTION, THE LOCATION OF EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. IT SHOULD BE NOTED THAT IF UNDERGROUND PIPES ARE NOT PROPERLY REMOVED OR PLUGGED, THEY MAY SERVE AS CONDUITS FOR SUBSURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF THE OVERLYING STRUCTURES.
2. STRIP THE PROPOSED CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, TOPSOIL AND OTHER DELETERIOUS MATERIALS WITHIN AND 5 FEET BEYOND THE PROPOSED PAVEMENT LIMITS. EXPECT INITIAL CLEARING AND GRUBBING TO DEPTHS OF APPROXIMATELY 6 TO 12-INCHES.
3. BASED ON THE GROUND WATER LEVELS AND ANTICIPATED FILL DEWATERING FOR FOUNDATION EXCAVATION AND COMPACTION IS NOT ANTICIPATED. HOWEVER, IT IS RECOMMENDED IMPLEMENTING TEMPORARY GROUNDWATER CONTROL MEASURES IF THE GROUNDWATER IS WITHIN 2 FEET OF THE REQUIRED DEPTH OF EXCAVATION AT THE TIME OF CONSTRUCTION. DEWATERING MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER CONTROL MEASURES SHALL REMAIN IN-PLACE UNTIL COMPACTION OF THE EXISTING SOILS IS COMPLETED AND BACKFILLING HAS REACHED A HEIGHT OF 2 FEET ABOVE THE GROUNDWATER LEVEL AT THE TIME OF CONSTRUCTION. THE SITE SHALL BE GRADED TO DIRECT SURFACE WATER RUNOFF FROM THE CONSTRUCTION AREA.
4. COMPACT THE EXPOSED SURFACE USING TRACTOR / DOZER OR VIBRATORY EQUIPMENT. THE VIBRATORY EQUIPMENT SHALL BE OPERATED IN STATIC MODE WITHIN 75 FEET OF ANY STRUCTURE, THE UPPER 1 FOOT OF SOILS BELOW THE EXPOSED SURFACE WITHIN THE BUILDING AREA SHOULD BE IMPROVED TO ACHIEVE A MINIMUM COMPACTION REQUIREMENT OF 95% OF THE MODIFIED PROCTOR (ASTM D-1557). THE COMPACTED SOILS SHALL EXHIBIT A MOISTURE CONTENT OF 2 PERCENT OF THE SOILS OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557), SHOULD THE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHALL BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS MOISTURE CONTENT WITHIN THE DISTURBED SOILS IS ALLOWED TO DISSIPATE BEFORE RECOMPACTING.
5. TEST THE COMPACTED SURFACE FOR COMPLIANCE AT A MINIMUM OF ONE (1) LOCATION PER 2,500 SQUARE FEET WITHIN THE BUILDING AREA OR AT A MINIMUM OF FOUR (4) LOCATIONS.
6. PLACE THE COMPACT BACKFILL MATERIAL AS REQUIRED. THE FILL SHALL CONSIST OF "CLEAN" FINE SAND WITH LESS THAN 5 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12-INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DENSITY WITH THE EXCEPTION THAT DENSITIES OF AT LEAST 98 PERCENT PERCENT SHALL BE OBTAINED WITHIN THE UPPER ONE FOOT BELOW BASE COURSE. COMPACTED SOILS SHALL EXHIBIT MOISTURE CONTENT WITHIN 2 PERCENT OF THE SOILS OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557). IF LIGHT EQUIPMENT IS USED, THEN THE LIFT THICKNESS SHALL BE REDUCED TO 8-INCH THICK LIFTS.
7. PERFORM COMPLIANCE TESTS WITHIN THE BACKFILL AND FILL SOILS AT A MINIMUM OF ONE LOCATION PER 2,500 SQUARE FEET PER LIFT (MINIMUM OF FOUR LOCATIONS).
8. COMPACT AND TEST FOOTING CUTS FOR COMPACTION TO A DEPTH OF ONE FOOT BELOW BEARING LEVEL. TEST ONE OUT OF EVERY FOUR (25 PERCENT) COLUMN FOOTINGS AND PERFORM ONE TEST PER EVERY 50 LINEAL FEET OF WALL FOOTING. COMPACTION OPERATIONS IN CONFINED AREAS, SUCH AS FOOTING EXCAVATIONS, CAN BE BEST PERFORMED WITH A LIGHTWEIGHT VIBRATORY SLED OR OTHER HAND-HELD COMPACTION EQUIPMENT.

REVISIONS

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DEVELOPMENT INFORMATION
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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Harry Newkirk

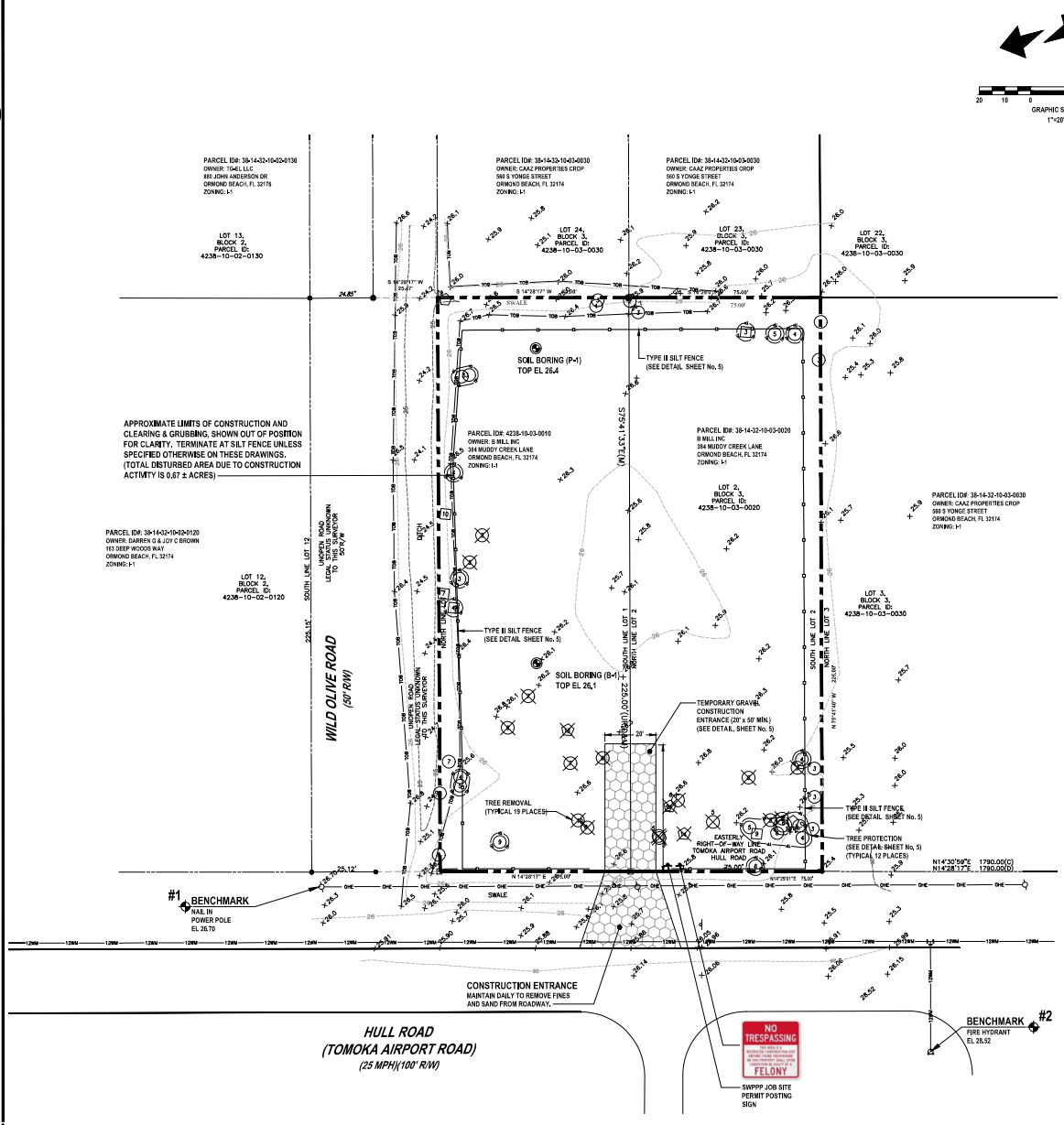
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PROJECT No:	2020-267
DATE:	NOVEMBER 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	

DRAWING NUMBER

3



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 5 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 390,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.

EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES, THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED,
3. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
4. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION,
8. NO TURBID WATER SHALL BE DISCHARGED OFF-SITE FROM THE DEWATERING OPERATION. CONTRACTOR SHALL TAKE MEASURES TO CONTROL TURBIDITY,
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OF NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. PROVIDE DUST CONTROL FOR ALL EARTHWORK OPERATIONS. COVER AREA WITH LIGHT COATING OF WATER OR OTHER APPROVED METHOD.

LAND ALTERATION / TREE PRESERVATION NOTES:

1. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PRESERVATION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. ALL TRIMMING SHALL BE UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3. OAK TREES LARGER THAN 36-INCHES AND ABOVE (HISTORIC) PRUNING SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS. THE ARBORIST SHALL UNDERSTAND THAT THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS IS A STANDARD OF DIVISION 4.0.
4. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THIS PLAN.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL SHEET No. 5)
- TP — PROPOSED TREE BARRICADE (SEE DETAIL SHEET No. 5)
- PROPOSED AGGREGATE
- (10) EXISTING TREE (No. INDICATES DIAMETER AS MEASURED 4.5' ABOVE THE GROUND)
- TREE TO BE REMOVED

TREE LEGEND :

		SITE EXISTING	SITE REMOVED
OAK TREE	(#)	45	16
PALM TREE	(#)	5	3
PINE TREE	(#)	5	0
		55	19

BENCHMARK INFORMATION:

#1 NAIL IN POWER POLE
ELEVATION = 26.70

#2 FIRE HYDRANT
ELEVATION = 25.52

VERTICAL DATA
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICA VERTICAL DATUM 1988. BENCHMARK REFERENCE NATIONAL GEODETIC SURVEY DESIGNATION HW-126, ELEVATION = 27.06



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
2/10/21	CITY COMMENTS
8/25/25	OWNER

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DEMOLITION AND SWPPP PLAN
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HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2020-267
DATE:	NOVEMBER 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

4



CONSTRUCTION MATERIAL AND EQUIPMENT NOTE:

1. TRUCKS
2. TRAILERS
3. BRICK PAVERS
4. CONSTRUCTION EQUIPMENT

LEGEND

- TYPE 'D' CURB
- TRANSITION LOCATION FROM TYPE 'D' CURB TO PLUSH
- SITE LIGHTING (4 TOTAL)

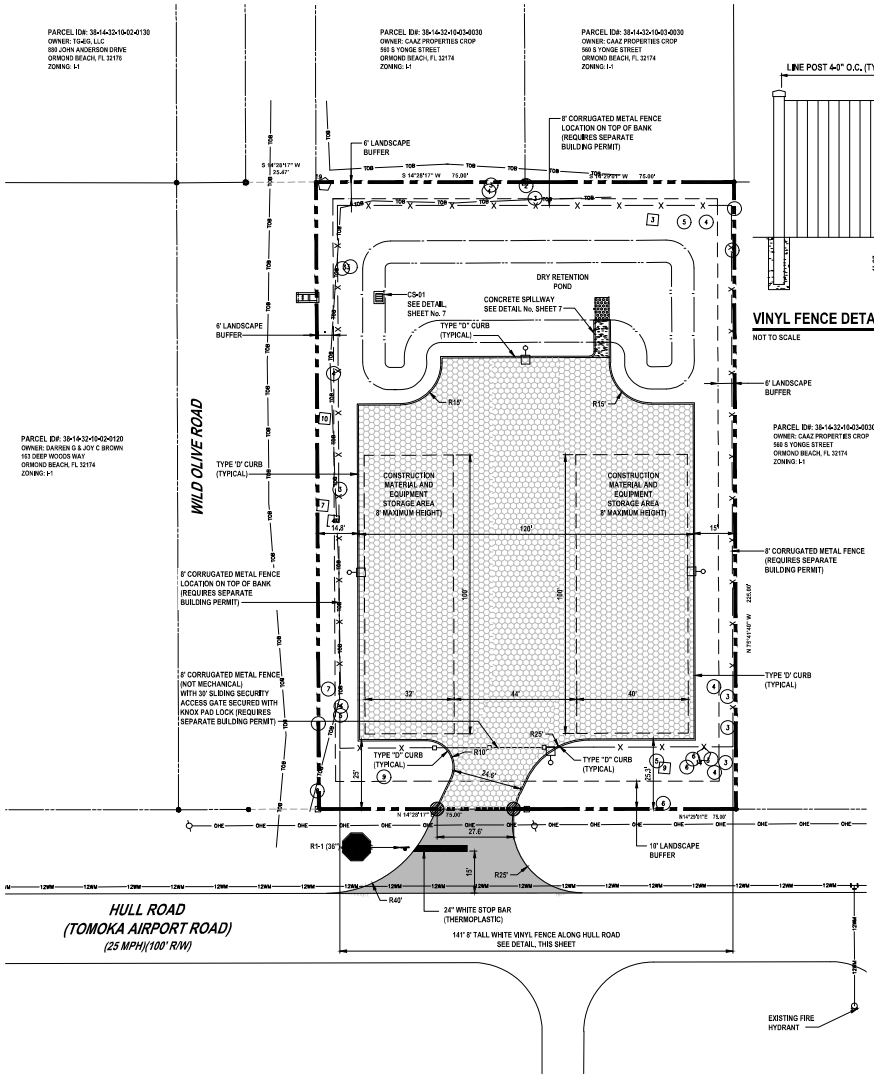
PAVING LEGEND

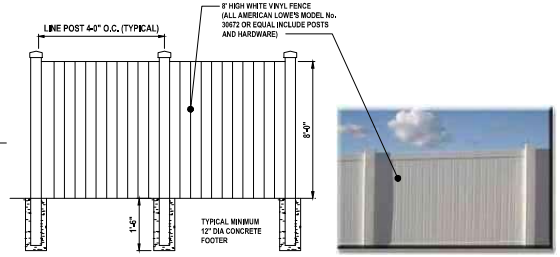
HEAVY DUTY ASPHALT PAVEMENT: 2" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS
8" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LIFTS)
12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)

* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180.

*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT

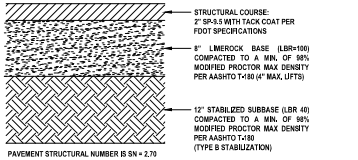
ASPHALT MILLINGS: 4" ASPHALT MILLINGS COMPACTED TO FDOT SPECIFICATIONS (98%)
8" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)





VINYL FENCE DETAIL

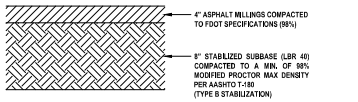
NOT TO SCALE



PAVEMENT STRUCTURAL NUMBER IS SN = 2.70

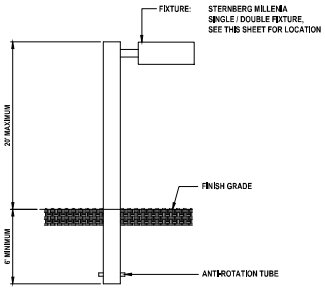
ASPHALT SECTION

NOT TO SCALE



ASPHALT MILLINGS SECTION

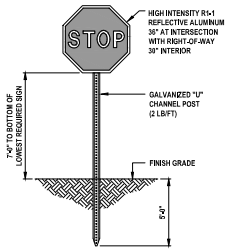
NOT TO SCALE



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 OR C.
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.
8. SITE LIGHTING MUST NOT SHINE DIRECTLY UPON ANY ADJACENT RESIDENCE AND MUST NOT PRODUCE EXCESSIVE GLARE. GLARE GUARDS WILL BE INSTALLED IF NEEDED.

SITE LIGHTING DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

GENERAL 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".

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.

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

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

REVISIONS

DATE	DESCRIPTION
2/10/21	CITY COMMENTS
5/12/24	OWNER
4/22/25	OWNER
8/25/25	OWNER
10/13/25	CITY COMMENTS

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Civil Engineering
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Landscape Architecture
NEWKIRK ENGINEERING

SITE LAYOUT PLAN
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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Harry Newkirk

HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2020-267
DATE:	NOVEMBER 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

6

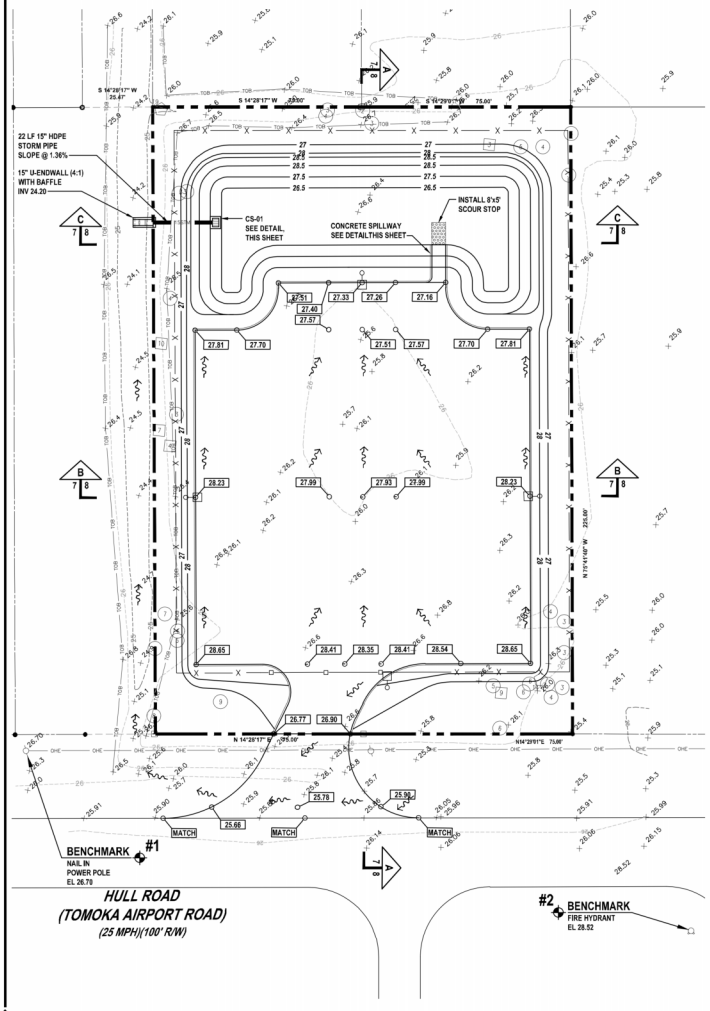
GRAPHIC SCALE
1"=20'

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1-INCHES OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.5-INCHES OVER THE IMPERVIOUS SURFACE. STORMWATER TREATMENT IS PROVIDED BY A WET DETENTION 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)	Peak Stage (ft)
Mean Annual, 24-Hour	PRE	5.0	0.51	5,226	27.18
	POST		0.00	0.00	
25 Year, 24-Hour	PRE	9.0	1.20	12,022	27.56
	POST		0.94	4,446	

TREATMENT VOLUME REQUIRED (CF)	TREATMENT VOLUME PROVIDED (CF)	TREATMENT VOLUME RECOVERY (HOURS)
2,800	2,800	10



GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SICE) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
5. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND & DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN. FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

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.

GRADING LEGEND:

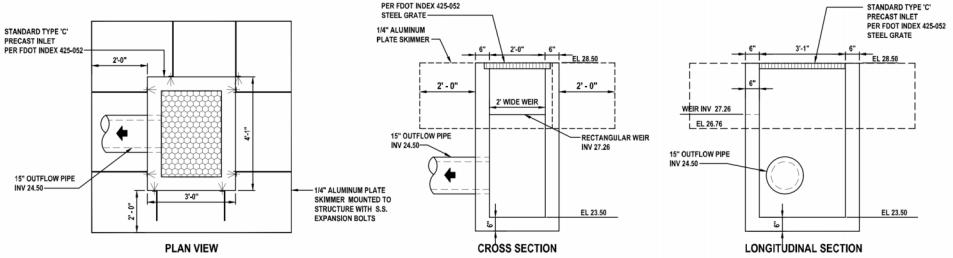
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

BENCHMARK INFORMATION:

#1 NAIL IN POWER POLE ELEVATION = 26.70

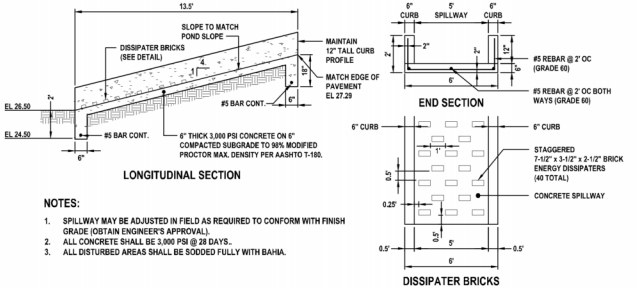
#2 FIRE HYDRANT ELEVATION = 28.52

VERTICAL DATA
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICA VERTICAL DATUM 1988. BENCHMARK REFERENCE NATIONAL GEODETIC SURVEY DESIGNATION HV-126, ELEVATION = 27.08



CONTROL STRUCTURE DETAIL (CS-01)

NOT TO SCALE



NOTES:

1. SPILLWAY MAY BE ADJUSTED IN FIELD AS REQUIRED TO CONFORM WITH FINISH GRADE (OBTAIN ENGINEER'S APPROVAL).
2. ALL CONCRETE SHALL BE 3,000 PSI @ 28 DAYS.
3. ALL DISTURBED AREAS SHALL BE SODDED FULLY WITH BAHIA.

SPILLWAY DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
2/13/21	CITY COMMENTS
6/12/24	OWNER
8/25/25	OWNER

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Civil Engineering
Transportation Planning &
Landscape Architecture

NEWKIRK ENGINEERING INC.

GRADING AND DRAINAGE PLAN
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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Harry Newkirk

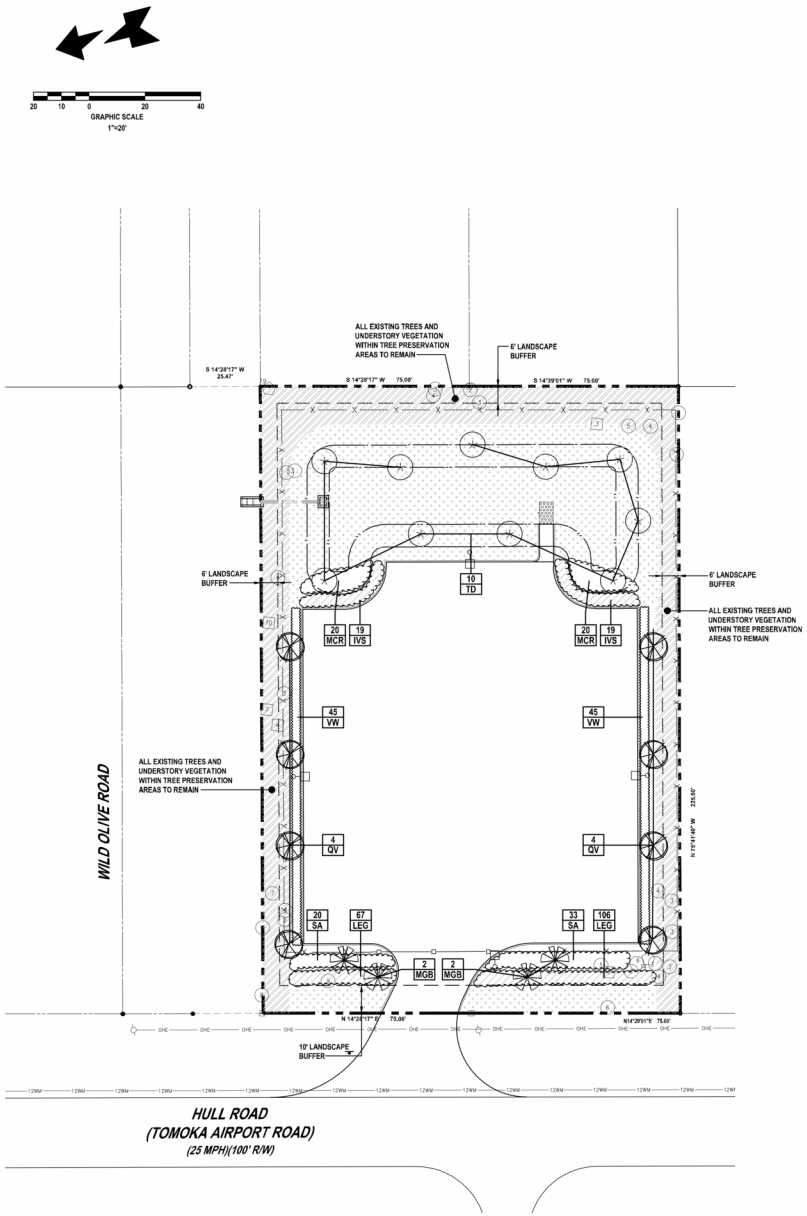
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2020-267
DATE:	NOVEMBER 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

7



MINIMUM TREE REQUIREMENT

BASE TREE REQUIREMENT:
SITE 33,710 SF / 1500 SF = 23 TREES REQUIRED ON SITE
LANDSCAPE SF 16,433 SF / 400 SF = 42 TREES REQUIRED ON SITE (GOVERNS)

TREE MITIGATION:
1. NUMBER OF PROTECTED TREES TO BE REMOVED DUE TO IMPERVIOUS CONSTRUCTION = 8 TREES
2. REMAINDER OF PROTECTED TREES TO BE REMOVED DUE TO OTHER CONSTRUCTION = 8 TREES
3. CALCULATE PRESERVED TREE DENSITY, DIVIDE PRESERVED PROTECTED TREES BY TOTAL AREA = TREE DENSITY IS LESS THAN 50 TREES/ACRE — 8 / 0.774 AC = 10.34 TREES/AC
4. (LINE #1) / 2 + (LINE #2) = (8 / 2) + 1 = 4 + 0 = 4 TREES WITH 2.5" CAL MIN

SITE TREE CALCULATIONS

TREES REQUIRED		
TREE DENSITY		42
MITIGATION		4
TOTAL REQUIRED		46
SITE TREES PROVIDED		
EXISTING TREES TO REMAIN		
SPECIES	DBH	QTY
OAK	2	1
OAK	3	12
OAK	4	6
OAK	5	4
OAK	6	3
OAK	7	1
OAK	9	1
PINE	3	1
PINE	4	1
PINE	7	1
PINE	9	1
PINE	10	1
TOTAL		33
PROPOSED TREES		
MITIGATION PROVIDED		
BALD CYPRESS		4
SITE TREES		
MAGNOLIA		4
LIVE OAK		8
BALD CYPRESS		6
TOTAL		18
PROPOSED + EXISTING		51

BUFFER CALCULATIONS:

NORTH BUFFER: 6' WIDE 225.00' (2 TREES, 20 SHRUBS, 20 GC / 100')
5 TREES REQUIRED, 4 PROVIDED PLUS 10 EXISTING
45 SHRUBS REQUIRED, 45 PROVIDED
45 GROUND COVER REQUIRED, NATURAL PRESERVATION PROVIDED

WEST BUFFER (HULL ROAD): 10' WIDE 150.00'-30.35' = 119.65' (3 TREES, 30 SHRUBS, 30 GC / 100')
4 TREES REQUIRED, 4 PROPOSED PLUS 2 EXISTING
36 SHRUBS REQUIRED, 53 PROPOSED
36 GROUND COVER REQUIRED, 133 PROPOSED

SOUTH BUFFER: 6' WIDE 225' (2 TREES, 20 SHRUBS, 20 GC / 100')
5 TREES REQUIRED, 4 PROPOSED PLUS 10 EXISTING
45 SHRUBS REQUIRED, 45 PROVIDED
45 GROUND COVER REQUIRED, NATURAL PRESERVATION PROVIDED

EAST BUFFER: 6' WIDE 150.00' (2 TREES, 20 SHRUBS, 20 GC / 100')
3 TREES REQUIRED, 4 EXISTING TREES PROVIDED
30 SHRUBS REQUIRED, NATURAL SHRUBBERY TO REMAIN ALONG OF EAST PROPERTY LINE
20 GROUND COVER REQUIRED, NATURAL PRESERVATION PROVIDED

GENERAL 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. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE IN ALL PLANT BEDS AND AROUND ALL NEW AND EXISTING TREES. CYPRESS MULCH SHALL NO BE USED.
3. SOD SPECIFIED AS ARGENTINE BAHIA 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 COUNTY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AT NEI (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 ST. AUGUSTINE FLORITAM 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.

TREE PRUNING NOTE:

REMOVE ALL EXISTING UNDERBRUSH AND GROUND COVERS WITHIN LANDSCAPE BUFFERS EXCEPT IF LANDSCAPE BUFFER IS INCLUDED IN THE TREE PRESERVATION AREA. PRUNE ALL TREES TO REMAIN IN ACCORDANCE WITH ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA).

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS
CANOPY TREES				
MGB	4	MAGNOLIA GRANDIFOLIA	BRAKEN'S BROWN MAGNOLIA	10' - 12' HGT., 2.5" CAL. @ 6"
QV	8	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., 2.5" CAL. @ 6"
TD	10	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., 2.5" CAL. @ 6"
SUBTOTAL	22			
SHRUBS				
IVS	38	ILEX VOMITORIA	DWARF YAUPON HOLLY	3 GAL., 18" HGT., FULL, 36" O.C.
MCR	40	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 18" HGT., FULL, 36" O.C.
SA	53	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 24" HGT., FULL, 36" O.C.
VW	90	VIBURNUM OBOVATUM	'SELECT' CULTIVAR	7 GAL., 24" HGT., FULL, 36" O.C.
SUBTOTAL	221			
GROUND COVER (G.C.)				
LEG	173	LIRIOPE MUSCARI	EVERGREEN GIANT	3 GAL., 14" HGT., 20" O.C.
SUBTOTAL	173			
TOTAL	416			

LEGEND AND CALCULATIONS:

PRESERVATION AERA

MINIMUM REQUIRED = 33,710 x 15% = 5,057 SF

PROVIDED = 17.6% (5,923 SF)

TREE LEGEND :

		SITE EXISTING	SITE REMOVED
OAK TREE	(f)	45	16
PALM TREE	(f)	5	3
PINE TREE	(f)	5	0
		55	19

LEGEND

BAHIA SOD

IF OPEN SPACE IS NOT SHADED WITH BAHIA, IT IS ST. AUGUSTINE SOD

11 NWS — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

TREE PRESERVATION AREA TOTAL 17.6%

NOTE:
IF THE TREE PRESERVATION AREAS IN THE LANDSCAPE BUFFER ARE NOT MEETING THE TREE OR SCREENING REQUIREMENTS, THEY WILL NEED TO BE PLANTED TO MEET THE REQUIREMENTS. THIS DECISION WILL BE MADE BY THE CITY UPON INSPECTION.

REVISIONS

DATE	DESCRIPTION
2/13/21	CITY COMMENTS
4/13/21	CITY COMMENTS
6/12/24	OWNER
8/25/25	OWNER

1336 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewkirkEngineering.com
L.C. # 26000394
Civil Engineering
Transportation Planning &
Landscape Architecture
NEWKIRK ENGINEERING INC

LANDSCAPE PLAN
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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

Lauren A Adams

LAUREN ADAMS LICENSE 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: 2020-267
DATE: NOVEMBER 2020
DESIGN BY: LAA
DRAWN BY: NWS
CHECKED BY: LAA
SCALE: 1" = 20'

DRAWING NUMBER
11

PLANNING BOARD STAFF REPORT
Special Exception
Hull Road Contractor Storage
Project Number: SPRC-2025-075

SPRC DETERMINATION DATE & ACTION:	October 1, 2025, Site Plan Review Committee (SPRC) recommended approval subject to resolving outstanding comments
PLANNING BOARD DATE:	November 13, 2025
TENTATIVE CITY COMMISSION DATE:	December 16, 2025 (only one hearing)
APPLICANT:	Vic Abuzov
PROPRERTY OWNER:	Vic Abuzov
LOCATION:	829 and 835 Hull Road
REQUEST:	Special Exception to allow outdoor activity and storage for contractor storage associated with Fences and Pavers by Design
MAP OF PROJECT AREA:	

SECTION 1, INTRODUCTION:

This is a Special Exception application from Vadim Abuzov to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road. The property is zoned I-1, Light Industrial. The outdoor storage/activity is allowed as a Special Exception use within the I-1, Light Industrial zoning district.

SECTION 2, BACKGROUND:

The site is designated "Light Industrial/Utilities" on the City's Future Land Use Map and is zoned I-1, Light Industrial. Outdoor activities and uses are allowed within the I-1, Light Industrial zoning district, subject to a Special Exception that requires review by the Site Plan Review Committee and the Planning Board, followed by final action by the City Commission. The I-1, Light Industrial zoning district, abuts the subject property and does not abut residential uses.

The subject property was previously approved for RV and Boat storage as an administrative approval by the Site Plan Review Committee. The RV and Boat storage project went to construction, but construction was abandoned and eventually sold to the current applicant. The applicant owns Fences and Pavers by Design and is seeking a contractor's yard associated with the business. The property is located at 829 and 835 Hull Road, and, as part of the site plan process, the applicant is required to combine the two properties into a single lot at 835 Hull Road.

SECTION 3, ANALYSIS: The site is designated "Light Industrial/Utilities" on the City's Future Land Use Map and has an I-1, Light Industrial zoning classification. Project maps are included in Attachment 2.

The following exhibit shows the surrounding land uses and zoning:

EXHIBIT 1: Surrounding land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Halifax Paving	Volusia County "Heavy Industrial"	Volusia County I-2, Heavy Industrial
South	Vacant	"Light Industrial/Utilities"	I-1, Light Industrial
East	Vacant	"Light Industrial/Utilities"	I-1, Light Industrial
West	Vacant	"Light Industrial/Utilities"	I-1, Light Industrial

The applicant has provided a letter and site plans that describe the outdoor activity and use (see Attachment 3). The applicant owns Fences and Pavers by Design and is seeking a contractor's yard for the outdoor storage of business-related inventory and equipment. The application shows a fence around the property, including the frontage along Hull Road, designed to screen and buffer the outdoor storage areas. The fence is proposed at a height of eight (8') feet, and no material storage is designed to exceed the eight (8')

foot fence height. Within the applicant's letter, materials and equipment to be stored include (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers.

The site plan aims to utilize the previously approved plan set for the RV and Boat storage and to replace it with the contractor's outdoor storage area.

The Site Plan Review Committee (SPRC) determination meeting occurred on October 1, 2025. The Site Plan Review Committee discussed the proposed site development plan and required a resubmittal. Key discussion items include providing an architecturally treated fence along the Hull Road frontage, items to be stored on-site, the height of the proposed storage, landscaping, and stormwater. The Site Plan Review Committee recommended approval of the project, subject to the resolution of the outstanding site plan comments.

SECTION 4, SPECIAL EXCEPTION CRITERIA:

Section 2-56 of the Land Development Code outlines the general criteria for all Special Exception approvals:

1. ***Off-street parking loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.***

   The project seeks a contractor’s yard that would include outdoor activity and storage. Parking would be within the contractor’s yard and would not impact adjoining properties.

2. ***Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, Chapter 3, Article 1, and other applicable provisions of this Code.***

   The proposed site plan includes a landscape plan previously approved for an RV and Boat storage use. The applicant would provide all required buffers and plantings.

3. ***Size, location, or number of conditional or Special Exceptions in an area shall be limited to maintain the overall character of the district in which said conditional or Special Exceptions are located.***

   There have not been any recent Special Exceptions within the Hull Road area. The area is industrial in nature, and the proposed use is allowed via a Special Exception.

4. ***Hours of operation may be limited and the City may require additional information on structural design and site arrangement, to assure the compatibility of the development with existing and proposed uses in the surrounding area.***

   The property is zoned I-1, Light Industrial, and surrounded by industrially zoned properties. If the Planning Board or City Commission believes that specific hours of operation should be established, this can be added as an amendment.

5. ***The Special Exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques.***

   This Special Exception will not generate hazardous waste.

6. ***All development proposed as a Special Exception within or adjacent to a historic district shall be reviewed, based on applicable criteria stated herein for residential, commercial, or mixed-use development, and shall also comply with appearance and design guidelines for historic structures.***

   The project is not located within or adjacent to a historic district, and this criterion does not apply to the project development.

7. ***Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line, and the lumens shall not exceed two (2) foot-candles at the property line.***

   The project has proposed site lighting as shown on the site plan and has been approved by the Site Plan Review Committee.

SECTION 5, SPECIAL EXCEPTION CRITERIA:

Section 2-57(53) of the Land Development Code outlines the outdoor activity criteria for all Special Exception approvals:

A. ***If located adjacent to a residential use, appropriate screening and buffering shall be provided to minimize noise and glare impact to the maximum extent feasible.***

   The project is situated adjacent to an industrially zoned property. Residential properties (located in Bear Creek) are approximately 300 feet from the site. The project meets the applicable landscape requirements.

B. ***A site plan displaying the area for activity and pedestrian movement shall be required.***

   Attachment 3 provides site plans for the proposed use. The type of outdoor activity is contractor storage screened with a fence that is eight (8') in height.

C. ***Outdoor music shall provide a sound study demonstrating compliance with the adopted maximum decibel levels.***

   The Special Exception is not seeking outdoor music.

Section 2-57(54) of the Land Development Code outlines the outdoor storage criteria for all Special Exception approvals:

A. ***Provide screening and buffering from abutting residential areas. All outdoor uses and storage shall comply with the landscape buffer and wall/fencing requirements contained in Chapter 3, Article 1, of this Land Development Code.***

   The project is situated adjacent to an industrially zoned property. Residential properties (located in Bear Creek) are approximately 300 feet from the site. The

project meets the applicable landscape requirements, and a fence eight (8') in height is proposed around the property.

B. Parking areas shall be paved and identified on the site plan. The SPRC may waive the requirement for paving of the parking areas, if the site plan indicates that all of the access aisles are paved, but actual parking areas are a stabilized pervious surface, such as grass, shell or paver brick. The SPRC shall not waive this requirement if the design does not result in reduction of paved, impervious area.

The site plan shows that the drive aisle and the outdoor storage areas are paved.

C. Storage areas shall be identified by type of storage.

Attachment 3 provides the proposed types of storage that include: (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers. There are outstanding comments to add the storage material information to the site plan.

D. Fencing for outdoor storage areas shall be installed along the interior line of the front or rear buffers, as established by Chapter 3, Article I of this Land Development Code. This requirement may be waived if there is specific language within an approved development order for a special exception or planned industrial development.

The site plan shows fencing around the site with a PVC along the Hull Road frontage and a metal corrugated fence around the remainder of the site. All fencing proposed is at a height of eight (8') feet. An outstanding Site Plan Review Committee comment is that the fence along Hull Road is required to be architecturally treated.

E. No fencing shall be located within the minimum side corner yard buffer, as required by Chapter 3, Article 1, buffer area requirements.

The property abuts an unopened right-of-way of Wild Olive Road. The project's fencing will meet all Land Development Code requirements.

F. In the B-5 and I-1 zoning districts, outdoor storage is permitted up to 49 percent of the principal building floor area. Outdoor storage exceeding this limitation shall require a special exception or a planned development.

The application is not proposing a building. Because there is no building, the project requires a Special Exception.

SECTION 6, DEVELOPMENT ORDER CRITERIA:

Section 1-15(e) (Planning Board) and Section 1-18 (e)(2) (City Commission) of the Land Development Code provide development order criteria for Special Exception applications. Below is the criterion in bold, along with the staff's responses.

1. ***The proposed development conforms to the standards and requirements of this Code. It 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 development conforms to the standards and requirements of the Land Development Code. The proposed use will not create undue crowding or adversely affect public health. Outdoor activities and storage are an appropriate use within the I-1 zoning district.

2. ***The proposed development is consistent with the Comprehensive Plan.***

   The site is designated "Light Industrial/Utilities" on the City's Future Land Use Map and is zoned I-1, Light Industrial. Outdoor storage/activity uses are allowed within the I-1, Light Industrial zoning district as a Special Exception, with review by the Site Plan Review Committee and the Planning Board, and final action by the City Commission. The application 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.***

   The proposed development is situated on a partially developed site and is not expected to adversely impact environmentally sensitive lands or natural resources. There are no wetlands within the property boundary.

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 I-1, Light Industrial zoning district, allows a variety of uses. The contractor storage yard 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 site plan includes conditions to screen the outdoor storage and activity, a PVC fence, and perimeter landscaping.

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.***

   Public facilities are currently available, and there is adequate capacity to serve the proposed use.

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 property is proposed to be served by a single access point and will have low trip generation, with no members of the public accessing the contractor's yard.

7. ***The proposed development is functional in the use of space and aesthetically acceptable.***

   The proposed development is functional and complies with the landscaping and fencing standards.

8. ***The proposed development provides for the safety of occupants and visitors.***

   The overall design indicates safe movement on the site for occupants and visitors.

9. ***The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.***

   The application does not propose a building for the property.

10. ***The testimony provided at public hearings.***

    This application has not been reviewed in a public forum, and no testimony has been provided.

SECTION 7, RECOMMENDATION:

The Site Plan Review Commitee recommended that the Planning Board **APPROVE** the Special Exception application to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road, subject to the resolution of the outstanding Site Plan Review Committee comments.

Attachments:

Attachment 1: Site Plan Review Committee outstanding comments
Attachment 2: Project maps
Attachment 3: Applicant provided information

ATTACHMENT 1

Site Plan Review Committee outstanding comments

PLAN CORRECTIONS REPORT (SPRC-2025-000075)

eReview Session for SPRC Review v.2

FILES: 10.15.2025 - Vinyl Fence Exhibit.pdf
10.15.25 Site Plan Drawings - Hull Road Contractor Storage.pdf
Site Plan Drawings - Hull Road Contractor Storage.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Sarah.Motes	The gate shall be designed to match the 8' tall vinyl fence and cannot be the corrugated metal. Please update	10/17/2025 5:33 pm	10.15.25 Site Plan Drawings - Hull Road Contractor Storage.pdf	6
Peter Youssef	The proposed driveway shown in sheet 7 seems to be interfering with the existing swale. Please provide a culvert pipe under the proposed driveway so as not to block the flow line within the R/W.	10/21/2025 8:56 pm	10.15.25 Site Plan Drawings - Hull Road Contractor Storage.pdf	2

ATTACHMENT 2

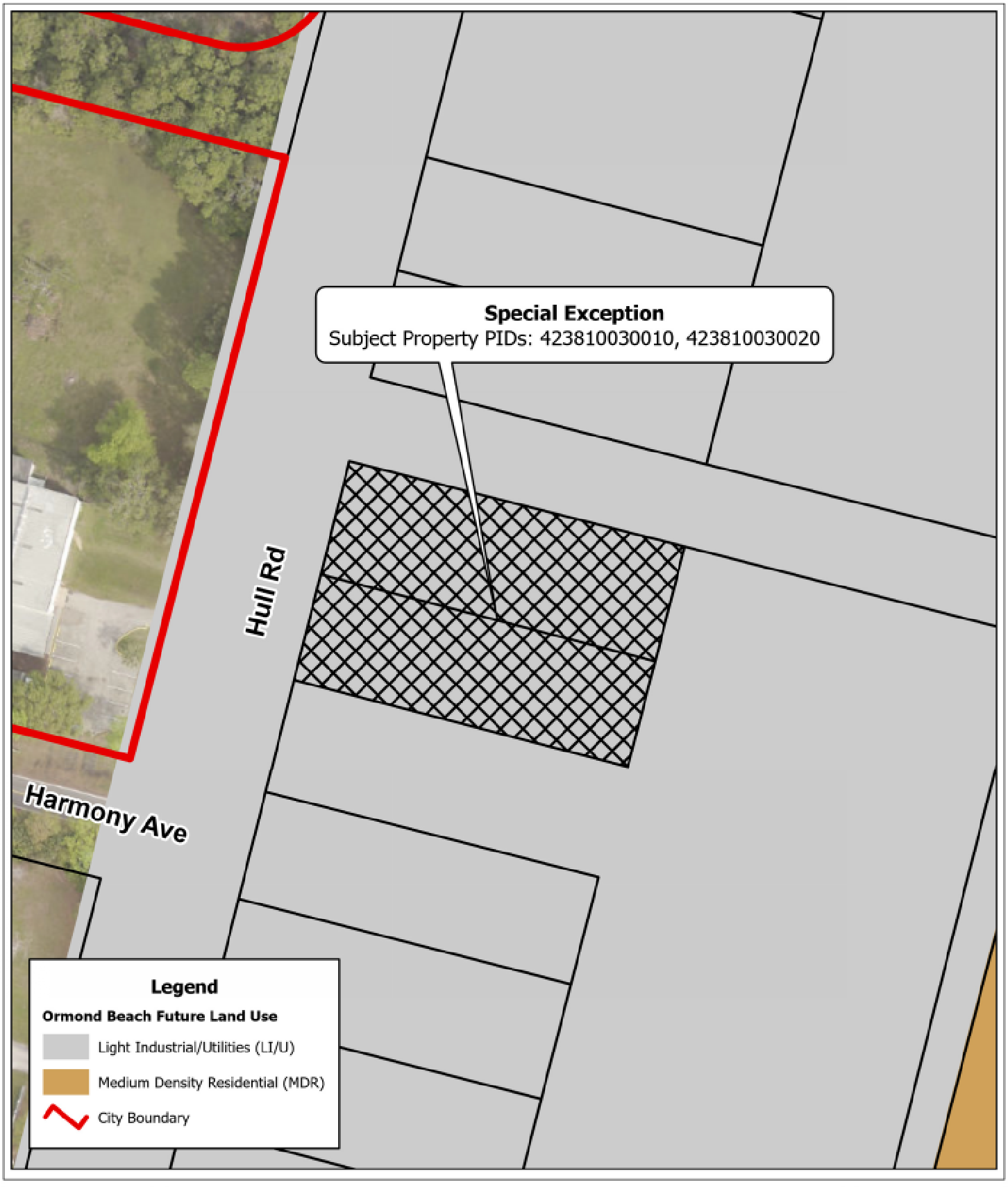
Project Maps



829 & 835 HULL ROAD
AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

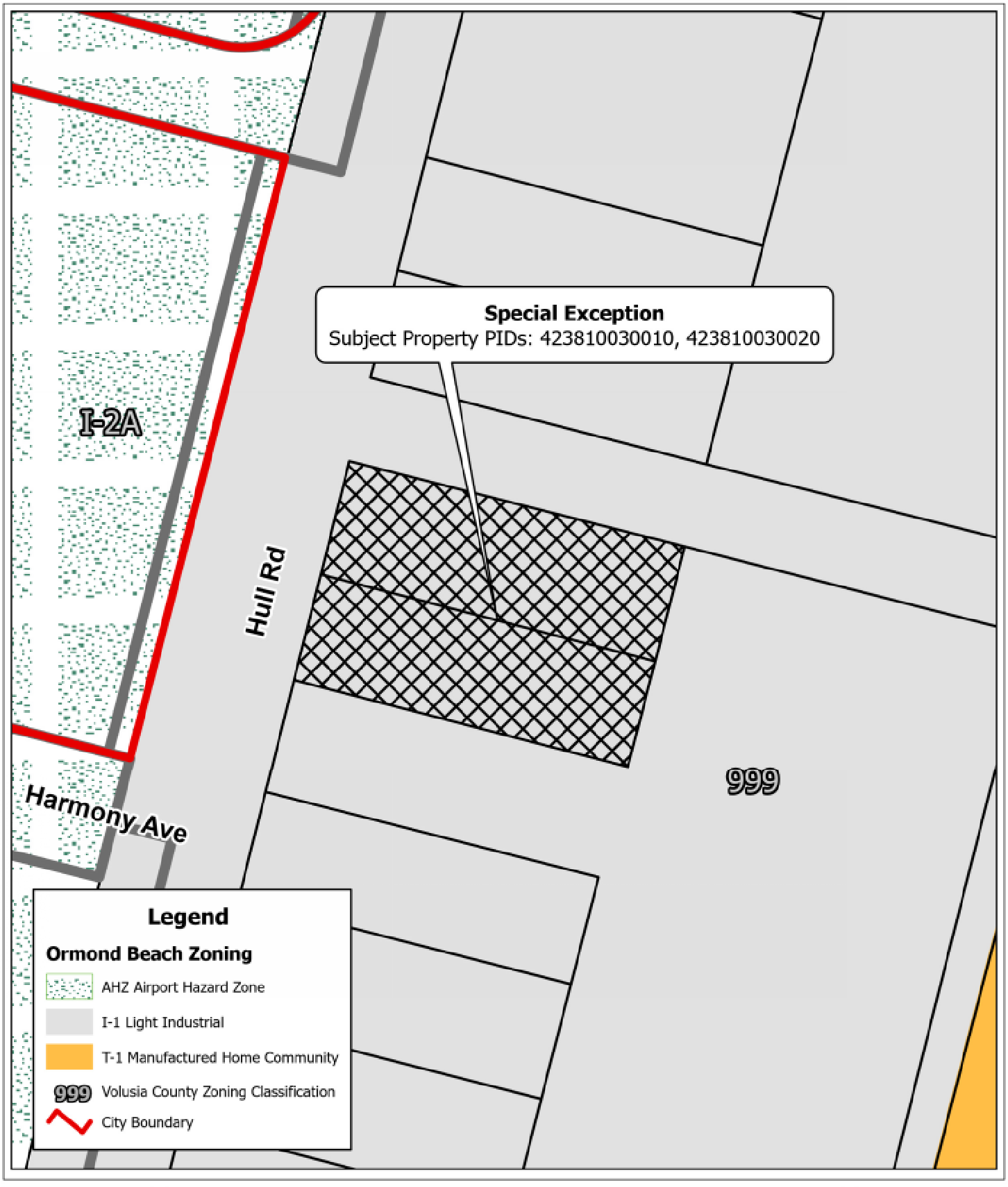
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829 & 835 HULL ROAD
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

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S



829 & 835 HULL ROAD
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

N
W E
S

ATTACHMENT 3

Applicant Information

From: Jason Blanton jasonleeblanton@gmail.com
Subject: Planning Letter
Date: Sep 9, 2025 at 10:42:18 AM
To: flaglerfpd@yahoo.com

City of Ormond Beach
Planning and Zoning
22 S. Beach St
Room 104
Ormond Beach, FL 32174
RE: Request for Special Exception of Outdoor Storage
09/09/2025

Dear Planning Committee:

My name is Vadim (Vic) Abuzov, owner of Fences and Pavers by Design. I've maintained a business presence in Ormond Beach for more than 7 years, serving residents and business owners alike with their pavers, fencing, and site work needs. Before settling in Ormond Beach, I operated business throughout Flagler and Volusia counties for the previous 15+ years. My business has seen continued growth over time due to the support of our local residents, and as such, I've needed to acquire more space for my operations.

I am requesting a Special Exception for my newly acquired property at 835 Hull Rd to be approved for additional outdoor storage of inventory and equipment related to my business, Fences and Pavers by Design. This property will not be advertised for commercial use, nor will the public visit it for purposes of commerce. As my inventory and assets have grown to exceed the limits of my current lay-down yard at 1233 US 1, Ormond Beach, FL 32174, I am requesting your approval to utilize the property at 835 Hull Rd for the outdoor storage of any overflow. The intent is to store materials at a height no greater than 8', secured and concealed with a privacy fence made of corrugated steel, a decorative gate, and a concrete paver entryway.

Materials and equipment to be stored could include:

- Palletized concrete pavers
- Roadway base materials and aggregates (millings, paver base, sand. Etc)
- Bobcat skid steer, drum vibratory roller/compactor
- Dump truck/Pick up Truck(s)
- Equipment hauling trailers

Thank you for your consideration.

Vadim Abuzov

386-314-4473

Fences and Pavers by Design


Fence style (8' in height) abutting Hull Road

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	GRADING AND DRAINAGE PLAN
8	CROSS SECTIONS
9	CITY DETAILS AND NOTES
10	MAINTENANCE OF TRAFFIC
11	LANDSCAPE PLAN
12	IRRIGATION PLAN
13	LANDSCAPE AND IRRIGATION DETAILS AND NOTES
13.1	IRRIGATION DETAILS
14	OVERSIZED TRUCK TURN

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, INCLUDING THE NORTHWESTERLY 1/2, OF WILD OLIVE, BEING 25 FEET OF AN UNRECORDED PLAT OF TOMOKA HEIGHTS, A SUBDIVISION OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED, TO-WIT:

COMMENCE AT A POINT IN THE SOUTHERLY LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75°43'32" EAST, A DISTANCE OF 1600.00 FEET FROM THE SOUTHWESTERLY CORNER OF THE GEORGE ANDERSON GRANT AS A POINT OF REFERENCE; THENCE NORTH 14°28'17" EAST, A DISTANCE OF 1790.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HULL ROAD (TOMOKA AIRPORT ROAD, UN-RECORED 100.00 FOOT RIGHT-OF-WAY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 14°28'17" EAST, A DISTANCE OF 175 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 75°42'17" EAST, A DISTANCE OF 225.00 FEET; THENCE PARALLEL TO AFOREMENTIONED EASTERLY RIGHT-OF-WAY, HULL ROAD, SOUTH 14°28'17" WEST, A DISTANCE OF 175.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7548, PAGE(S) 1555, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 17°42'17" WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED ABOVE LAND CONTAINS 39,373 ± OR 0.90 ± ACERS

PROJECT STATEMENT

PROPOSE A SECURED CONSTRUCTION MATERIAL AND EQUIPMENT STORAGE FACILITY. THE SITE IS 0.774 ACRES WITH 0.377 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY — PERMIT No.

CITY OF ORMOND BEACH (DEVELOPMENT ORDER)	PZ-21-006
FDEP 10/2 SELF-CERTIFICATION (STORMWATER)	0396713001EG

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

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SITE CONSTRUCTION PLANS FOR

HULL ROAD CONTRACTOR STORAGE

SECTION 38, TOWNSHIP 14 S, RANGE 32 E
38-14-32-10-03-0010 & 38-14-32-10-03-0020
835 HULL ROAD
ORMOND BEACH, FL 32174
NOVEMBER 2020
REVISED OCTOBER 2025

PROJECT TEAM

PROPERTY OWNER & APPLICANT: B MILL INC
384 MUDDY CREEK LN
ORMOND BEACH, FL 32174
PHONE: (386) 679-7677
EMAIL: BRIAN@AIRONEHEATANDCOOL.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

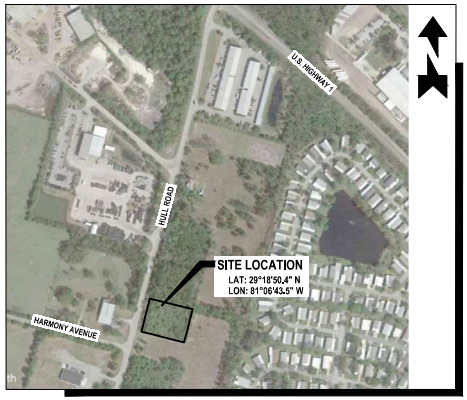
SURVEYOR: A1A SURVEYING, INC.
555 W GRANADA BOULEVARD, SUITE D7
ORMOND BEACH, FL 32174
PHONE: (386) 216-5720
EMAIL: ALLEN@A1ASURVEYING.COM

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

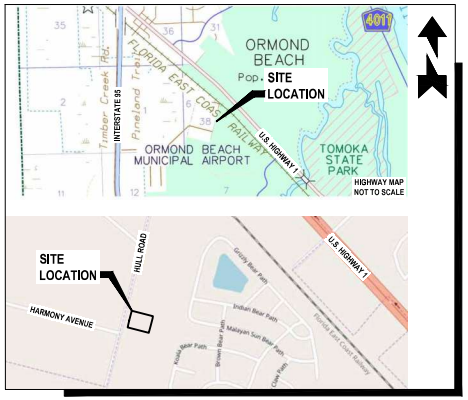
CONTACT NUMBERS

PLANNING & 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.



AERIAL MAP
SCALE: 1" = 300'



LOCATION MAP
SCALE: 1" = 600'



FLOOD ZONE MAP — FLOOD ZONE "X"
SCALE: 1" = 800'



ZONING MAP — ZONING : I-1 (LIGHT INDUSTRIAL)
SCALE: 1" = 300'



SOILS MAP — SOIL TYPES: (29) IMMOKALEE SAND
SCALE: 1" = 500'

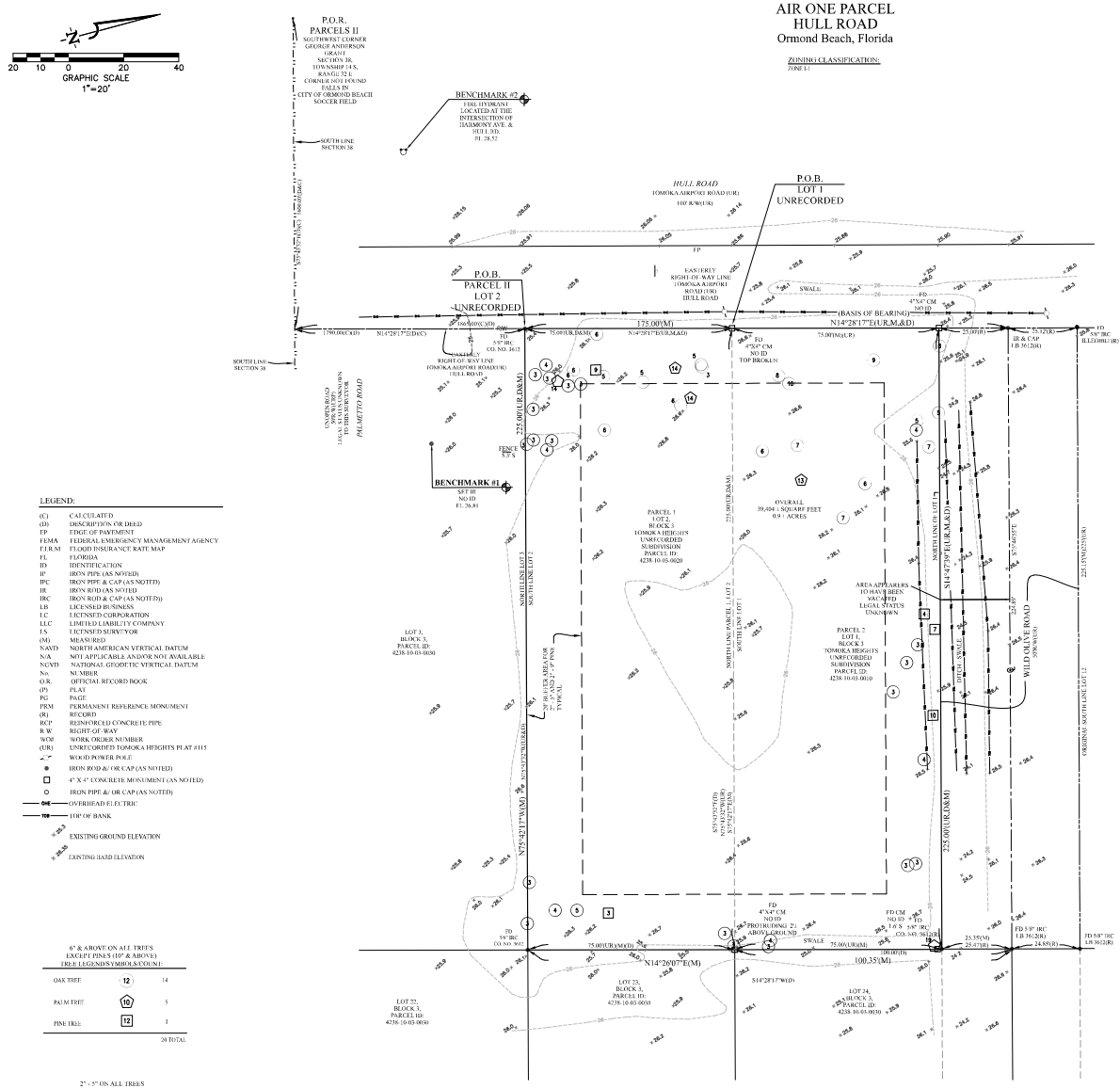
PROJECT No. 2020-267

1230 North US1, Suite 3
Ormond Beach, Florida 32174
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www.Newkirk-Engineering.com
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L.C. # 26000384
Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC
HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER
1

AIR ONE PARCEL
HULL ROAD
Ormond Beach, Florida

ZONING CLASSIFICATION:
ZONE I-1



LEGEND:

(C)	CALCULATED
(D)	DESCRIPTION OR DEED
EP	EDGE OF PAVEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M	FLOOD INSURANCE RATE MAP
FL	FLORIDA
ID	IDENTIFICATION
IP	IRON PIPE (AS NOTED)
IPC	IRON PIPE & CAP (AS NOTED)
IR	IRON ROD (AS NOTED)
IRC	IRON ROD & CAP (AS NOTED))
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
N/A	NOT APPLICABLE AND/OR NOT AVAILABLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
No.	NUMBER
O.R.	OFFICIAL RECORD BOOK
(P)	PLAT
PG	PAGE
PRM	PERMANENT REFERENCE MONUMENT
(R)	RECORD
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
WO#	WORK ORDER NUMBER
(UR)	UNRECORDED TOMOKA HEIGHTS PLAT #115
	WOOD POWER POLE
●	IRON ROD &/ OR CAP (AS NOTED)
□	4" X 4" CONCRETE MONUMENT (AS NOTED)
○	IRON PIPE &/ OR CAP (AS NOTED)
OHE	OVERHEAD ELECTRIC
TOB	TOP OF BANK
+ 26.5	EXISTING GROUND ELEVATION
× 26.5	EXISTING HARD ELEVATION

6" & ABOVE ON ALL TREES
EXCEPT PINES (10" & ABOVE)
TREE LEGEND/SYMBOLS/COUNT:

OAK TREE	12	14
PALM TREE	10	5
PINE TREE	12	1
		20 TOTAL

2" - 5" ON ALL TREES
EXCEPT PINES (2" - 9")
TREE LEGEND/SYMBOLS/COUNT:

OAK TREE	12	31
PINE TREE	12	4
		35 TOTAL

LEGAL DESCRIPTION:

(PARCEL ID: 4238-10-03-0010, OFFICIAL RECORDS BOOK 5844, PAGE 3764)

PARCEL 1, BLOCK 3, TOMOKA HGHITS UNRECORDED PLAT 115.

LEGAL DESCRIPTION:

(PARCEL ID: 4238-10-03-0020, OFFICIAL RECORDS BOOK 7548, PAGE 1555)

PARCEL 1 (FEE SIMPLE ESTATE):
LOT 2, BLOCK 3, OF AN UNRECORDED PLAT OF TOMOKA HEIGHTS, A SUBDIVISION OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, SOUTH 75°43'32" EAST, A DISTANCE OF 1600.00 FEET FROM THE SOUTHWESTERLY CORNER OF THE GEORGE ANDERSON GRANT AS A POINT OF REFERENCE; THENCE NORTH 14°28'17" EAST, A DISTANCE OF 1790.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 14°28'17" EAST, A DISTANCE OF 75.0 FEET; THENCE SOUTH 75°43'32" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 14°28'17" WEST, A DISTANCE OF 75.0 FEET; THENCE NORTH 75°43'32" WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE REFERRED TO THE MERCATOR EAST GRID AZIMUTH.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE:

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER PALMETTO ROAD, MAGNOLIA ROAD, WILD OLIVE ROAD, ROSETTA ROAD AND HOLLY STREET, AS DESCRIBED IN DEED TO FLORIDA POWER AND LIGHT COMPANY, ET AL., RECORDED IN OFFICIAL RECORDS BOOK 98, PAGE 1240, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS VACANT LAND.

GENERAL NOTES:

1. BEARING STRUCTURE: (N 14°28'17" E) ALONG THE EASTERLY LINE OF HULL ROAD, VOLUSIA COUNTY, FLORIDA, SAID LINE BEING THE EAST LINE OF TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA, FOR ANGLE MEASUREMENT ONLY.

2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC. NO TITLE WORK PROVIDED TO SURVEYOR.

3. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), CITY OF ORMOND BEACH, FLORIDA, COMMUNITY NO. 125136, MAP NO. 12127 C 0203 K, DATED: SEPTEMBER 29, 2017. THE PROPERTY IS IN FLOOD ZONE "X".

4. DATA SOURCES:
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICAN VERTICAL DATUM 1988, FEET AND DECIMAL PART THEREOF.
BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK, CITY OF ORMOND BEACH, FLORIDA, DESIGNATION HV-126, ELEVATION = -27.08 FEET (NAVD 88).
A.) BENCHMARK #1, SET IR, NO ID, ELEVATION 26.81.
B.) BENCHMARK #2, FIRE HYDRANT, ELEVATION 28.52.

5. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
A.) TOMOKA HEIGHTS AN UNRECORDED PLAT #115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
B.) SURVEY BY I.P.H.M., INC., FILE NUMBER: 28A.135, WORK ORDER NUMBER: 050108, DATED 01/26/2005.
C.) SURVEY BY A1A GEO, INC., MAP SUBJECT: STERTHAUS ALT, DATED: 05/13/2017.

6. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.

7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

8. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS.

9. NO EASEMENTS SHOWN OR DESCRIBED ON PLAT.

10. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO A1A SURVEYING AT THE TIME OF SURVEY. A1A SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.

11. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 53.17.051(2)(D)(6) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF WAYS) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR, THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS / HER 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 ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS 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 STATUES CHAPTER RULE 53.17.051(3)(b)(c).

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 NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

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.

12. DEED FOR LOT 1, INCLUDES ROAD, SOUTH HALF, HOWEVER, DOES NOT MENTION IN FIRST PART AND DOES NOT RESERVE VACATION AS PARCEL 1, LOT 2 HAS A NON EXCLUSIVE EASEMENT FOR SAID ROADS. SURVEYOR SUGGEST A TITLE COMMITMENT FOR CLARITY.

CERTIFIED TO	TYPE OF SURVEY: Boundary, Topographic & Special Purpose REVISIONS:
Field Work by: AM Date: 06/14/18 Office Work by: BR Date: 06/19/18 Field Book: 12 Page: Scale: 1" = 20'	SITE ADDRESS: 829 HULL ROAD Ormond Beach, Florida PROJECT: 18-0519

A1A SURVEYING, INC.
Professional Surveying & Mapping (LC#) LB 8205
Phone: 386.257.4475 Fax: 386.257.1526 Residential Commercial Construction
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

THE FOREGOING IS HEREBY CERTIFIED AS MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 5J17.6, SECTION 472.027, FLORIDA STATUTES, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED BY ME. SIGNATURE AND THE ORIGINAL RAISED SEAL APPEARS ON THIS DOCUMENT ONLY.

DAVID L. McMILLEN
STATE OF FLORIDA
LS 6378

10/26/2021
PSM #6378
David McMillen

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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 2025-2026 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 6 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.
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.

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 39,378 SF OR 0.904 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY A1A SURVEYING, INC., PROJECT No. 2018-0519, FILE No. 2018-0519 (SEE SHEET No. 2 OF THESE PLANS).
2. THE ZONING IS I-1 (LIGHT INDUSTRIAL).
3. THE TAX PARCEL NUMBERS ARE 38-14-32-10-03-0010 AND 38-14-32-10-03-0020
4. THE EXISTING SITE CONDITION IS AN UNDEVELOPED, WOODED LOT. THE FLUCFCS LAND USE IS (427) LIVE OAK .
5. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR VOLUSIA COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (29) IMMOKALEE SAND.
6. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. 12127C0203K, DATED SEPTEMBER 29, 2017.
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 AN DRY RETENTION POND SYSTEM DESIGNED SO THAT THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PREDEVELOPMENT DISCHARGE RATE AND VOLUME FOR MEAN ANNUAL AND 25-YEAR, 24-HOUR STORM EVENTS.
11. POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF ORMOND BEACH (SERVICE NOT REQUIRED).

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
- 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
- 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

SITE DEVELOPMENT USAGE

1. SETBACK:	BUILDING	LANDSCAPE
FRONT (HULL ROAD)	15 FEET	10 FEET
REAR (EAST)	20 FEET	6 FEET
SIDE (NORTH)	10 FEET	6 FEET
SIDE (SOUTH)	10 FEET	6 FEET

2. EXISTING SITE COVERAGE:	SQ. FT	ACRE	%
OPEN SPACE	33,710	0.774	100.00
TOTAL SITE	33,710	0.774	100.00

3. PROPOSED SITE COVERAGE:	SQ. FT	ACRE	%
ASPHALT MILLINGS	16,433	0.377	48.7
INTERIOR LANDSCAPE	12,722	0.292	37.8
EXTERIOR LANDSCAPE	4,555	0.105	13.5
TOTAL SITE	33,710	0.774	100.00
TOTAL IMPERVIOUS	16,433	0.377	48.7
TOTAL OPEN SPACE	17,277	0.397	51.3
MAX IMPERVIOUS LOT COVERAGE	0.49	(0.80 MAX)	

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2025/2026 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
520-001	CURB & CURB AND GUTTER	102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
522-001	CONCRETE SIDEWALK	102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS	860	ALUMINUM PEDESTRIAN / BICYCLE PICKET RAILING
		700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
		711-001	SPECIAL MARKING AREAS

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
FM	FORCE MAIN	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGT	UNDERGROUND TELEPHONE
FPD	FEET PER DAY	OHE	OVERHEAD ELECTRIC	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
G	GAS	OR	OFFICIAL RECORD	W	WATER (POTABLE)
GPC	GULF POWER COMPANY	PG	PAGE		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

SITE PREPARATION FOR PAVEMENT

1. PRIOR TO CONSTRUCTION, THE LOCATION OF EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. IT SHOULD BE NOTED THAT IF UNDERGROUND PIPES ARE NOT PROPERLY REMOVED OR PLUGGED, THEY MAY SERVE AS CONDUITS FOR SUBSURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF THE OVERLYING STRUCTURES.
2. STRIP THE PROPOSED CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, TOPSOIL AND OTHER DELETERIOUS MATERIALS WITHIN AND 5 FEET BEYOND THE PROPOSED PAVEMENT LIMITS. EXPECT INITIAL CLEARING AND GRUBBING TO DEPTHS OF APPROXIMATELY 6 TO 12-INCHES.
3. BASED ON THE GROUND WATER LEVELS AND ANTICIPATED FILL, DEWATERING FOR FOUNDATION EXCAVATION AND COMPACTION IS NOT ANTICIPATED. HOWEVER, IT IS RECOMMENDED IMPLEMENTING TEMPORARY GROUNDWATER CONTROL MEASURES IF THE GROUNDWATER IS WITHIN 2 FEET OF THE REQUIRED DEPTH OF EXCAVATION AT THE TIME OF CONSTRUCTION. DEWATERING MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER CONTROL MEASURES SHALL REMAIN IN-PLACE UNTIL COMPACTION OF THE EXISTING SOILS IS COMPLETED AND BACKFILLING HAS REACHED A HEIGHT OF 2 FEET ABOVE THE GROUNDWATER LEVEL AT THE TIME OF CONSTRUCTION. THE SITE SHALL BE GRADED TO DIRECT SURFACE WATER RUNOFF FROM THE CONSTRUCTION AREA.
4. COMPACT THE EXPOSED SURFACE USING TRACTOR / DOZER OR VIBRATORY EQUIPMENT. THE VIBRATORY EQUIPMENT SHALL BE OPERATED IN STATIC MODE WITHIN 75 FEET OF ANY STRUCTURE. THE UPPER 1 FOOT OF SOILS BELOW THE EXPOSED SURFACE WITHIN THE BUILDING AREA SHOULD BE IMPROVED TO ACHIEVE A MINIMUM COMPACTION REQUIREMENT OF 95% OF THE MODIFIED PROCTOR (ASTM D-1557). THE COMPACTED SOILS SHALL EXHIBIT A MOISTURE CONTENT OF 2 PERCENT OF THE SOILS OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557). SHOULD THE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHALL BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS MOISTURE CONTENT WITHIN THE DISTURBED SOILS IS ALLOWED TO DISSIPATE BEFORE RECOMPACTING.
5. TEST THE COMPACTED SURFACE FOR COMPLIANCE AT A MINIMUM OF ONE (1) LOCATION PER 2,500 SQUARE FEET WITHIN THE BUILDING AREA OR AT A MINIMUM OF FOUR (4) LOCATIONS.
6. PLACE THE COMPACT BACKFILL MATERIAL AS REQUIRED. THE FILL SHALL CONSIST OF "CLEAN" FINE SAND WITH LESS THAN 5 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12-INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DENSITY WITH THE EXCEPTION THAT DENSITIES OF AT LEAST 98 PERCENT PERCENT SHALL BE OBTAINED WITHIN THE UPPER ONE FOOT BELOW BASE COURSE. COMPACTED SOILS SHALL EXHIBIT MOISTURE CONTENT WITHIN 2 PERCENT OF THE SOILS OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557). IF LIGHT EQUIPMENT IS USED, THEN THE LIFT THICKNESS SHALL BE REDUCED TO 8-INCH THICK LIFTS.
7. PERFORM COMPLIANCE TESTS WITHIN THE BACKFILL AND FILL SOILS AT A MINIMUM OF ONE LOCATION PER 2,500 SQUARE FEET PER LIFT (MINIMUM OF FOUR LOCATIONS).
8. COMPACT AND TEST FOOTING CUTS FOR COMPACTION TO A DEPTH OF ONE FOOT BELOW BEARING LEVEL. TEST ONE OUT OF EVERY FOUR (25 PERCENT) COLUMN FOOTINGS AND PERFORM ONE TEST PER EVERY 50 LINEAL FEET OF WALL FOOTING. COMPACTION OPERATIONS IN CONFINED AREAS, SUCH AS FOOTING EXCAVATIONS, CAN BE BEST PERFORMED WITH A LIGHTWEIGHT VIBRATORY SLED OR OTHER HAND-HELD COMPACTION EQUIPMENT.

REVISIONS

DATE	DESCRIPTION
6/25/25	OWNER

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NEWKIRK ENGINEERING, INC.

DEVELOPMENT INFORMATION
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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Harry Newkirk

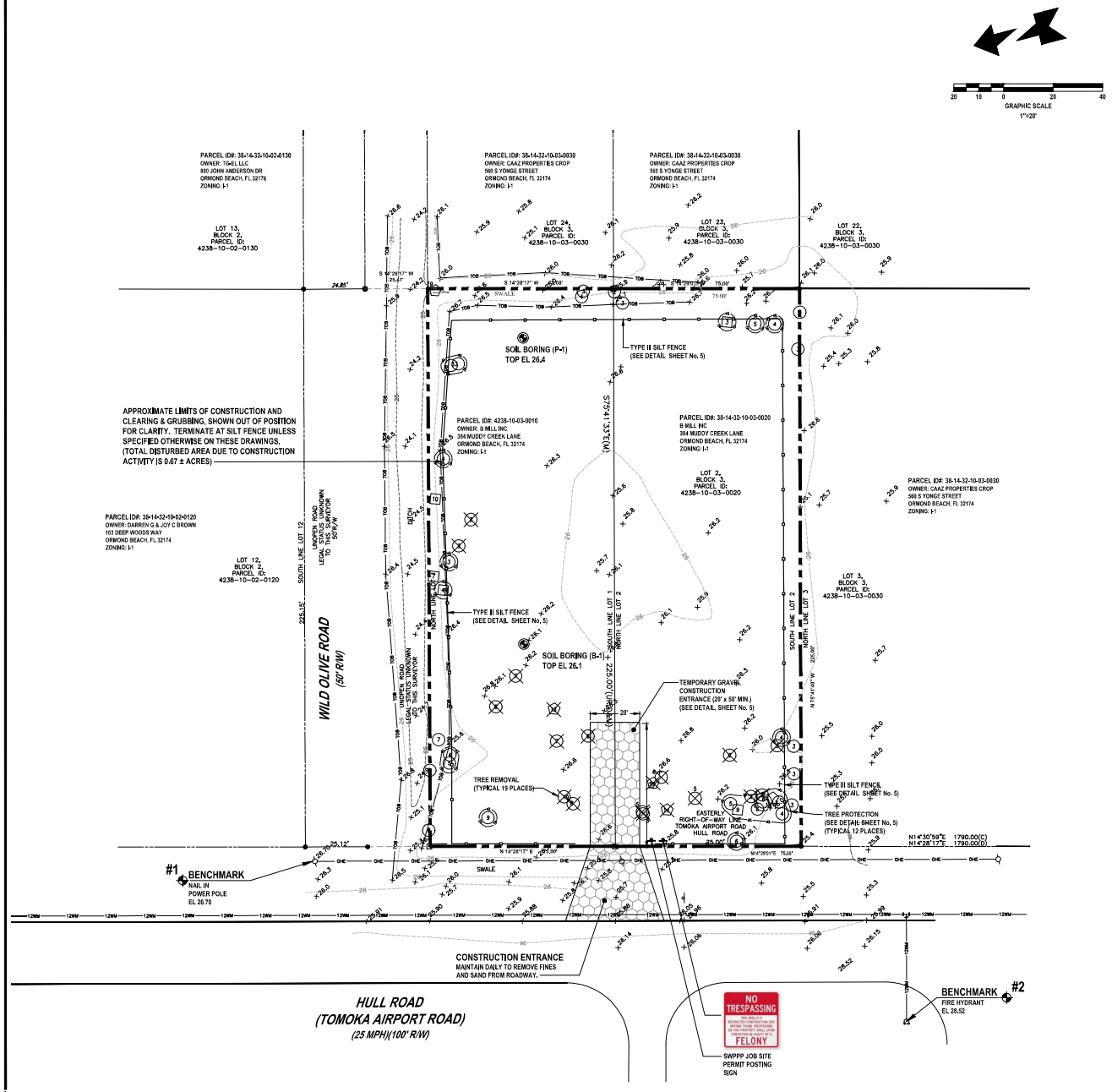
HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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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.

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 36INCHES 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 DIMISION A.0.
4. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THIS PLAN.

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL SHEET No. 5)
- TP — PROPOSED TREE BARRICADE (SEE DETAIL SHEET No. 5)
- PROPOSED AGGREGATE
- (10) EXISTING TREE (No. INDICATES DIAMETER AS MEASURED 4.5' ABOVE THE GROUND)
- TREE TO BE REMOVED

TREE LEGEND :

		SITE EXISTING	SITE REMOVED
OAK TREE	(#)	45	16
PALM TREE	(#)	5	3
PINE TREE	(#)	5	0
		55	19

BENCHMARK INFORMATION:

#1 NAIL IN POWER POLE
ELEVATION = 26.70

#2 FIRE HYDRANT
ELEVATION = 28.52

VERTICAL DATA
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICA VERTICAL DATUM 1988. BENCHMARK REFERENCE NATIONAL GEODETIC SURVEY DESIGNATION HV-126, ELEVATION = 27.08

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

WARNING !!
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DEMOLITION AND SWPPP PLAN
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CONSTRUCTION MATERIAL AND EQUIPMENT NOTE:

1. TRUCKS
2. TRAILERS
3. BRICK PAVERS
4. CONSTRUCTION EQUIPMENT

GRAPHIC SCALE
1"=20'

LEGEND

- TYPE 'D' CURB
- TRANSITION LOCATION FROM TYPE 'D' CURB TO FLUSH
- SITE LIGHTING (4 TOTAL)

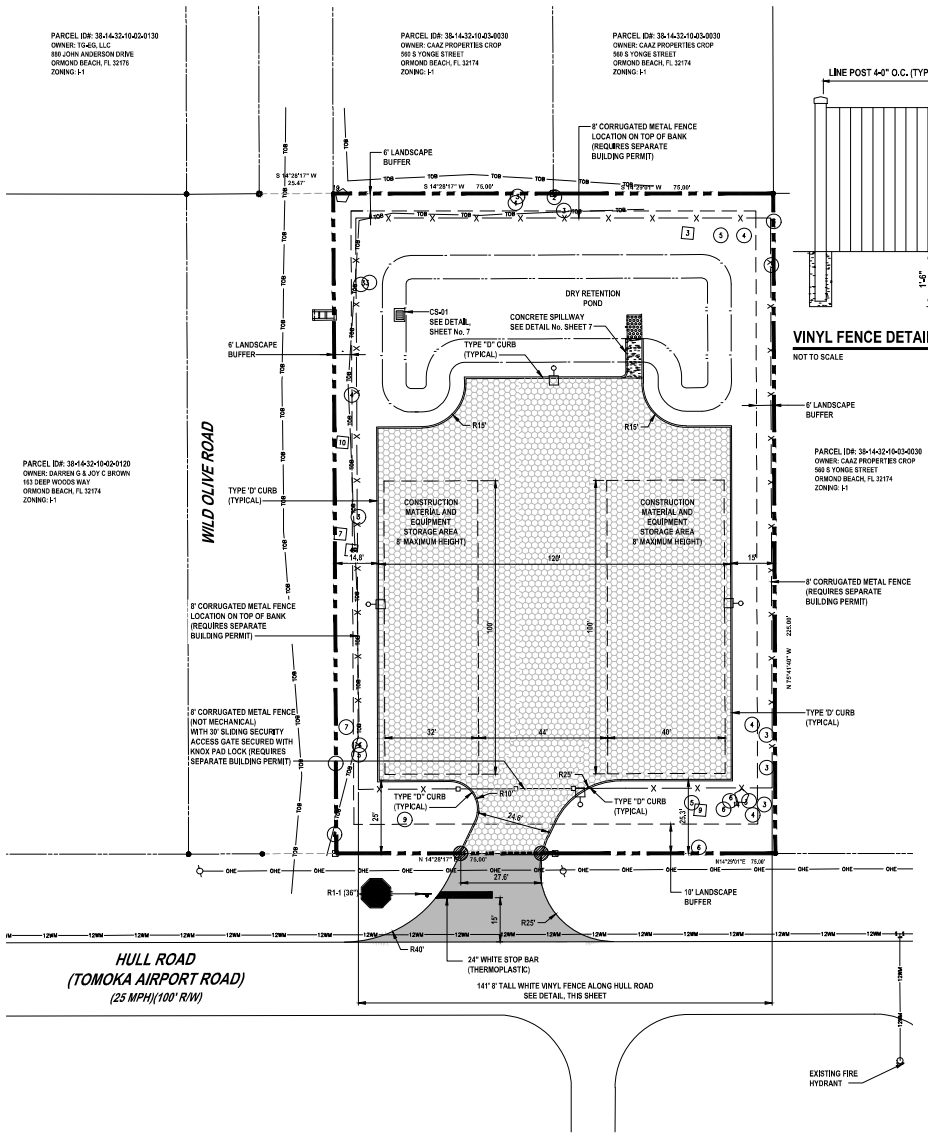
PAVING LEGEND

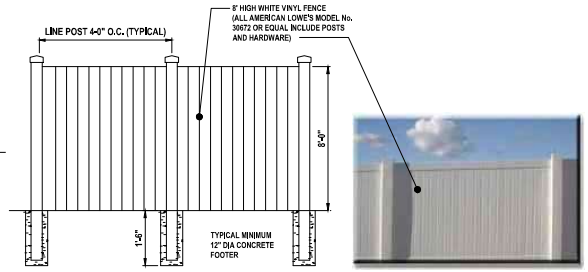
HEAVY DUTY ASPHALT PAVEMENT — 2" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS
8" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" LIFTS)
12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)

* ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180.

*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT

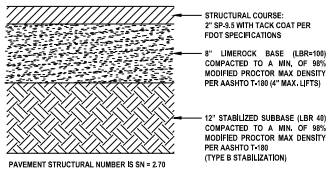
ASPHALT MILLINGS — 4" ASPHALT MILLINGS COMPACTED TO FDOT SPECIFICATIONS (98%)
8" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)





VINYL FENCE DETAIL

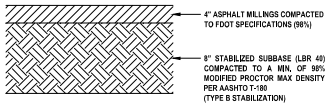
NOT TO SCALE



PAVEMENT STRUCTURAL NUMBER IS SN = 2.70

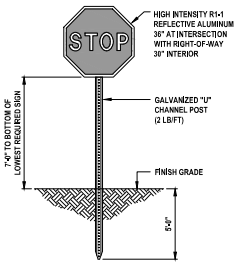
ASPHALT SECTION

NOT TO SCALE



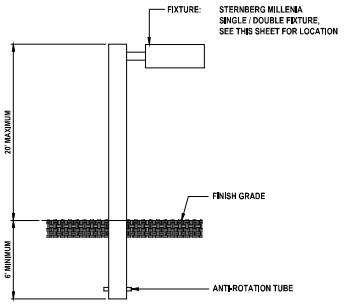
ASPHALT MILLINGS SECTION

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE



POLE TYPE: 5" X 5" STRAIGHT SQUARE DIRECT BURIAL LIGHT POLE
POLE HEIGHT: 20' MAXIMUM HEIGHT WITH 6' 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 OR C.
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.
8. SITE LIGHTING MUST NOT SHINE DIRECTLY UPON ANY ADJACENT RESIDENCE AND MUST NOT PRODUCE EXCESSIVE GLARE. GLARE GUARDS WILL BE INSTALLED IF NEEDED.

SITE LIGHTING DETAIL

NOT TO SCALE

GENERAL 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".

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.

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

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SITE LAYOUT PLAN
HULL RD. CONTRACTOR STORAGE
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Harry Newkirk

HARRY NEWKIRK LICENSED NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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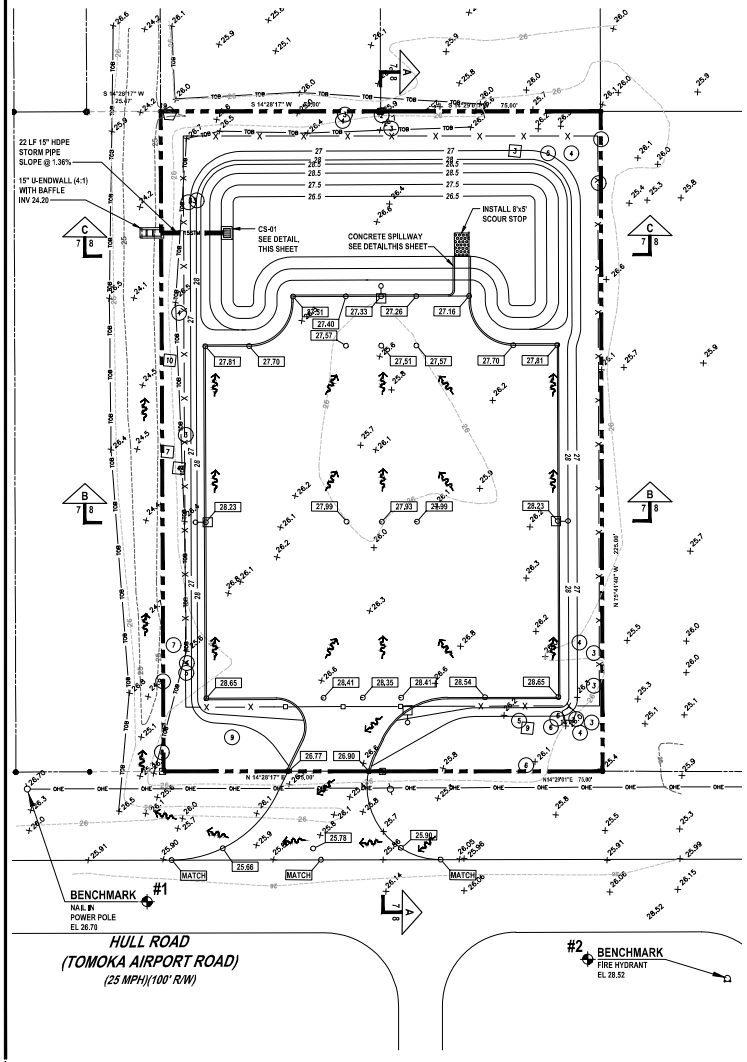
SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 1-INCHES OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 2.5-INCHES OVER THE IMPERVIOUS SURFACE. STORMWATER TREATMENT IS PROVIDED BY A WET DETENTION 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 (ft^3)	Peak Stage (ft)
Mean Annual, 24-Hour	PRE	5.0	0.51	5,226	27.18
	POST		0.00	0.00	
25 Year, 24-Hour	PRE	9.0	1.20	12,022	27.56
	POST		0.94	4,446	

TREATMENT VOLUME REQUIRED (CF)	TREATMENT VOLUME PROVIDED (CF)	TREATMENT VOLUME RECOVERY (HOURS)
2,800	2,800	10

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



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).

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.

GRADING LEGEND:

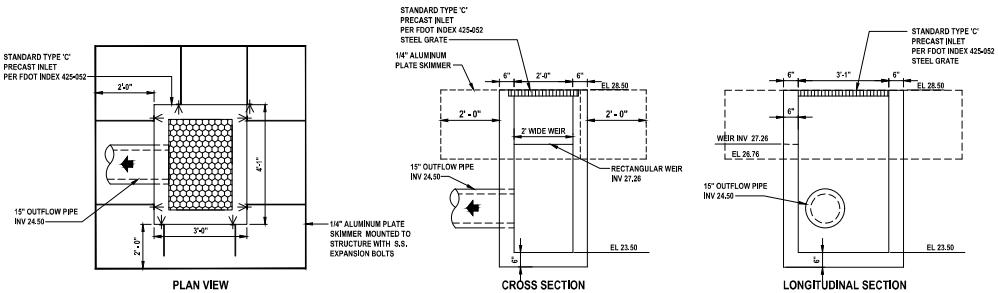
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

BENCHMARK INFORMATION:

#1 NAIL IN POWER POLE ELEVATION = 26.70

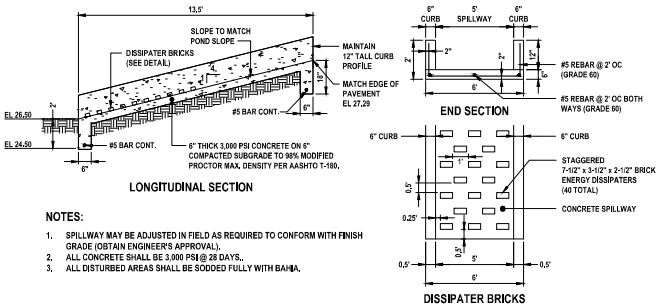
#2 FIRE HYDRANT ELEVATION = 28.52

VERTICAL DATA
ELEVATIONS REFER TO (NAVD 88) NORTH AMERICA VERTICAL DATUM 1988. BENCHMARK REFERENCE NATIONAL GEODETIC SURVEY DESIGNATION HV-126, ELEVATION = 27.08



CONTROL STRUCTURE DETAIL (CS-01)

NOT TO SCALE



NOTES:

1. SPILLWAY MAY BE ADJUSTED IN FIELD AS REQUIRED TO CONFORM WITH FINISH GRADE (OBTAIN ENGINEER'S APPROVAL).
2. ALL CONCRETE SHALL BE 3,000 PSI @ 28 DAYS.
3. ALL DISTURBED AREAS SHALL BE SODDED FULLY WITH BAHIA.

SPILLWAY DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
2/10/21	CITY COMMENTS
6/12/24	OWNER
8/25/25	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
Phone (386) 672-7794
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C.A. # 30209
LC. # 26000584
Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING, INC.

GRADING AND DRAINAGE PLAN
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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

Harry Newkirk

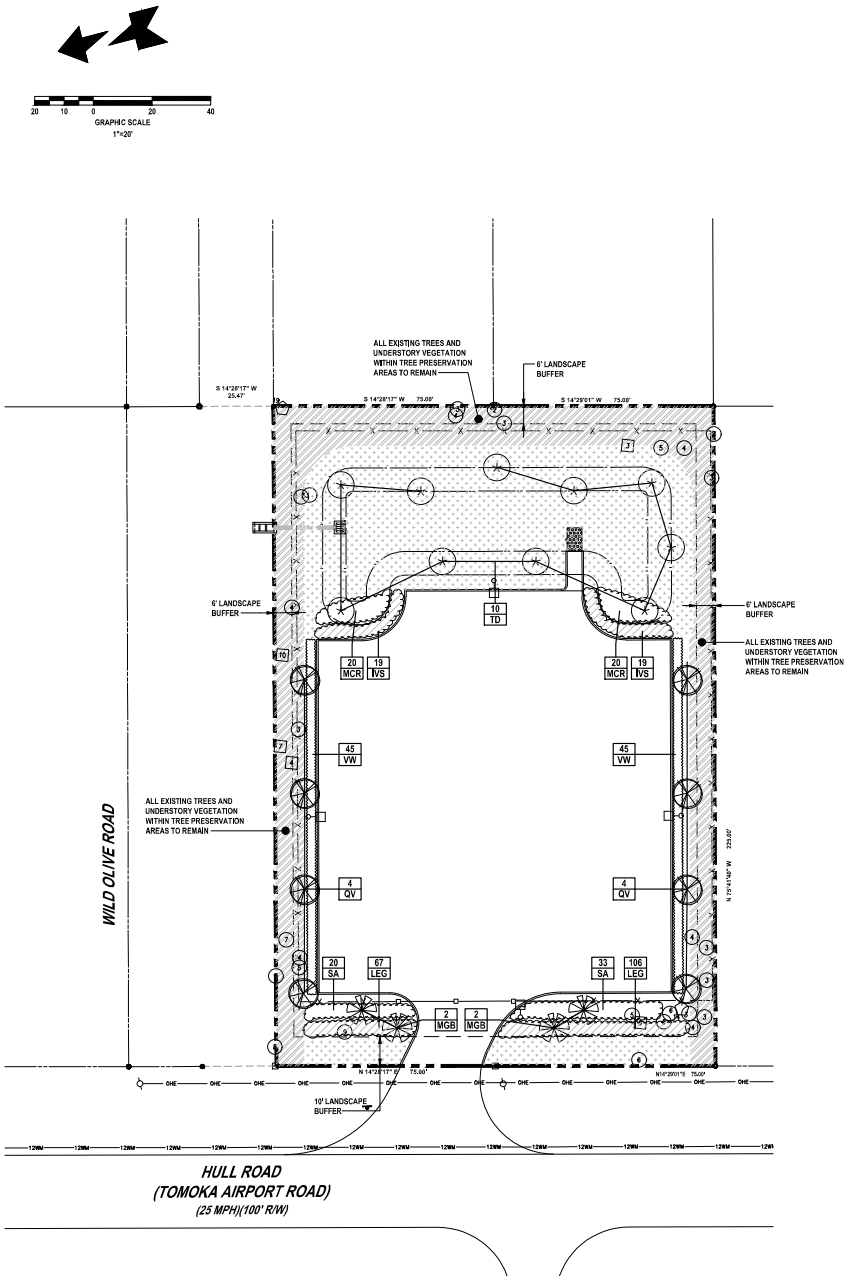
HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT No:	2020-267
DATE:	NOVEMBER 2020
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

7



MINIMUM TREE REQUIREMENT

BASE TREE REQUIREMENT:
SITE 33,710 SF / 1500 SF = 23 TREES REQUIRED ON SITE
LANDSCAPE SF 16,433 SF / 400 SF = 42 TREES REQUIRED ON SITE (GOVERNS)

TREE MITIGATION:
1. NUMBER OF PROTECTED TREES TO BE REMOVED DUE TO IMPERVIOUS CONSTRUCTION = 8 TREES
2. REMAINDER OF PROTECTED TREES TO BE REMOVED DUE TO OTHER CONSTRUCTION = 8 TREES
3. CALCULATE PRESERVED TREE DENSITY, DIVIDE PRESERVED PROTECTED TREES BY TOTAL AREA = 8 / 0.774 AC = 10.34 TREES/AC
   TREE DENSITY IS LESS THAN 50 TREES/ACRE
4. (LINE #1) / 2 + (LINE #2) = (8 / 2) + 1 = 4 + 0 = 4 TREES WITH 2.5" CAL MIN

SITE TREE CALCULATIONS

TREES REQUIRED	
TREE DENSITY	42
MITIGATION	4
TOTAL REQUIRED	46

SITE TREES PROVIDED	

EXISTING TREES TO REMAIN		
SPECIES	DBH	QTY
OAK	2	1
OAK	3	12
OAK	4	6
OAK	5	4
OAK	6	3
OAK	7	1
OAK	9	1
PINE	3	1
PINE	4	1
PINE	7	1
PINE	9	1
PINE	10	1
TOTAL		33

PROPOSED TREES	

MITIGATION PROVIDED	
BALD CYPRESS	4

SITE TREES	
MAGNOLIA	4
LIVE OAK	8
BALD CYPRESS	6
TOTAL	18
PROPOSED + EXISTING	51

BUFFER CALCULATIONS:

NORTH BUFFER: 6' WIDE 225.00' (2 TREES, 20 SHRUBS, 20 GC / 100')
5 TREES REQUIRED, 4 PROVIDED PLUS 10 EXISTING
45 SHRUBS REQUIRED, 45 PROVIDED
45 GROUND COVER REQUIRED, NATURAL PRESERVATION PROVIDED

WEST BUFFER (HULL ROAD): 10' WIDE 150.00'-30.35' = 119.65' (3 TREES, 30 SHRUBS, 30 GC / 100')
4 TREES REQUIRED, 4 PROPOSED PLUS 2 EXISTING
36 SHRUBS REQUIRED, 53 PROPOSED
36 GROUND COVER REQUIRED, 133 PROPOSED

SOUTH BUFFER: 6' WIDE 225' (2 TREES, 20 SHRUBS, 20 GC / 100')
5 TREES REQUIRED, 4 PROPOSED PLUS 10 EXISTING
45 SHRUBS REQUIRED, 45 PROVIDED,
45 GROUND COVER REQUIRED, NATURAL PRESERVATION PROVIDED

EAST BUFFER: 6' WIDE 150.00' (2 TREES, 20 SHRUBS, 20 GC / 100')
3 TREES REQUIRED, 4 EXISTING TREES PROVIDED
30 SHRUBS REQUIRED, NATURAL SHRUBBERY TO REMAIN ALONG OF EAST PROPERTY LINE
20 GROUND COVER REQUIRED, NATURAL PRESERVATION PROVIDED

GENERAL 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. A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 3" SHALL BE IN ALL PLANT BEDS AND AROUND ALL NEW AND EXISTING TREES. CYPRESS MULCH SHALL NO BE USED.
3. SOD SPECIFIED AS ARGENTINE BAHIA 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 COUNTY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
16. ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AT NEI (386) 672-7794.
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 ST. AUGUSTINE FLORITAM 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.

TREE PRUNING NOTE:

REMOVE ALL EXISTING UNDERBRUSH AND GROUND COVERS WITHIN LANDSCAPE BUFFERS EXCEPT IF LANDSCAPE BUFFER IS INCLUDED IN THE TREE PRESERVATION AREA. PRUNE ALL TREES TO REMAIN IN ACCORDANCE WITH ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA).

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS
CANOPY TREES				
MGB	4	MAGNOLIA GRANDIFOLIA	BRAKEN'S BROWN MAGNOLIA	10' - 12' HGT., 2.5" CAL. @ 6"
QV	8	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., 2.5" CAL. @ 6"
TD	10	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., 2.5" CAL. @ 6"
SUBTOTAL	22			
SHRUBS				
IVS	38	ILEX VOMITORIA	DWARF YAUPON HOLLY	3 GAL., 18" HGT., FULL, 36" O.C.
MCR	40	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 18" HGT., FULL, 36" O.C.
SA	53	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	3 GAL., 24" HGT., FULL, 36" O.C.
VW	90	VIBURNUM OBOVATUM	'SELECT' CULTIVAR	7 GAL., 24" HGT., FULL, 36" O.C.
SUBTOTAL	221			
GROUND COVER (G.C.)				
LEG	173	LIRIOPE MUSCARI	EVERGREEN GIANT	3 GAL., 14" HGT., 20" O.C.
SUBTOTAL	173			
TOTAL	416			

LEGEND AND CALCULATIONS:

PRESERVATION AERA

MINIMUM REQUIRED = 33,710 x 15% = 5,057 SF

PROVIDED = 17.6% (5,923 SF)

TREE LEGEND :

		SITE EXISTING	SITE REMOVED
OAK TREE		45	16
PALM TREE		5	3
PINE TREE		5	0
		55	19

LEGEND

BAHIA SOD

IF OPEN SPACE IS NOT SHADED WITH BAHIA, IT IS ST. AUGUSTINE SOD

11 NWS — QUANTITY OF PLANTS / PLANT CODE (SEE SCHEDULE)

TREE PRESERVATION AREA
TOTAL 17.6%

NOTE:
IF THE TREE PRESERVATION AREAS IN THE LANDSCAPE BUFFER ARE NOT MEETING THE TREE OR SCREENING REQUIREMENTS, THEY WILL NEED TO BE PLANTED TO MEET THE REQUIREMENTS. THIS DECISION WILL BE MADE BY THE CITY UPON INSPECTION.

REVISIONS

DATE	DESCRIPTION
2/10/21	CITY COMMENTS
4/13/21	CITY COMMENTS
6/12/24	OWNER
8/25/25	OWNER

1230 North US1, Suite 3
Ormond Beach, FL 32174
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Civil Engineering,
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LANDSCAPE PLAN
HULL RD. CONTRACTOR STORAGE
835 HULL ROAD
ORMOND BEACH, FL 32174

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

Lauren A Adams

LAUREN ADAMS LICENSED NO. 6667278 STATE OF FLORIDA LANDSCAPE ARCHITECT

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PROJECT No:	2020-267
DATE:	NOVEMBER 2020
DESIGN BY:	LAA
DRAWN BY:	NWS
CHECKED BY:	LAA
SCALE:	1" = 20'

DRAWING NUMBER

11

Planning Board minutes from November 13, 2025

ITEM:

PZ-2025-200

Hull Road Contractor Storage
835 Hull Road
Special Exception

Recommended for Approval (5-0)

Chairman Thomas encouraged the use of more holly trees. He stated that he is interested in a landscape design similar to the storage facility at West Granada Boulevard and Old Kings Road.

Vice Chair Shull brought it up to the Board and entertained a motion.

Mr. Jorczak motioned to approve PZ-2025-169(A), Advent Health Offsite Emergency Department, Zoning Map Amendment, 1561 North U.S. Highway 1. Chairman Thomas seconded the motion. Mr. Spraker confirmed that the motion intends to approve the site signage at twelve feet per the Board's discussion. The Board affirmed that was the intent. The vote was called, and the motion was approved (5-0).

B. PZ-2025-169(B), Advent Health Offsite Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1

Vice Chair Shull brought it up to the Board and entertained a motion.

Chairman Thomas motioned to approve PZ-2025-169(B), Advent Health Offsite Emergency Department, Issuance of a Development Order, 1561 North U.S. Highway 1. Mr. Jorczak seconded it. Mr. Spraker confirmed that the motion intends to approve the site signage at twelve feet in height per the Board's discussion. The vote was called, and the motion was approved (5-0).

C. PZ-2025-200, Hull Road Contractor Storage, Special Exception for Outdoor Activity and Storage, 829 and 835 Hull Road

Mr. Steven Spraker, Planning Director, explained that this is an application for a Special Exception to allow outdoor storage/activity under certain conditions at 829 and 835 Hull Road. The property is zoned I-1, Light Industrial and has a Light Industrial land use. He stated that the outdoor storage/activity is allowed as a Special Exception use within the I-1, Light Industrial zoning district. The subject property was previously approved for a RV and Boat storage facility by the Site Plan Review Committee as an administrative approval. Mr. Spraker explained that the RV and Boat storage project went to construction, but construction was abandoned, and the project was eventually sold to the current applicant.

Mr. Spraker continued that the applicant purchased the property and is seeking a contractor's yard associated with his business. The application proposes an eight (8') foot high fence (PVC along the Hull Road frontage), as well as an 8'-fence surrounding the property. Mr. Spraker stated that the following items will be stored on-site: (1) palletized concrete pavers, (2) roadway base materials, (3) bobcat skid steer, drum vibratory roller/compactor, (4) dump truck and or pickup trucks, and (5) equipment hauling trailers. He stated that the materials would not exceed the height of the fence.

Mr. Spraker explained that there was a conversation with a resident today who expressed concerns with the state of the property. Mr. Spraker stated that the resident believes that there was dumping on the property. Mr. Spraker verified that staff visited the site and observed the dumping. He explained that staff spoke to the applicant, who stated that their company is not dumping and that they have been trying to remove material from the site. Mr. Spraker suggested potential options with the applicant for blocking access, either through a silt fence or a temporary chain-link

fence. Mr. Spraker concluded that the Site Plan Review Committee recommends approval of the project, subject to resolution of the outstanding comments.

Vice Chair Shull brought it up to the Board for questions.

Applicant's Presentation

Vadim Abuzov, applicant, 1233 North U.S. Highway 1, stated that he owns Fences and Pavers by Design and has been servicing the community for 20 years. Mr. Abuzov stated that his company needed a storage area for materials and equipment, with a proposed screening/security fence. He detailed to the Planning Board the operation of the storage area. Mr. Abuzov concluded that this application matches the previously approved RV and Boat storage facility.

Board Questions

Mr. Gentry sought to confirm that the dumping was not by the applicant and was done by others. Mr. Abuzov responded that his company is not dumping there and that they have removed a lot of material from the property due to other people dumping there. Mr. Abuzov stated that they would like to install temporary fencing to curb illegal dumping. Mr. Gentry asked whether the project would block access to the illegal dumping site. Mr. Abuzov confirmed that it would and added that he would like to immediately put up a temporary fence at the front entrance, if allowed. Mr. Spraker confirmed that a temporary security fence would be permitted per the Land Development Code.

Mr. Jorczak asked whether there is any limitation on the vertical height of the storage equipment. Mr. Spraker responded that the Planning Board can establish reasonable conditions if there is something else desired. He noted that the property is industrially zoned and if the use is appropriate. Mr. Spraker stated that the proposed fence would screen the material, and staff would not state that every piece of equipment would be fully screened.

Ms. Shull asked for clarification on the architecturally-treated fence and what it would look like. Mr. Spraker displayed the site plan showing the 8'-PVC fence along the Hull Road frontage and stated that the remainder of the site would be corrugated metal.

Audience Comments

Arthur Armstrong, Bear Creek, stated that he is here for one reason, one reason only, concern for Bear Creek. He stated that Bear Creek has been inundated with everything conceivably thought of. He continued that the applicant has purchased a vacant piece of property and that has no objections and how that it is not the issue. He stated that the problem is the material on the given lot that needs to be removed. He commented that the material was not brought there by a stranger at midnight and how it is similar to the applicants'. Mr. Armstrong suggested that the material be removed, the site cleaned up, and expressed how the site had never been like that before.

Mr. Armstrong expressed that there are concerns at Bear Creek, where over 1,000 people live right next door to the site. He added that they have water issues all of the time, and he is concerned if the site has proper retention. Mr. Armstrong stated that he wants to ensure it is correct the first time, not afterward. He noted that it is not just him, that he is speaking for almost 1,000 people, and how the Board does not want them there.

Mr. Armstrong applauded the applicant for taking over a lousy piece of property and doing something with it. He stated he would work with him and how he had been in that industry for 25 years. He remarked that they are here to ensure the protection of Bear Creek. Mr. Armstrong stated that they have water continually coming in from Hull Road and all of that industry, and he is going to add to this if it is not done properly. He concluded that if that cannot be done, he does not want the application, and stated that he would like to see the application not approved until the lot is cleaned up.

Chairman Thomas inquired about what material was on-site. Mr. Armstrong responded that there is a combination of materials, including building materials, pallets, and aggregate. He stated that his biggest concern is that there are no drainage issues with this site because it is not fair. Mr. Armstrong concluded that they have 70 to 80 houses in Bear Creek with water around them.

Judy Robin, 81 Grizzly Bear Path, expressed appreciation to address the Planning Board. She stated that they have flooding in the past year and a half, in their backyards that had never occurred before, since the community was built in 1984. She expressed her understanding that when the project was to be RV and Boat storage, they were using a gravel surface. She asked what the material was to be in this application. Ms. Robin stated that if it is going to paved, it could make a huge difference with regards to the drainage that comes off of the property, as gravel, like soil, absorbs water. Ms. Robin emphasized that mitigating any potential additional flooding is the primary concern and should be taken seriously. She stated that Hull Road is an approved project for flooding remediation and wants to ensure that this project would not adversely affect the upcoming project.

Ms. Robin stated that her understanding is that the RV and Boat storage did not file a gopher tortoise permit. She added that she spoke with the wildlife department this week and was directed to their website to check whether a permit had been pulled. She stated that there are tortoises, gopher tortoises, in that area. Ms. Robin expressed that, according to her understanding, gopher tortoise activities must be permitted and approved before the project can be confirmed. She indicated that gopher tortoises are located in Bear Creek.

Chairman Thomas asked whether they recently had water flooding or coming in on their property that they did not have before. Ms. Robin confirmed and stated that it was from Hull Road. Chairman Thomas asked if they did not have it before, and if it is coming in on it now, and asked what she thought had changed. He asked if it is all the dumping that has been on that piece of property. Ms. Robin responded that she was not sure. She continued that there has been extreme weather, and how a few weeks ago, they had five inches of rain, and how there was a stream of water coming directly across through their backyard onto Grizzly Bear Path. Ms. Robin added that anything that is paved no longer allows water to be absorbed and how gravel allows water to drain better, and they just want to make sure that the project does not exacerbate the current conditions or interfere with the city's approved project for flood remediation along Hull Road.

Mr. Abuzov responded with explanation that the site plan calls for asphalt millings, which are ground-up asphalt. He stated that it is a rock mixed with asphalt, and explained that in the front, they have asked for a paver driveway with a culvert pipe. Mr. Abuzov questioned whether some of the ditches in the area need additional cleaning.

Vice Chair Shull verified the pavers' location.

Vice Chair Shull asked the Planning Director to address the gopher tortoise issue. Mr. Spraker stated that gopher tortoise surveys are required 90 days prior to construction. He stated that if the project is approved, it would be part of the construction permit.

Kevin Mastronardi, 9 Koala Bear Path, asked about the hours of operation. He stated that there is activity from 10:00 p.m. to almost 2:00 a.m., and that construction can be heard. He expressed that the noise from what sounds like truck tailgates, is brutal. Mr. Mastronardi stated that there is a deep, uncleaned canal next to the property that could help with the drainage issues. Mr. Abuzov responded that they are not running a business from this location, and how the intent is to have typical business hours to access the property.

Board Comments

Mr. Jorczak stated that he understands the resident's concern regarding flooding in the area. He added that the sports complex is making additional provisions for water retention. He discussed the project and the need to provide a base for the material and equipment on-site.

Mr. Gentry asked the applicant if the intent is to get the debris cleaned up. Mr. Abuzov responded that they will immediately start the clean-up and put up a temporary fence. Mr. Abuzov confirmed to Chairman Thomas that they would establish a temporary security fence once the site is cleaned up. Mr. Abuzov stated that surrounding uses allow concrete dumping, and that when those uses are closed, individuals seek other places to dump their material.

Mr. Railsback questioned whether there will be a final site plan, as there have been conversations about a concrete entrance versus pavers and the paving material. The applicant and staff confirmed that a final plan will be prepared.

Vice Chair Shull brought it up to the Board and entertained a motion.

Mr. Railsback motioned to approve PZ-2025-200, Hull Road Contractor Storage, Special Exception for Outdoor Activity and Storage, 829 and 835 Hull Road. Chairman Thomas seconded it. The vote was called, and the motion was approved (5-0).

D. PZ-2025-201, Courtyard Fountain Square, Special Exception for Outdoor Activity, 142 East Granada Boulevard

Ms. Noel Eaton, Senior Planner, stated that this is a Special Exception for outdoor activity at 142 E. Granada Boulevard, known as Fountain Square. She states that the property is in the B-4, Central Business zoning district, where outdoor activity requires a Special Exception and a public hearing. Ms. Eaton explained that the courtyard area, is not enclosed by four walls and a roof, and is considered outdoors. She added it is important to note that the City's Land Development Code allows temporary merchant sidewalk sales under certain conditions through a Special Event Permit and is limited to fourteen (14) consecutive days, no more than four (4) times per calendar year. The applicant is proposing an outdoor activity similar to a recurring sidewalk sale under certain conditions.

Ms. Eaton stated that the conditions would include:

- Only located within the Fountain Square courtyard area.

City of Ormond Beach

City Commission Agenda

Staff Report

Agenda Date	December 16, 2025	**Item No**	8.G.
Section	PUBLIC HEARINGS	**Category**	Public Hearing - Resolution
Subject	142 East Granada Boulevard, Courtyard Fountain Square, Special Exception		
Recommended Action	Ormond MainStreet Design Committee and the Planning Board recommended that the City Commission **APPROVE** the Special Exception application for outdoor activity under certain conditions at 142 East Granada Boulevard.		
Strategic Goal	Transportation & Community Development - Other		
Department Staff Contact	Planning & Building Steven Spraker, Planning Director		

Summary

This is a Special Exception application from Herve Rabeaux to allow a Community Market (Outdoor Activity) under certain conditions at 142 E. Granada Blvd.

The property is zoned B-4, Central Business. The outdoor activity is allowed as a Special Exception use within the B-4, Central Business zoning district. The subject property comprises two multi-tenant buildings housing commercial, retail, restaurant, and personal service uses, with an open-air courtyard between them.

The applicant seeks to establish an outdoor community market under certain conditions, to be called Courtyard Fountain Square.

The project was reviewed by the Ormond MainStreet Design Committee and the Planning Board, both of which recommended approval of the Special Exception application.

Financial Impact

None

Citizen Impact

The Special Exception application for outdoor activity is within the courtyard area of two buildings. No citizen impacts are anticipated as a result of this request.

Attachments

1. 25-204 Planning - 142 East Granada Boulevard, Courtyard Fountain Square, Special Exception P25-0182G
2. Planning -142 East Granada Boulevard, Courtyard Fountain Square, Special Exception Development Order P25-0182G
3. Exhibit A, 142 EGB Legal Description
4. Exhibit B, SPRC Comments
5. Exhibit C, Conditions, 142 EGB
6. Exhibit D, Outdoor Activity Site Plan
7. 11.13.2025, 142 E. Granada Blvd SE PB Staff Report
8. 11.13.2025, Draft Planning Board minutes, 142 EGB SE

RESOLUTION NO. 2025-204

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A SPECIAL EXCEPTION FOR OUTDOOR ACTIVITY FOR "COURTYARD FOUNTAIN SQUARE" LOCATED AT 142 EAST GRANADA BOULEVARD WITHIN THE B-4, CENTRAL BUSINESS ZONING DISTRICT TO ALLOW A COMMUNITY MARKET AS AN OUTDOOR ACTIVITY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Bikini Company of Volusia County, Incorporated, a Florida for-profit corporation (the "Applicant") has applied to allow a community market, defined as an outdoor activity, under certain conditions on that real property located 142 East Granada Boulevard, Ormond Beach, Florida 32176 ("the Property"), and

WHEREAS, the said application is in compliance, with the provisions of the Ormond Beach *Land Development Code* (the "*Land Development Code*") and the general laws of Florida, and

WHEREAS, the Planning Board held a public hearing on November 13, 2025, regarding this matter as required by Chapter 1, Article II, Section 1-15(c)(5), of the *Land Development Code* and provided a recommendation of the application, and

WHEREAS, the City Commission duly held a public hearing on the application and considered the testimony and evidence presented, and

WHEREAS, the City Commission 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

WHEREAS, based upon all of the foregoing and in consideration thereof, the City Commission finds that:

(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 B-4, Central Business 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;

(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. 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;

(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

now therefore,

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

SECTION ONE. The above recitals are true and correct and are incorporated herein by reference.

SECTION TWO. The Mayor and the City Manager are hereby authorized and directed to execute a Development Order for a Special Exception regarding the Property to allow a community market, defined as an outdoor activity, under certain conditions on that real property located at 142 East Granada Boulevard, Ormond Beach, Florida 32176, as described in the Special Exception Development Order, a copy of which is attached hereto and incorporated herein by reference.

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

APPROVED AND AUTHENTICATED this 16th day of December, 2025.

_____
JASON LESLIE
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Bikini Company of Volusia County, Incorporated, a Florida for-profit corporation
	Application No.	PZ-2025-201
	Project Name:	"Courtyard Fountain Square"
	Property Address:	142 East Granada Boulevard, Ormond Beach, Florida 32176
	Parcel ID No.:	4214-05-15-2040

SPECIAL EXCEPTION DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on December 16, 2025, and the City Commission having considered those items as required by Section 1-18(b) 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 B-4, Central Business 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;

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of Bikini Company of Volusia County, Incorporated, a Florida for-profit corporation, for a Special Exception to allow a community market, defined as an outdoor activity, under certain conditions on that real property located at 142 East Granada Boulevard, Ormond Beach, Florida 32176, as described and depicted on Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of the *Land Development Code* shall be complied with at all times;

2. The outstanding comments from the Site Plan Review Committee list in Exhibit "B" shall be satisfied;

3. Full and complete compliance with the Special Exception Conditions attached as Exhibit "C"; and

4. Full and complete compliance with the Outdoor Activity plan attached as Exhibit "D".

B. No material change shall be made to the final plans attached as Exhibit "D" and incorporated herein by reference for this Special Exception without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval of this Special Exception Development Order.

C. All site construction activity shall be performed in strict compliance with the terms and conditions of this Special Exception, and of the *Land Development Code*.

D. If the final plan approval lapses under the provisions of Section 1-14(3)(c) of the *Land Development Code* before the Special Exception permit can be established, a new application for a Special Exception Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

E. In the event the use of the land approved by this Special Exception Development Order is abandoned for a period of two (2) years before any permit has been issued hereunder this Special Exception Development Order shall automatically become void, and a new application for a Special Exception Development Order must be submitted for consideration in accordance with the requirements of the Land Development Code.

F. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating if the Special Exception is not in compliance with Section 1-14, or with the conditions provided in Exhibit "C" of the Special Exception Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for a hearing before the City's Special Master.

G. In the event a building permit has not been issued within twenty-four (24) months, which date shall be December 16, 2027, then this Special Exception Development Order shall automatically become void and shall have no further legal effect per Chapter 1, Article II, Section 1-14(3), of the Land Development Code. If a building or site engineering permit is issued on or before December 16, 2027 the project shall be vested.

H. This Special Exception Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of Bikini Company of Volusia County, Incorporated, a Florida for-profit corporation and shall be binding upon Bikini Company of Volusia County, Incorporated, a Florida for-profit corporation, its successors and assigns, and shall run with the real property described and depicted in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID No.: 4214-05-15-2040).

ORDERED this 16th day of December, 2025.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
JASON LESLIE
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"

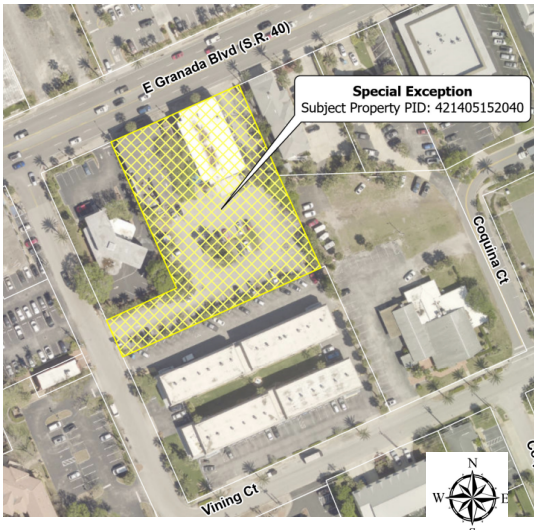
LEGAL DESCRIPTION

From Special Warranty Deed, Book 7822, Page 1599 Volusia County Public Records

THAT PORTION OF LOTS 9, 15-B, AND 24, ASSESSOR'S ORMOND BEACH, OF RECORD IN MAP BOOK 3, PAGE 108, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 24, SAID POINT BEING A DISTANCE OF 25' EASTERLY FROM THE NORTHWEST CORNER OF LOT 24; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 24 AND 9, BEING THE SOUTHERLY LINE OF GRANADA AVENUE, A DISTANCE OF 175' TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINES OF LOT 24 AND LOT 15-B, A DISTANCE OF 250' TO A POINT; THENCE WESTERLY AND PARALLEL TO GRANADA AVENUE, A DISTANCE OF 270' TO A POINT IN THE EASTERLY LINE OF VINING COURT, A 50' STREET AS NOW LAID OUT; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF VINING COURT, A DISTANCE OF 50' TO THE SOUTHERLY LINE OF LOT 25-B OF SAID ASSESSOR'S ORMOND BEACH; THENCE EASTERLY ALONG THE SOUTH LINES OF LOT 24-B AND 24, A DISTANCE OF 95' TO A POINT THAT IS 25' EASTERLY OF THE SOUTHWEST CORNER OF LOT 24; THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF LOT 24, A DISTANCE OF 200' TO THE POINT OF BEGINNING.

Map of Area



PARCEL ID:	4214-05-15-2040
OWNER:	BIKINI COMPANY OF VOLUSIA COUNTY, INCORPORATED, A FLORIDA FOR-PROFIT CORPORATION
APPLICANT:	BIKINI COMPANY OF VOLUSIA COUNTY, INCORPORATED, A FLORIDA FOR-PROFIT CORPORATION
SPECIAL EXCEPTION ADDRESS:	142 EAST GRANADA BOULEVARD, ORMOND BEACH, FLORIDA 32176

PLAN CORRECTIONS REPORT PZ-2025-000201
FOR CITY OF ORMOND BEACH

PLAN ADDRESS: 142 E Granada Blvd
Ormond Beach, FL 32176

PARCEL: 421405152040

APPLICATION DATE: 09/19/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** Special Exception for Outdoor Activity

EXPIRATION DATE: 03/18/2026 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Applicant	Kimberly Sweeny	Bikini Company	142 E. Granada Blvd Ormond Beach, FL 32176

SPRC Review

REVIEW ITEM	STATUS	REVIEWER
Civil Engineer 1 v.1	**Not Required**	**David Allen Ph: (386) 610-0554 email: David.Allen@ormondbeach.org**
Review conducted by Civil Engineer 1		
Civil Engineer 2 v.1	**Approved**	**Peter Youssef Ph: (386) 610-0554 email: peter.youssef@ormondbeach.org**
Review conducted by Civil Engineer 2		
Fire Plans Examiner v.1	**Requires Re-submit**	**Ken Gaines Ph: (386) 523-4138 email: Ken.Gaines@ormondbeach.org**
Review conducted by the Fire Plans Examiner		
Correction: Review Corrections - Ken Gaines (10/17/25) - Not Resolved		
Comments: Introduction letter stated that up 10 tents will be utilized. Where are the other tents being setup? All tent will have to meet NFPA-701 standards for flame spread and smoke generation. Certificate will have to be submitted as part of the produce spec sheets.		
Landscape Architect (10d) v.1	**Approved**	**Cara Culliver Ph: (386) 610-0552 email: Cara.Culliver@ormondbeach.org**
Review conducted by the Landscape Architect		
Planner 2 (14d) v.1	**Requires Re-submit**	**Sarah Motes Ph: (386) 610-0516 email: Sarah.Motes@ormondbeach.org**
Review conducted by Planner 2		
Planner 3 (14d) v.1	**Approved**	**Noel Eaton Ph: (386) 610-0521 email: Noel.Eaton@ormondbeach.org**
Review conducted by Planner 3		
Planning Director (10d) v.1	**Approved**	**Steven Spraker Ph: (386) 610-0525 email: Steven.Spraker@ormondbeach.org**
Review conducted by Planning Director		
Public Works NR (10d) v.1	**Not Required**	**Deanna Hodges Ph: (386) 610-0700 email: Deanna.Hodges@ormondbeach.org**
10 day review type for Public Works (NR)		
Submittal Results (SPRC) v.1	**Requires Re-submit**	**Steven Spraker Ph: (386) 610-0525 email: Steven.Spraker@ormondbeach.org**
Final review of submittal results for completeness. For failed submittals, please see corrections for additional information on resubmittal deadlines. Please contact the individual department reviewers with comments if there are any questions.		
Utility 1 v.1	**Approved**	**Mike Stephenson Ph: (386) 676-3583 email: Mike.Stephenson@ormondbeach.org**
Review conducted by the Utility Department Reviewer 1		

CONDITION(S) Fire Department General Conditions - Tents
Comment: No open flame of any kind, i.e. cooking, candles and alike.

PLAN CORRECTIONS REPORT (PZ-2025-000201)

eReview Session for SPRC Review v.1

FILES: Application & Sketch Site Plan.pdf
Development Order Criteria Response.pdf
Introduction Letter.pdf
Proposed Site Plan-Outdoor Activity.pdf
Section 2-56 Response.pdf
Sunbiz.pdf
VCPA Card.pdf
Warranty Deed.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Steven Spraker	Note: The applicant is responsible for Planning Board site posting - see attachments folder. Two signs are required.	10/09/2025 11:47 am	Proposed Site Plan-Outdoor Activity.pdf	1
Steven Spraker	Note: A SPRC determination meeting is required - likely to be held on October 29th.	10/09/2025 11:48 am	Proposed Site Plan-Outdoor Activity.pdf	1
Steven Spraker	Note: Applicant responsible for recording cost of development order if approved by the City Commission.	10/09/2025 11:49 am	Proposed Site Plan-Outdoor Activity.pdf	1
Steven Spraker	Note: Applicant responsible for recording cost of development order if approved by the City Commission.	10/09/2025 11:57 am	Proposed Site Plan-Outdoor Activity.pdf	1
Sarah.Motes	The responses to these questions are part of the information that staff needs in the analysis for their recommendation.Please provide an updated application with more detailed responses.	10/14/2025 12:49 pm	Development Order Criteria Response.pdf	1
Sarah.Motes	Please identify the size of the tents and distance in between each tent to ensure safe ADA access. If you have a detail of the tent sizes it would be encouraged to submit this information as well.	10/14/2025 12:50 pm	Proposed Site Plan-Outdoor Activity.pdf	1
Ken Gaines	Introduction letter stated that up 10 tents will be utilized. Where are the other tents being setup? All tent will have to meet NFPA-701 standards for flame spread and smoke generation. Certificate will have to be submitted as part of the produce spec sheets. No open flame of any kind, i.e. cooking, candles and alike.	10/17/2025 6:45 pm	Proposed Site Plan-Outdoor Activity.pdf	1

EXHIBIT "C"

142 East Granada Boulevard
Courtyard Fountain Square
Special Exception Conditions

1. **Use allowed.** Outdoor activity within the courtyard areas of Fountain Square, located at 142 East Granada Boulevard, under the conditions of item 2 below.

2. **Outdoor activity conditions.** The following conditions shall apply to the outdoor activity:

   a. Only located within the Fountain Square courtyard area.

   b. Shall be limited to Sundays from 9:00 am to 3:00 pm.

   c. A maximum of ten (10) pop-up tents are allowed, generally six-foot by six-foot tents.

   d. The outdoor activity shall only be for the existing tenants within the Fountain Square development. No itinerant merchants/vendors are allowed.

   e. No outside cooking or open flame is allowed.

   f. No outdoor live music is allowed.

3. **Special event permits.** Each business owner within the Fountain Square development is permitted to obtain separate special event permits in accordance with the Land Development Code.

Courtyard Fountain Square Outdoor Activity Exhibit

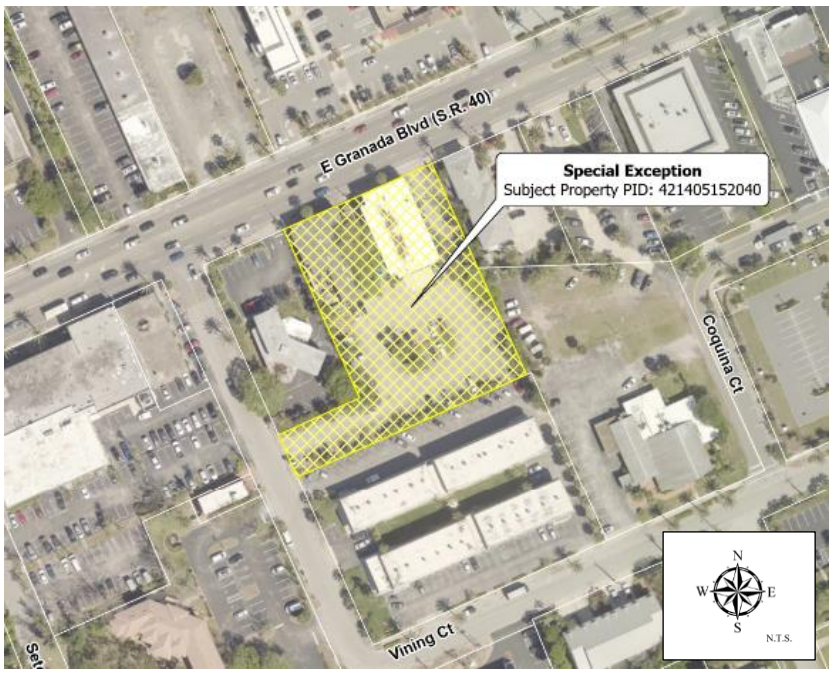
■ = 6' x 6' pop-up tent



Conditions:

a. Only located within the Fountain Square courtyard area.
b. Shall be limited to Sundays from 9:00 am to 3:00 pm.
c. A maximum of ten (10) pop-up tents are allowed, generally six-foot by six-foot tents.
d. The outdoor activity shall only be for the existing tenants within the Fountain Square development. No itinerant merchants/vendors are allowed.
e. No outside cooking or open flame is allowed.
f. No outdoor live music is allowed.

PLANNING BOARD STAFF REPORT
Courtyard Fountain Square
142 East Granada Boulevard
Project Number: SPRC-2025-000080

SITE PLAN REVIEW COMMITTEE DETERMINATION DATE:	October 29, 2025
PLANNING BOARD DATE	November 13, 2025
TENTATIVE CITY COMMISSION DATE	December 16, 2025 (Only one hearing)
APPLICANT:	Herve Rabeaux
PROPERTY OWNER:	Bikini Company of Volusia County, Inc.
LOCATION:	142 East Granada Boulevard - Fountain Square
REQUEST:	To allow outdoor activity as the Courtyard Fountain Square under certain conditions.
MAP OF PROJECT AREA:	

SECTION 1, INTRODUCTION:

This is a Special Exception application from Herve Rabeaux to allow a Community Market (Outdoor Activity) under certain conditions at 142 E. Granada Blvd. The property is zoned B-4, Central Business. The outdoor activity is allowed as a Special Exception use within the B-4, Central Business zoning district.

SECTION 2, BACKGROUND:

The subject property has two multi-tenant buildings housing commercial, retail, restaurant, and personal service uses with an open-air courtyard in between. The applicant seeks to establish an outdoor activity of a community market under certain conditions as the Courtyard Fountain Square. The plan proposes the following:

- Fountain Square courtyard.
- Sundays from 9am-3pm.
- Up to 10 6’ by 6’ pop up tents.
- Shall only be existing tenants of the fountain square development.
- No outdoor music.

The Land Development Code Section 2-50(w) allows certain outdoor activities under certain conditions on non-residential properties. Subsection (2), Retail special event permits, allows for the temporary outdoor display and sales of merchandise by retailers for up to fourteen (14) consecutive, no more than four (4) times per calendar year. The display and sales are limited to goods sold by the sponsoring business. This application seeks to allow the outdoor display and sales on a repetitive weekly basis for the tenants of Fountain Square.

SECTION 3, ANALYSIS: The existing zoning on the subject property is B-4, Central Business and the land use is GC “General Commercial” (Attachment 2). The following are the abutting uses to the subject properties.

The following exhibit shows the surrounding land uses and zoning:

EXHIBIT 1: Surrounding land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Across East Granada Boulevard Starbucks	“GC (General Commercial)”	GC (Planned Business Development)
South	55 Vining Court (Multifamily)	“GC (General Commercial)”	B-4 (Central Business)
East	Soraya Cafe	“GC (General Commercial)”	B-4 (Central Business)
West	Former Bank	“GC (General Commercial)”	B-4 (Central Business)

The applicant has provided a proposed site plan for the project and a summary letter of the Community Market as Attachment 3.

SITE PLAN REVIEW COMMITTEE DETERMINATION

Project has been reviewed by the Site Plan Review Committee, and a determination meeting was held on October 29, 2025. An outstanding comment of the SPRC reviewers is to identify the location of all ten (10) pop-up tents on the site plan. The applicant has provided that updated plan for the Planning Board. The SPRC approved the site plan and conditional use criteria subject to the minor outstanding SPRC comments resolved unanimously (3-0).

SECTION 4, CONDITIONAL USE CRITERIA:

Section 2-56 of the Land Development Code outlines the general criteria for all Special Exception approvals:

1. ***Off-street parking loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district***.

   The Special Exception application does not propose any development. The site has an existing parking lot with 55 spaces on the south side of the property to serve visitors.

2. ***Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, Chapter 3, Article 1, and other applicable provisions of this Code.***

   The Special Exception application does not propose any development as part of the application. The outdoor activity of the community market will be held in the existing courtyard of the Fountain Square development. The existing commercial building is 150’ from the south property line. No landscape buffers are proposed to be modified as part of the application.

3. ***Size, location, or number of conditional or Special Exceptions in an area, shall be limited so as to maintain the overall character of the district in which said conditional or Special Exceptions are located.***

   There have not been any recent Special Exceptions within this area on East Granada Boulevard.

4. ***Hours of operation may be limited and the City may require additional information on structural design and site arrangement, to assure the compatibility of the development with existing and proposed uses in the surrounding area.***

   The property is zoned B-4, Central Business. The application seeks to limit the outdoor activity to Sundays from 9:00 a.m. – 3:00 p.m. only. If the Site Plan Review Committee believes that specific hours of operation should be further restricted, this can be added as an amendment.

5. ***The Special Exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques.***

   The proposed project will not generate hazardous waste.

6. ***All development proposed as a Special Exception within or adjacent to a historic district, shall be reviewed based on applicable criteria stated herein for residential, commercial, or mixed-use development, and shall also comply with appearance and design guidelines for historic structures.***

   The project is not located within or adjacent to a historic district, and this criterion does not apply to the project development.

7. ***Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line, and the lumens shall not exceed two (2) foot-candles at the property line.***

   The project does not propose any site lighting with the application. The outdoor activity will occur during daytime hours.

SECTION 5, SPECIFIC SPECIAL EXCEPTION USE CRITERIA:

Section 2-57(53) of the Land Development Code outlines the criteria for all outdoor activity uses:

A. ***If located adjacent to a residential use, appropriate screening and buffering shall be provided to minimize noise and glare impact to the maximum extent feasible.***
   The outdoor activity use is proposed inside the semi-enclosed open courtyard. The residential use to the south is approximately 190’ from the courtyard. The activity is proposed on Sundays from 9am-3pm and no outdoor music is proposed. Additional screening or buffering is not proposed as part of the project.

B. ***A site plan displaying the area for activity and pedestrian movement shall be required.***
   The project has provided a site plan for the location of the 6’ by 6’-pop-up tents with associated pedestrian aisles as part of the application.

C. ***Outdoor music shall provide a sound study demonstrating compliance with the adopted maximum decibel levels.***
   The Special Exception is not seeking outdoor music.

SECTION 6, DEVELOPMENT ORDER CRITERIA:

Section 1-15(e) (Planning Board) and Section 1-18 (e)(2) (City Commission) of the Land Development Code provide development order criteria for Special Exception applications. Below is the criterion in bold, along with the staff's responses.

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 application conforms to the standards and requirements of the Land Development Code. The proposed outdoor activity use will not create undue crowding. The application seeks to offer outdoor displays and sales of products already sold indoors on a weekly basis.

2. ***The proposed development is consistent with the Comprehensive Plan.***

   The site is designated "General Commercial" on the City's Future Land Use Map and has a B-4, Central Business zoning classification. The outdoor activity use is allowed within the B-4, Central Business zoning district, as a Special Exception with review of the Site Plan Review Committee and Planning Board, and final action by the City Commission. The application 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.***

   The proposed activity is on an existing developed site and is not expected to adversely impact environmentally sensitive lands or natural resources. There are no wetlands within the property boundary.

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 activity is on an existing developed site. The outdoor activity proposed will be limited to retail sales and services by businesses that already operate with the enclosed tenant spaces. The activity is offered on Sundays from 9:00 a.m. – 3:00 p.m. only and is not expected to create a nuisance or deprive any properties of light and air. No outdoor music is proposed, and the use is not expected to create any excessive noise, odor, glare or visual impacts on the area.

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 property is already served by public facilities. No site improvements are proposed with this Special Exception.

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 property is already served with an entry-only access point from East Granada Boulevard and two-way access from Vining Court. No site improvements are proposed with this Special Exception.

7. ***The proposed development is functional in the use of space and aesthetically acceptable.***

   The proposed development is functional and aesthetically acceptable. The existing use of the development offers the same uses as indoors. The Special Exception seeks to allow the outdoor market for tenants on Sundays only. No improvements to the building or site are proposed.

8. ***The proposed development provides for the safety of occupants and visitors.***

   The overall design indicates safe movement on the site for occupants and visitors. Outstanding SPRC comments seek to determine dimensions between tents to ensure ADA accessibility is maintained.

9. ***The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.***

   The application does not propose any construction as part of the application. The outdoor activity will be held inside the open-air courtyard centralized between the two commercial buildings.

10. ***The testimony provided at public hearings.***

    This application has not been reviewed in a public forum, and no testimony has been provided.

SECTION 7, RECOMMENDATION:

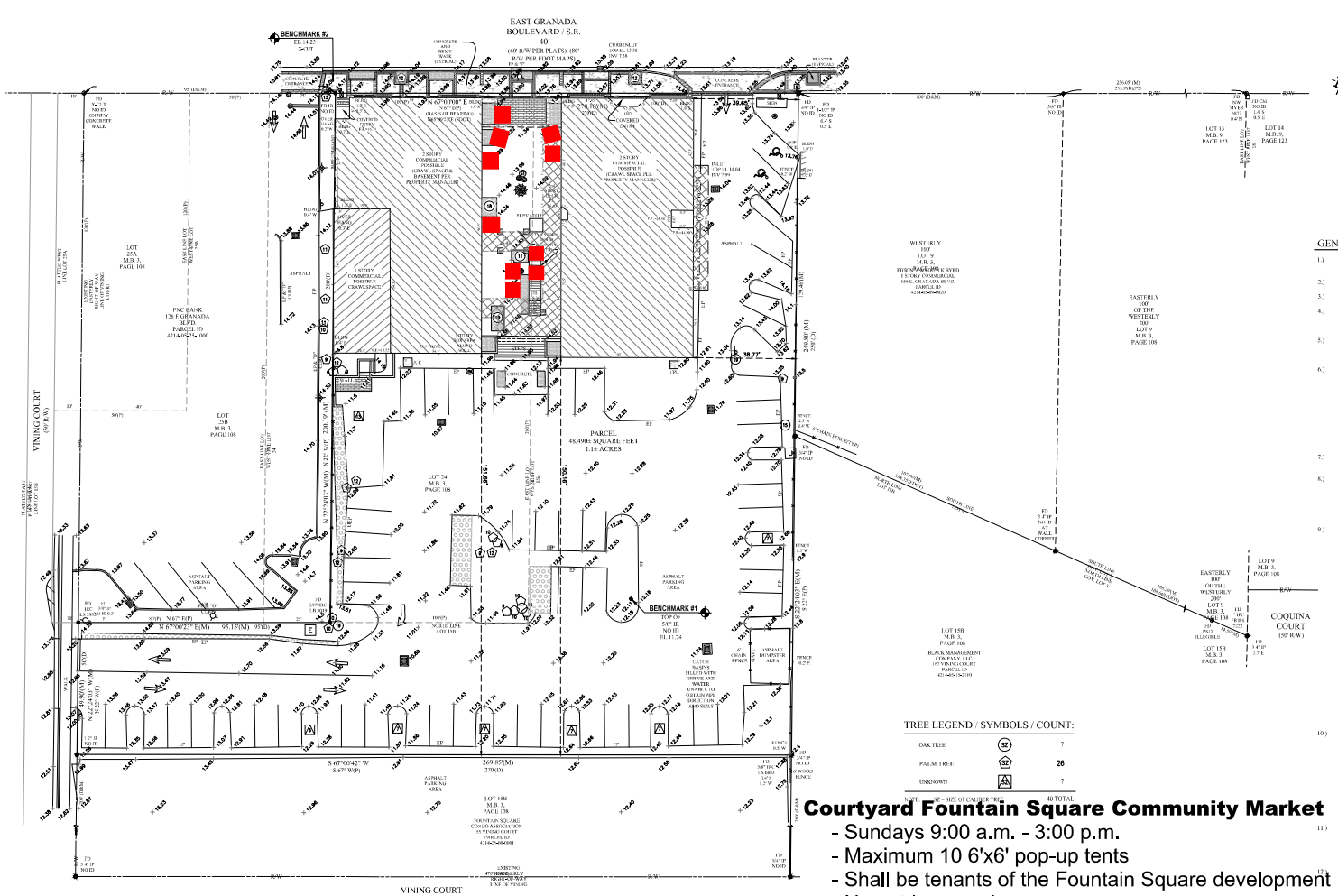
The Site Plan Review Committee has recommended that the Planning Board **approve** the Special Exception application for outdoor activity under certain conditions at 142 East Granada Boulevard, subject to the resolution of the outstanding Site Plan Review Committee comments.

Attachments:

Attachment 1: Proposed site plan and outstanding SPRC comments
Attachment 2: Project maps and photos
Attachment 3: Applicant provided information

Attachment 1

Proposed site plan and outstanding SPRC comments


EAST GRANADA BOULEVARD / S.R. 40
(60' R/W PER PLATS) (80' R/W PER FDOT MAPS)
BENCHMARK #2
EL. 14.23
X-CUT
BENCHMARK #1
TOP OF 5/8" IR
NO ID
EL. 11.74
VINING COURT
(50' R/W)
COQUINA COURT
(50' R/W)
PARCEL
48,490± SQUARE FEET
1.11± ACRES
PNC BANK
126 E GRANADA BLVD.
PARCEL ID
4214-05-25-1000
LOT 25A
M.B. 3, PAGE 108
LOT 25B
M.B. 3, PAGE 108
LOT 24
M.B. 3, PAGE 108
LOT 15B
M.B. 3, PAGE 108
LOT 9
M.B. 3, PAGE 108
LOT 14
M.B. 9, PAGE 123
LOT 13
M.B. 9, PAGE 123
FOUNTAIN SQUARE CONDO ASSOCIATION
55 VINING COURT
PARCEL ID
4214-05-04-0001
S 67°00'00" E (M)
S 67°00'42" W
S 67° W(P)
N 67°00'23" E(M)
95.15'(M) 95'(D)
269.85'(M)
270'(D)
249.80'(M)
250'(D)
150.00'
150.16'
N 22°24'01" W(M)
N 22° W(P)
S 22°24'01" E(M)
S 22° E(P)
38.77'
100' (D&M)
97' (D&M)
50'(P)
30.00'
BLDG. R/W
ASPHALT PARKING AREA
ASPHALT DRIVEWAY AREA
CONCRETE SIDEWALK
PLANTER AREA
INLET
CURB INLET
CATCH BASIN/PIPE
FENCE
WOOD FENCE
CHAIN LINK FENCE
WESTERLY 100' OF LOT 9 M.B. 3, PAGE 108
EASTERLY 100' OF THE WESTERLY 200' OF LOT 9 M.B. 3, PAGE 108
EASTERLY 100' OF THE WESTERLY 200' LOT 9 M.B. 3, PAGE 108
1 STORY COMMERCIAL POSSIBLE CRAWLSPACE
2 STORY COMMERCIAL POSSIBLE CRAWL SPACE & BASEMENT PER PROPERTY MANAGER
1 STORY COMMERCIAL POSSIBLE CRAWL SPACE (FLR PROPERTY MANAGER)
BASIS OF BEARINGS
N67°00'00"W (M&D)
S67°00'00"E (M&D)
BENCHMARK #1
TOP OF 5/8" IR
NO ID
EL. 11.74
SOUTHERLY LINE OF LOT 24
SOUTHERLY LINE OF LOT 15B
SOUTHERLY LINE OF LOT 9
SOUTHERLY LINE OF VINING COURT
NORTHERLY LINE OF LOT 24
NORTHERLY LINE OF LOT 15B
NORTHERLY LINE OF LOT 9
NORTHERLY LINE OF VINING COURT
EASTERLY LINE OF LOT 24
EASTERLY LINE OF LOT 15B
EASTERLY LINE OF LOT 9
EASTERLY LINE OF VINING COURT
WESTERLY LINE OF LOT 24
WESTERLY LINE OF LOT 15B
WESTERLY LINE OF LOT 9
WESTERLY LINE OF VINING COURT
FOUNTAIN SQUARE CONDOMINIUM
55 VINING COURT
PARCEL ID
4214-05-04-0001
LOT 15B
M.B. 3, PAGE 108
BASIS MANAGEMENT COMPANY, LLC
165 VINING COURT
PARCEL ID
4214-05-24-1165
LOT 15B
M.B. 3, PAGE 108
SOUTHERLY 100' OF THE WESTERLY 200' OF LOT 9 M.B. 3, PAGE 108
SOUTHERLY 100' OF LOT 9 M.B. 3, PAGE 108
SOUTHERLY 100' OF LOT 14 M.B. 9, PAGE 123
SOUTHERLY 100' OF LOT 13 M.B. 9, PAGE 123
SOUTHERLY 100' OF LOT 9 M.B. 3, PAGE 108
SOUTHERLY 100' OF LOT 15B M.B. 3, PAGE 108
SOUTHERLY 100' OF LOT 15B M.B. 3, PAGE 108
SOUTHERLY 100' OF LOT 9

PLAN CORRECTIONS REPORT PZ-2025-000201
FOR CITY OF ORMOND BEACH

PLAN ADDRESS: 142 E Granada Blvd
Ormond Beach, FL 32176

PARCEL: 421405152040

APPLICATION DATE: 09/19/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** Special Exception for Outdoor Activity

EXPIRATION DATE: 03/18/2026 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Applicant	Kimberly Sweeny	Bikini Company	142 E. Granada Blvd Ormond Beach, FL 32176

SPRC Review

REVIEW ITEM	STATUS	REVIEWER
Civil Engineer 1 v.1	**Not Required**	**David Allen Ph: (386) 610-0554 email: David.Allen@ormondbeach.org**
Review conducted by Civil Engineer 1		
Civil Engineer 2 v.1	**Approved**	**Peter Youssef Ph: (386) 610-0554 email: peter.youssef@ormondbeach.org**
Review conducted by Civil Engineer 2		
Fire Plans Examiner v.1	**Requires Re-submit**	**Ken Gaines Ph: (386) 523-4138 email: Ken.Gaines@ormondbeach.org**
Review conducted by the Fire Plans Examiner		
Correction: Review Corrections - Ken Gaines (10/17/25) - Not Resolved		
Comments: Introduction letter stated that up 10 tents will be utilized. Where are the other tents being setup? All tent will have to meet NFPA-701 standards for flame spread and smoke generation. Certificate will have to be submitted as part of the produce spec sheets.		
Landscape Architect (10d) v.1	**Approved**	**Cara Culliver Ph: (386) 610-0552 email: Cara.Culliver@ormondbeach.org**
Review conducted by the Landscape Architect		
Planner 2 (14d) v.1	**Requires Re-submit**	**Sarah Motes Ph: (386) 610-0516 email: Sarah.Motes@ormondbeach.org**
Review conducted by Planner 2		
Planner 3 (14d) v.1	**Approved**	**Noel Eaton Ph: (386) 610-0521 email: Noel.Eaton@ormondbeach.org**
Review conducted by Planner 3		
Planning Director (10d) v.1	**Approved**	**Steven Spraker Ph: (386) 610-0525 email: Steven.Spraker@ormondbeach.org**
Review conducted by Planning Director		
Public Works NR (10d) v.1	**Not Required**	**Deanna Hodges Ph: (386) 610-0700 email: Deanna.Hodges@ormondbeach.org**
10 day review type for Public Works (NR)		
Submittal Results (SPRC) v.1	**Requires Re-submit**	**Steven Spraker Ph: (386) 610-0525 email: Steven.Spraker@ormondbeach.org**
Final review of submittal results for completeness. For failed submittals, please see corrections for additional information on resubmittal deadlines. Please contact the individual department reviewers with comments if there are any questions.		
Utility 1 v.1	**Approved**	**Mike Stephenson Ph: (386) 676-3583 email: Mike.Stephenson@ormondbeach.org**
Review conducted by the Utility Department Reviewer 1		

CONDITION(S) Fire Department General Conditions - Tents
Comment: No open flame of any kind, i.e. cooking, candles and alike.

PLAN CORRECTIONS REPORT (PZ-2025-000201)

eReview Session for SPRC Review v.1

FILES: Application & Sketch Site Plan.pdf
Development Order Criteria Response.pdf
Introduction Letter.pdf
Proposed Site Plan-Outdoor Activity.pdf
Section 2-56 Response.pdf
Sunbiz.pdf
VCPA Card.pdf
Warranty Deed.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Steven Spraker	Note: The applicant is responsible for Planning Board site posting - see attachments folder. Two signs are required.	10/09/2025 11:47 am	Proposed Site Plan-Outdoor Activity.pdf	1
Steven Spraker	Note: A SPRC determination meeting is required - likely to be held on October 29th.	10/09/2025 11:48 am	Proposed Site Plan-Outdoor Activity.pdf	1
Steven Spraker	Note: Applicant responsible for recording cost of development order if approved by the City Commission.	10/09/2025 11:49 am	Proposed Site Plan-Outdoor Activity.pdf	1
Steven Spraker	Note: Applicant responsible for recording cost of development order if approved by the City Commission.	10/09/2025 11:57 am	Proposed Site Plan-Outdoor Activity.pdf	1
Sarah.Motes	The responses to these questions are part of the information that staff needs in the analysis for their recommendation.Please provide an updated application with more detailed responses.	10/14/2025 12:49 pm	Development Order Criteria Response.pdf	1
Sarah.Motes	Please identify the size of the tents and distance in between each tent to ensure safe ADA access. If you have a detail of the tent sizes it would be encouraged to submit this information as well.	10/14/2025 12:50 pm	Proposed Site Plan-Outdoor Activity.pdf	1
Ken Gaines	Introduction letter stated that up 10 tents will be utilized. Where are the other tents being setup? All tent will have to meet NFPA-701 standards for flame spread and smoke generation. Certificate will have to be submitted as part of the produce spec sheets. No open flame of any kind, i.e. cooking, candles and alike.	10/17/2025 6:45 pm	Proposed Site Plan-Outdoor Activity.pdf	1

Attachment 2

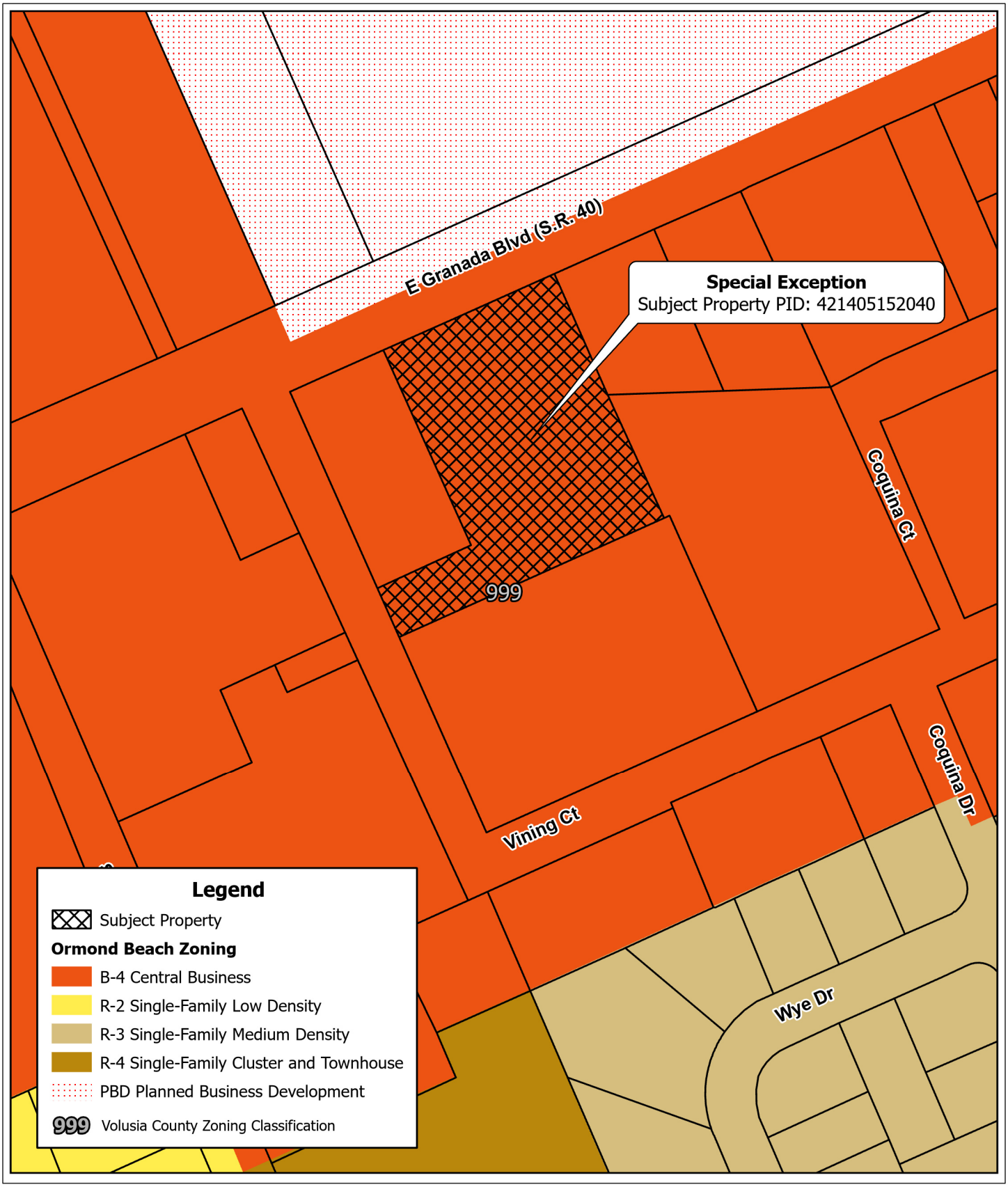
Project maps and photos



142 EAST GRANADA BOULEVARD
AERIAL MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

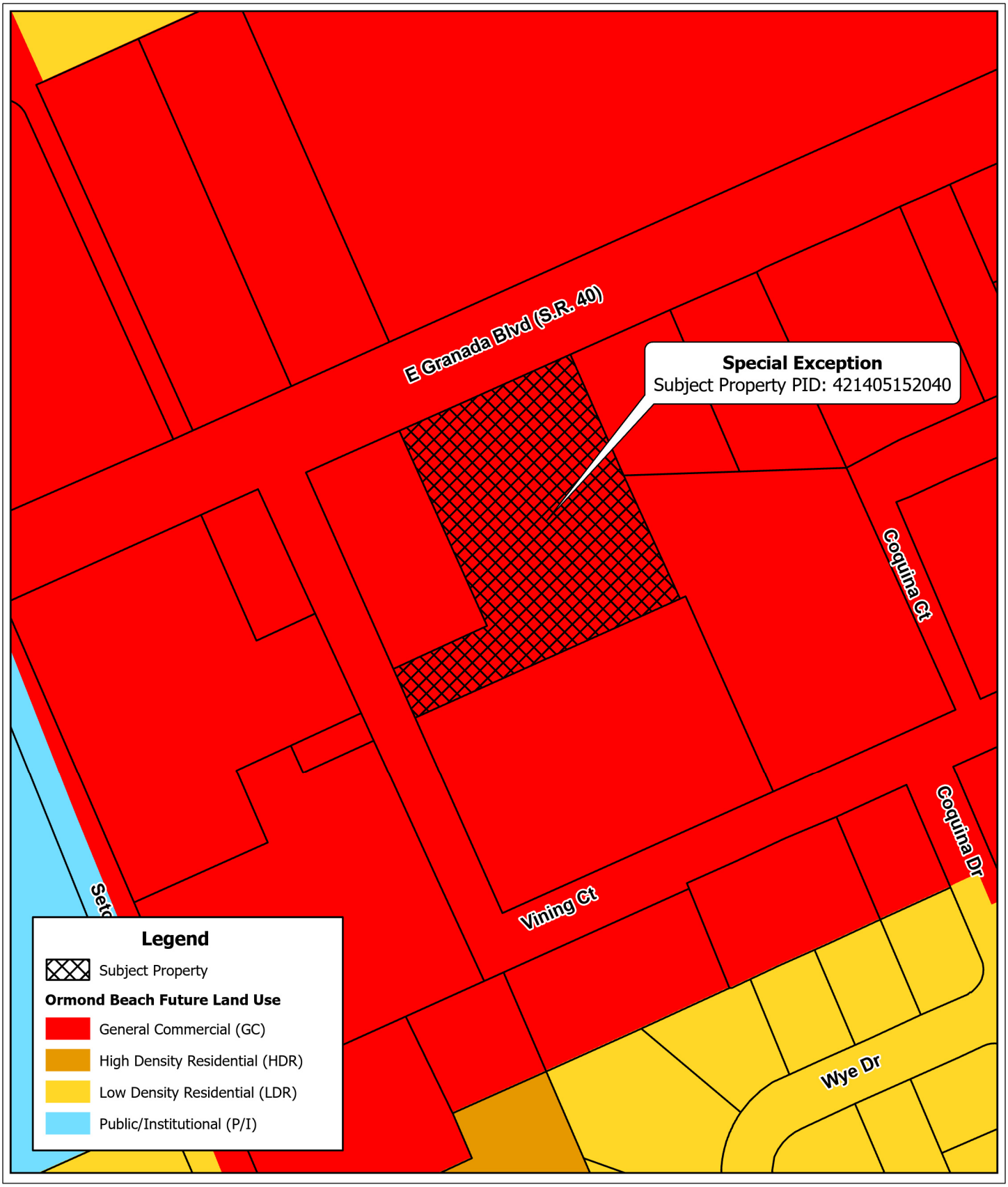
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142 EAST GRANADA BOULEVARD
ZONING MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

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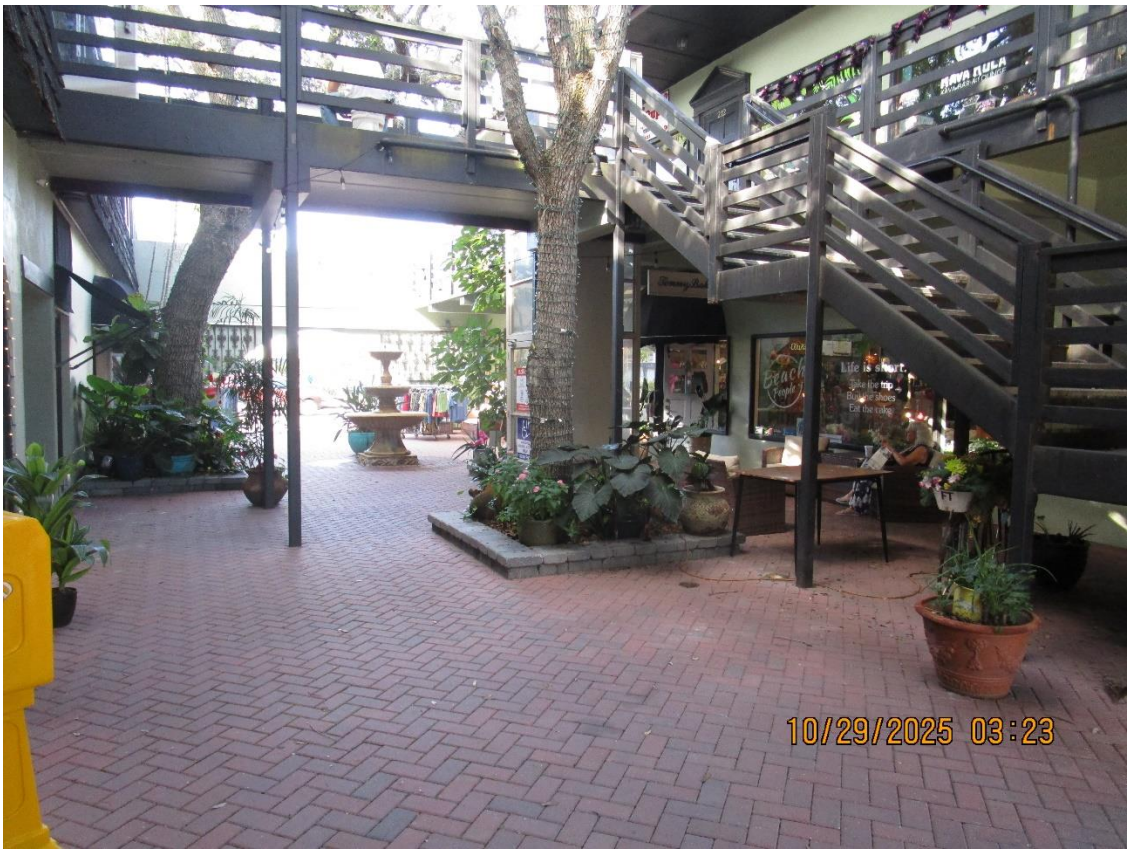


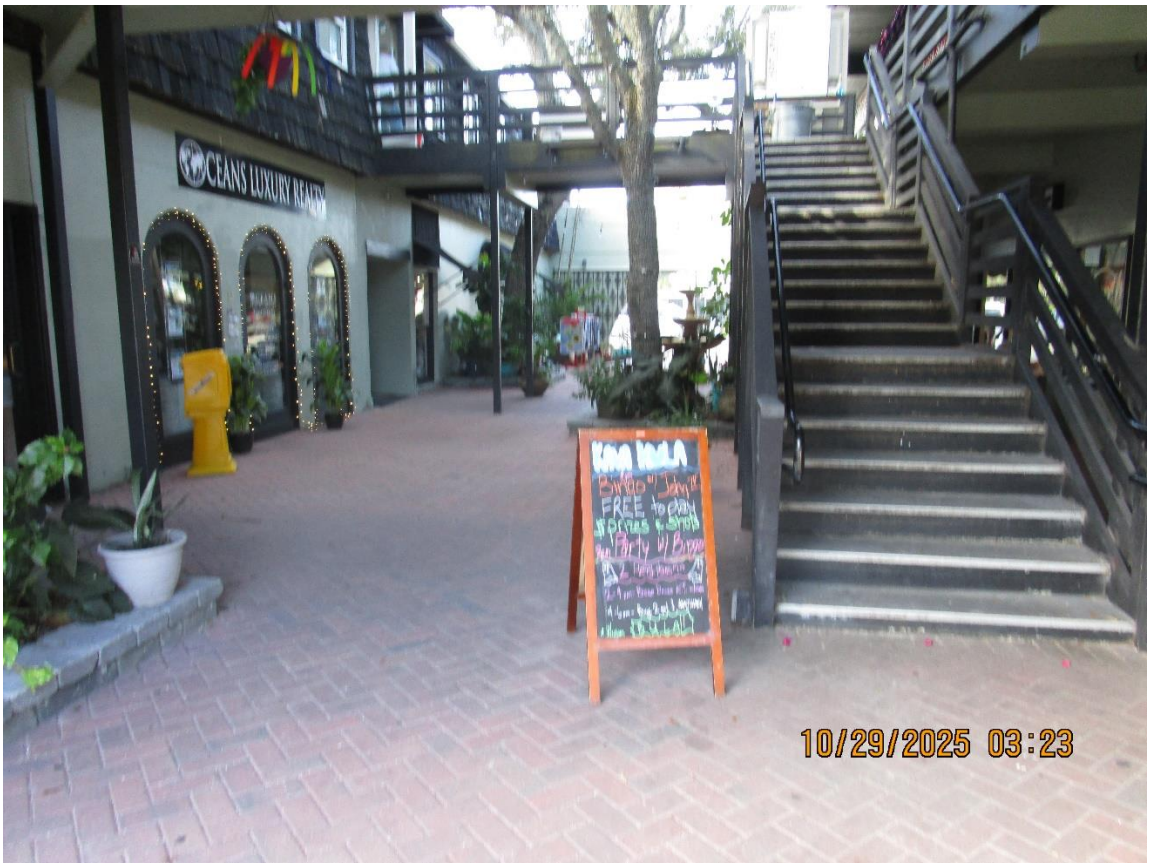
142 EAST GRANADA BOULEVARD
FUTURE LAND USE MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - October 14, 2025

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WELCOME
Beach
BIKINI COMPANY
10/29/2025 03:24


RAVA DULA
Life is short.
10/29/2025 03:23


OCEANS LUXURY REALTY
10/29/2025 03:23


FOUNTAIN SQUARE
NOTICE
FARMER'S MARKET
10/29/2025 03:24

Attachment 3

Applicant provided information

Proposal for Fountaine Square courtyard activity

Dear Mayor, City Manager and Permitting Team

On behalf of the owner of Fountain Square Village I am writing to present a proposal for the establishment of the Fountain Weekly **Community Market** in our courtyard.This Market is designed to enrich the local community by providing Sunday morning activity but also to help retail to survive against internet aggressors. As you probably noticed, retail is dying and you don't want to be left with only Bars and Restaurants…
What make this **Community Market** unique are these facts and not limited to those only :

.Fountain Square courtyard location
.Limited to Sunday
.Limited to morning 9-3pm max
.Maximum 10 little tent 6x6
.Only tenants of Fountain Square vendor allowed
.Reliable weekly rhythm with seasonal specialties
.Satisfying our rooted community
.Owner-supported stability and safety organization

We selected Sunday as the local community had a need for a morning activity before or after church or a family brunch for a healthy walk to retail for relaxing time away from home.

We choose a maximum of 10 Spaces inside our courtyard to be able to keep a flow easy and secure with in mind a possible wheelchair crossing or in case of an emergency. We also want to keep the integrity of our courtyard with our peaceful fountain, our flowers and trees.

Our tenant participants will offer a bigger diversity of the products we normally represent. For example, Joyologie unit 104 sells Honey as part of the gift selection but on Sundays you will have more choices. Her provider/vendor will come to represent her full collection of products.

Another example, unit 209 is a massage therapist and to help with her rent she is selling candles. On Sunday in the **Community Market** she can use a tent to sell all her handmade shell scented candles.

In summary our mini market will be a community centered initiative designed to help local economic growth, cultural connection and neighborhood vitality.

We respectfully request the city's guidance on the permitting process and any approval necessary to establish and operate this **Community Market**. We are committed to follow any requirements including safety sanitation compliance to the Zoning etc…We will inform our tenants that any other event they wish to create will be another authorization.

Thank you for the time and consideration of this proposal. We look forward to the opportunity to collaborate with the city of Ormond beach in bringing this vision to life.

Sincerely

Herve Rabeaux

Property Manager Fountain Square
386.453.1334
bikinicompany@gmail.com

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:*	Special EXCEPTION	*Complete fee sheet (page 3)	
Project Name:	Courtyard Fountain Square		
Project Address:	142 E Granada blvd Ormond Beach FL		
Volusia County parcel number(s):			
Description:			
Pre-application date:		Pre-application waiver granted:	

PROJECT COORDINATOR

Name:	Herve Rabeaux
Address:	142 E Granada blvd
City, State, Zip code:	Ormond Beach FL 32176
Telephone:	386 453 1334
E-mail:	Bikinicompany@gmail.com

APPLICANT INFORMATION

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

PROPERTY OWNER			
Same as project coordinator	X	**Same as property owner**	
Name:	Joy Rabeaux		
Address:			
City, State, Zip code:			
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: _____

STATE OF FLORIDA

COUNTY OF Volusia

The forgoing instrument was acknowledged before me this 20 day of August, 2025, by Joyce Rabeaux as Property Manager (title*) for Bikini Co. of Volusia (name of corporation*), who ( ) provided _____ as identification, or (✓) who is personally known to me.

Notary Public State of Florida
Mary E. Lindsay
My Commission HH 360984
Expires 2/12/2027

Mary E. Lindsay
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

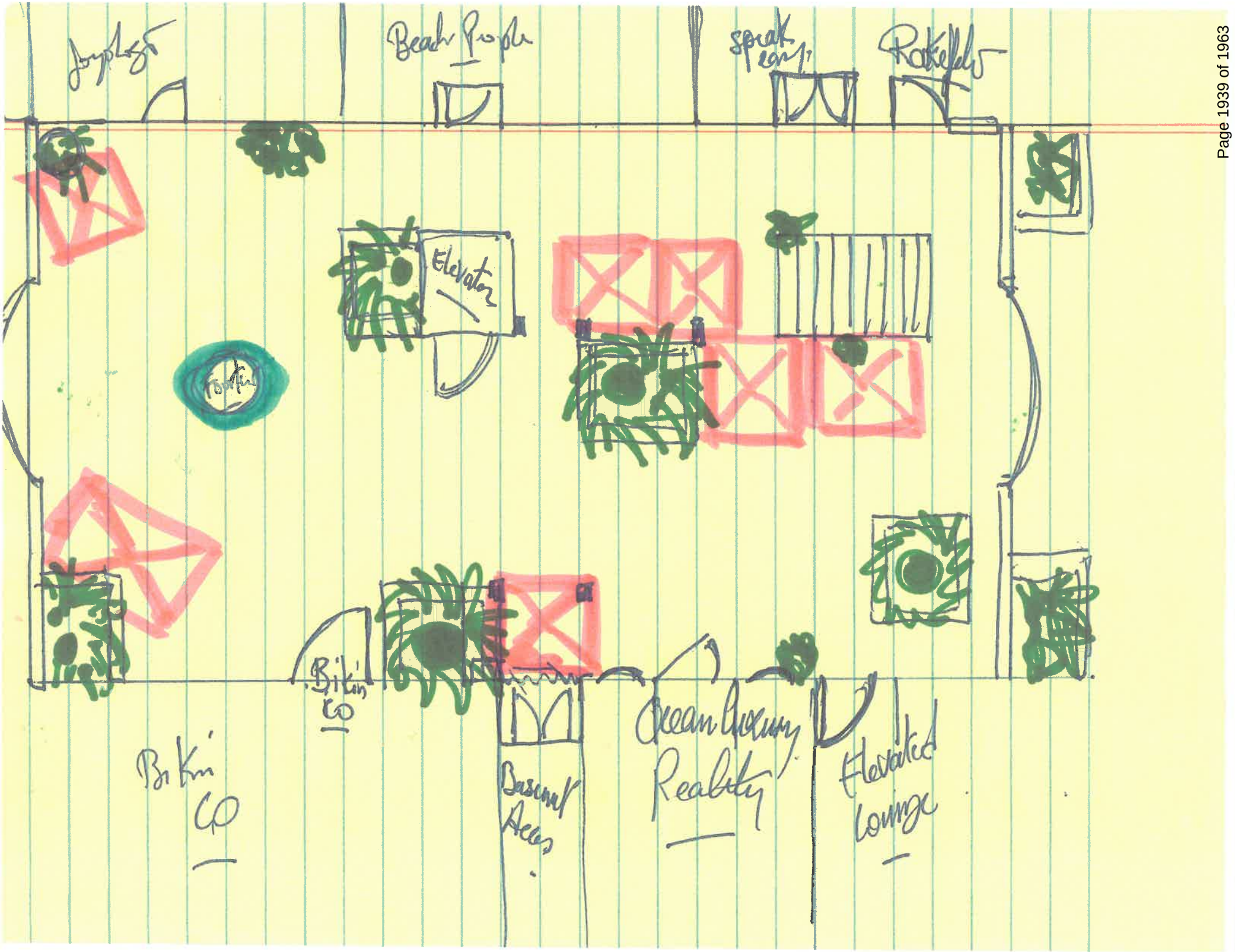
Planning Department
22 South Beach Street, Room 104, Ormond Beach, FL 32174
(386) 676-3238 www.ormondbeach.org comdev@ormondbeach.org

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 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:		


Beach Pools
Elevator
Fountain
Bikini Co
Basement Access
Ocean Avenue Realty
Elevated lounge

General Review Criteria, Section 2-56 of the LDC

Section 2-56 of the Land Development Code states: In addition to the standards contained in article II of this chapter, applications for a proposed conditional use or special exception shall provide plans that demonstrate compliance with the following general criteria (additional or separate response documents are allowed):

1. **Off-street parking, loading and service areas. Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.**

Yes we have 70 parking spots

2. **Required yards, screening or buffering, and landscaping. Required yards, screening or buffering, and landscaping shall be consistent with the district in general, the specific needs of the abutting land uses, chapter 3, article 1 and other applicable provisions of this Land Development Code.**

located inside our Courtyard

3. **Size, location or number of conditional and special exceptions. Size, location, or number of conditional and special exceptions in an area shall be limited so as to maintain the overall character of the district in which said conditional or special exceptions are located.**

Site Limited a. Courtyard of Fontain Square Village

4. **Hours of operation. Hours of operation may be limited and the city may require additional information on structural design and site arrangement, to ensure the compatibility of the development with existing and proposed uses in the surrounding area. For instance, hours of operation may be restricted to avoid potential adverse impacts on a conforming residential use or on an adjacent residential district.**

Community Market 9-3pm Sundays Only

5. **Hazardous waste. The conditional or special exception shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques.**

Yes

6. **Development within or adjacent to an historic district. All development proposed as a conditional special exception within or adjacent to an historic district shall be reviewed based on applicable criteria stated herein for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures, contributing structures, and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes and amenities of structures within the historic district.**

Yes

7. **Outdoor lighting shall have no spill-over nor produce glare onto adjacent properties and rights-of-way. Outdoor lighting shall have no spillover onto adjacent property or rights-of-way beyond the building site property line and the lumens shall not exceed two (2) footcandles at the property line. The lighting plan shall indicate all outdoor lighting, including lighting for streets, access drives, parking lot, building access points and additional security lighting. The plan shall indicate fixture heights, type and rating by wattage or lumens. The plan shall include characteristics of all lighting whether freestanding or wall mounted; type of illumination, vendor specifications, method of shielding light and light source, photometric plan, measures of illumination with contours indicating light source at the property lines and ten feet (10') into adjoining properties, including right-of-way. Lighting specifications for all signage shall be submitted and shall be compatible with land uses in the immediate vicinity.**

Day operation 9 AM - 3PM.

8. ***Special location criteria to protect residential areas, public uses, and community facilities.*** **The following location criteria shall be applicable to wine, beer or liquor stores in a freestanding structure, bars and lounges, houses of worship, nightclubs, public parks and recreation facilities, pool or billiards halls and private schools:**

   a. **No bar, lounge, or nightclub, as defined in chapter 1, article III of this Land Development Code, shall be located within one thousand feet (1,000') of any of the following uses permitted by this Land Development Code:**

      1. **House of worship.**
      2. **Public park.**
      3. **Public recreation area.**
      4. **School.**

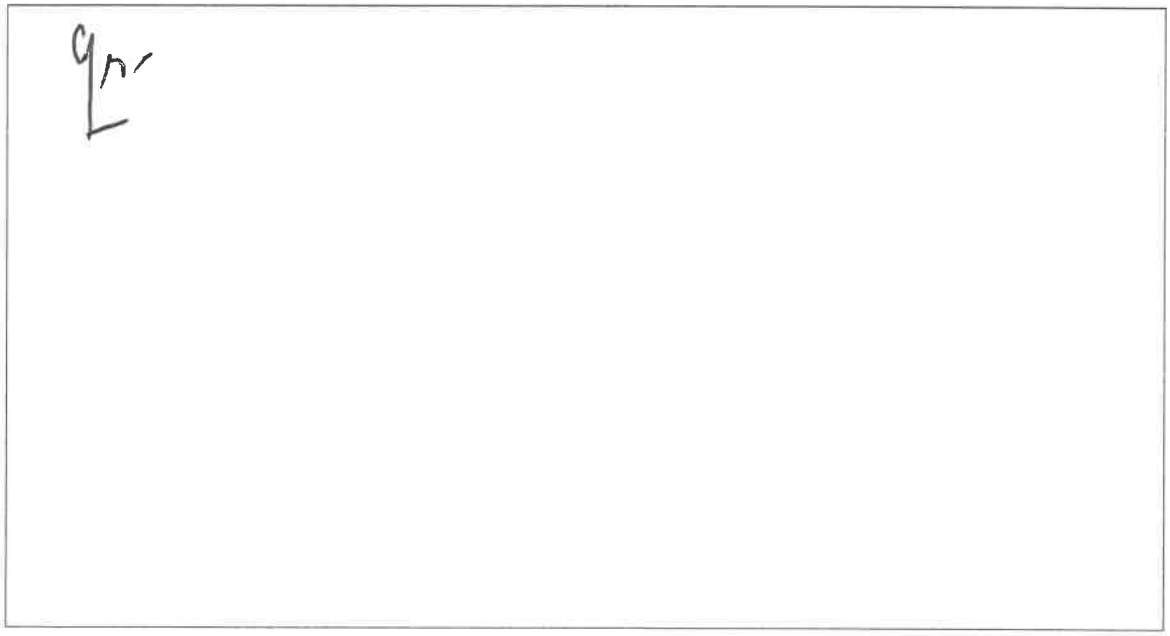
b. None of the following uses permitted by this Land Development Code, shall be located within one thousand feet (1,000') of any bar, lounge or nightclub, as defined in this Land Development Code:

1. House of worship.
2. Public park.
3. Public recreation area.
4. School.

c. The distances specified in this section shall be measured by measuring the shortest route of ordinary pedestrian travel along the public thoroughfare between the main entrances to each of the respective uses under consideration.

d. The restrictions in this section do not apply to any type of restaurant, as defined in this Land Development Code, which is licensed as such by the division of hotels and restaurants, department of business and professional regulations, and which is also licensed to serve alcoholic beverages for consumption on the premises by the division of alcoholic beverages and tobacco of the department of business and professional regulation.

e. No bar, lounge, or nightclub, as defined in this Land Development Code, shall be located within one thousand feet (1,000') of an existing bar, lounge or nightclub, except when part of a hotel or motel having one hundred (100) or more rooms, with access limited to the hotel or motel lobby, and where parking is provided on the basis of one (1) additional space per six (6) seats



Development Order Review Criteria

Sections 1-15(e) and 1-18(e) of the Land Development Code states: In its review of any application requiring a development order, planned developments, special exceptions and LDC amendment applications, the board shall consider (additional or separate response documents are allowed):

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.**

Yes -

2. **The proposed development is consistent with the comprehensive plan.**

Yes

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.**

Yes.

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.**

Yes it is inside our private courtyard

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..**

Yes

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.**

Yes

7. **The proposed development is functional in the use of space and aesthetically acceptable.**

Yes

8. **The proposed development provides for the safety of occupants and visitors.**

Yes One of the reason we limited to 10 little Tents 6x6

9. **The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

Yes

10. **The testimony provided at public hearings.**

Yes



Detail by Entity Name

Florida Profit Corporation
BIKINI COMPANY OF VOLUSIA COUNTY, INC.

Filing Information

Document Number	P97000106798
FEI/EIN Number	59-3483604
Date Filed	12/19/1997
Effective Date	01/01/1998
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/12/2024
Event Effective Date	NONE

Principal Address

142 E GRANADA BLVD
Suite 1
ORMOND BEACH, FL 32176

Changed: 04/11/2022

Mailing Address

142 E GRANADA BLVD
Suite 1
ORMOND BEACH, FL 32176

Changed: 04/11/2022

Registered Agent Name & Address

ROUTZAHN, LOUISE
142 E GRANADA BLVD
Suite 1
ORMOND BEACH, FL 32176

Address Changed: 04/11/2022

Officer/Director Detail

Name & Address

Title PD

ROUTZAHN, LOUISE
142 E GRANADA BLVD
Suite 1
ORMOND BEACH, FL 32176

Title ST

RABEAUX, HERVE J
142 E GRANADA BLVD, SUITE 1
ORMOND BEACH, FL 32176

Title VD

Rabeaux, JOY Routzahn
142 E GRANADA BLVD
Suite 1
ORMOND BEACH, FL 32176

Annual Reports

Report Year	Filed Date
2023	02/27/2023
2024	02/13/2024
2025	04/16/2025

Document Images

04/16/2025 -- ANNUAL REPORT	View image in PDF format
12/12/2024 -- Amendment	View image in PDF format
02/13/2024 -- ANNUAL REPORT	View image in PDF format
02/27/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
11/10/2021 -- Amendment	View image in PDF format
02/07/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
03/30/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/14/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2008 -- ANNUAL REPORT	View image in PDF format
05/14/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format

07/05/2005 -- ANNUAL REPORT	View image in PDF format
07/07/2004 -- ANNUAL REPORT	View image in PDF format
03/06/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
04/10/2001 -- ANNUAL REPORT	View image in PDF format
04/11/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
12/19/1997 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	3043189
Parcel ID:	421405152040
Township-Range-Section:	14 - 32 - 14
Subdivision-Block-Lot:	05 - 15 - 2040
Owner(s):	BIKINI COMPANY OF VOLUSIA CNTY INC - FS - Fee Simple - 100%
Mailing Address On File:	235 E GRANADA BLVD ORMOND BEACH FL 32176
Physical Address:	144 E GRANADA BLVD, ORMOND BEACH 32176
Additional Address:	-142 E GRANADA BLVD, ORMOND BEACH
Building Count:	2
Neighborhood:	7290 - GRANADA AVE (RIVER TO W/S A1A)
Subdivision Name:	
Property Use:	1100 - STORES 1 STORY
Tax District:	201-ORMOND BEACH
2024 Final Millage Rate:	16.2081
Homestead Property:	No
Agriculture Classification:	No
Short Description:	W 190 FT OF N 50 FT OF LOT 15B S OF LOTS 24 & 25 EXC W 20 FT IN R/W & E 75 FT OF LOT 24 & W 100 FT OF LOT 9 & E 100 FT O F W 290 FT OF LOT 15B EXC S 200 FT LYING N OF VINING COURT E

Property Values

	2025 Working	2024 Final	2023 Final
Tax Year:			
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$1,301,059	$1,260,802	$1,185,948
Land Value:	$632,188	$632,188	$632,188
Just/Market Value:	$1,933,247	$1,892,990	$1,818,136

Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 PROPOSED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

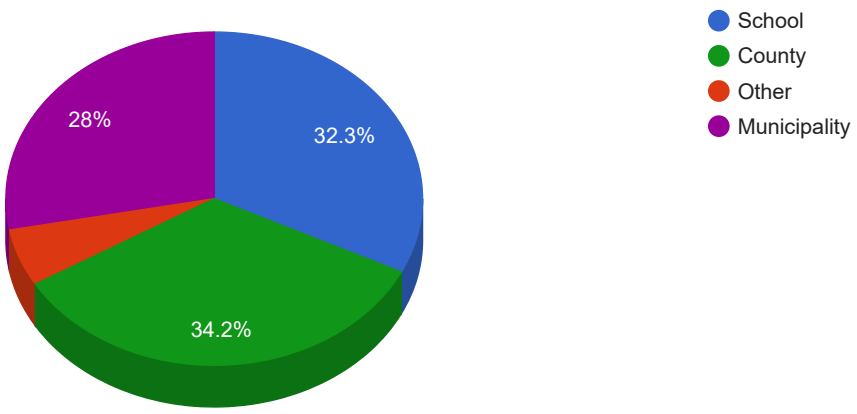
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$1,933,247	$1,933,247	$0	$1,933,247	1.5000	$2,899.87
0012	DISCRETIONARY	$1,933,247	$1,933,247	$0	$1,933,247	0.7480	$1,446.07
0011	REQ LOCAL EFFORT	$1,933,247	$1,933,247	$0	$1,933,247	3.0310	$5,859.67
0050	GENERAL FUND	$1,933,247	$1,933,247	$0	$1,933,247	3.2007	$6,187.74
0053	LAW ENFORCEMENT FUND	$1,933,247	$1,933,247	$0	$1,933,247	1.5994	$3,092.04
0055	LIBRARY	$1,933,247	$1,933,247	$0	$1,933,247	0.3697	$714.72
0520	MOSQUITO CONTROL	$1,933,247	$1,933,247	$0	$1,933,247	0.1573	$304.10
0530	PONCE INLET PORT AUTHORITY	$1,933,247	$1,933,247	$0	$1,933,247	0.0660	$127.59
0058	VOLUSIA ECHO	$1,933,247	$1,933,247	$0	$1,933,247	0.2000	$386.65
0057	VOLUSIA FOREVER	$1,933,247	$1,933,247	$0	$1,933,247	0.2000	$386.65
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,933,247	$1,933,247	$0	$1,933,247	0.0288	$55.68
0100	HALIFAX HOSPITAL AUTHORITY	$1,933,247	$1,933,247	$0	$1,933,247	0.7019	$1,356.95
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,933,247	$1,933,247	$0	$1,933,247	0.1793	$346.63
0180	ORMOND BEACH	$1,933,247	$1,933,247	$0	$1,933,247	4.5220	$8,742.14
0184	ORMOND BEACH I&S 2010	$1,933,247	$1,933,247	$0	$1,933,247	0.0630	$121.79
						16.5671	$32,028.30

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$32,028.30
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$32,028.30**
Estimated Tax Amount without SOH/10CAP ⓘ	$32,028.30

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	$632,188	$1,260,802	$1,892,990	$1,854,976	$0	$1,854,976	$0
2023	$632,188	$1,185,948	$1,818,136	$1,686,342	$0	$1,686,342	$0
2022	$595,000	$1,068,456	$1,663,456	$1,533,038	$0	$1,533,038	$0
2021	$393,750	$999,921	$1,393,671	$1,393,671	$0	$1,393,671	$0
2020	$393,750	$1,038,663	$1,432,413	$1,432,413	$0	$1,432,413	$0
2019	$393,750	$984,086	$1,377,836	$1,377,836	$0	$1,377,836	$0
2018	$393,750	$963,889	$1,357,639	$1,349,039	$0	$1,349,039	$0
2017	$393,750	$832,649	$1,226,399	$1,226,399	$0	$1,226,399	$0
2016	$393,750	$771,659	$1,165,409	$1,165,409	$0	$1,165,409	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1100-STORE 1FLR	N	S-SQUARE FEET			43,750			17.00	$632,188

Total Land Value: $632,188

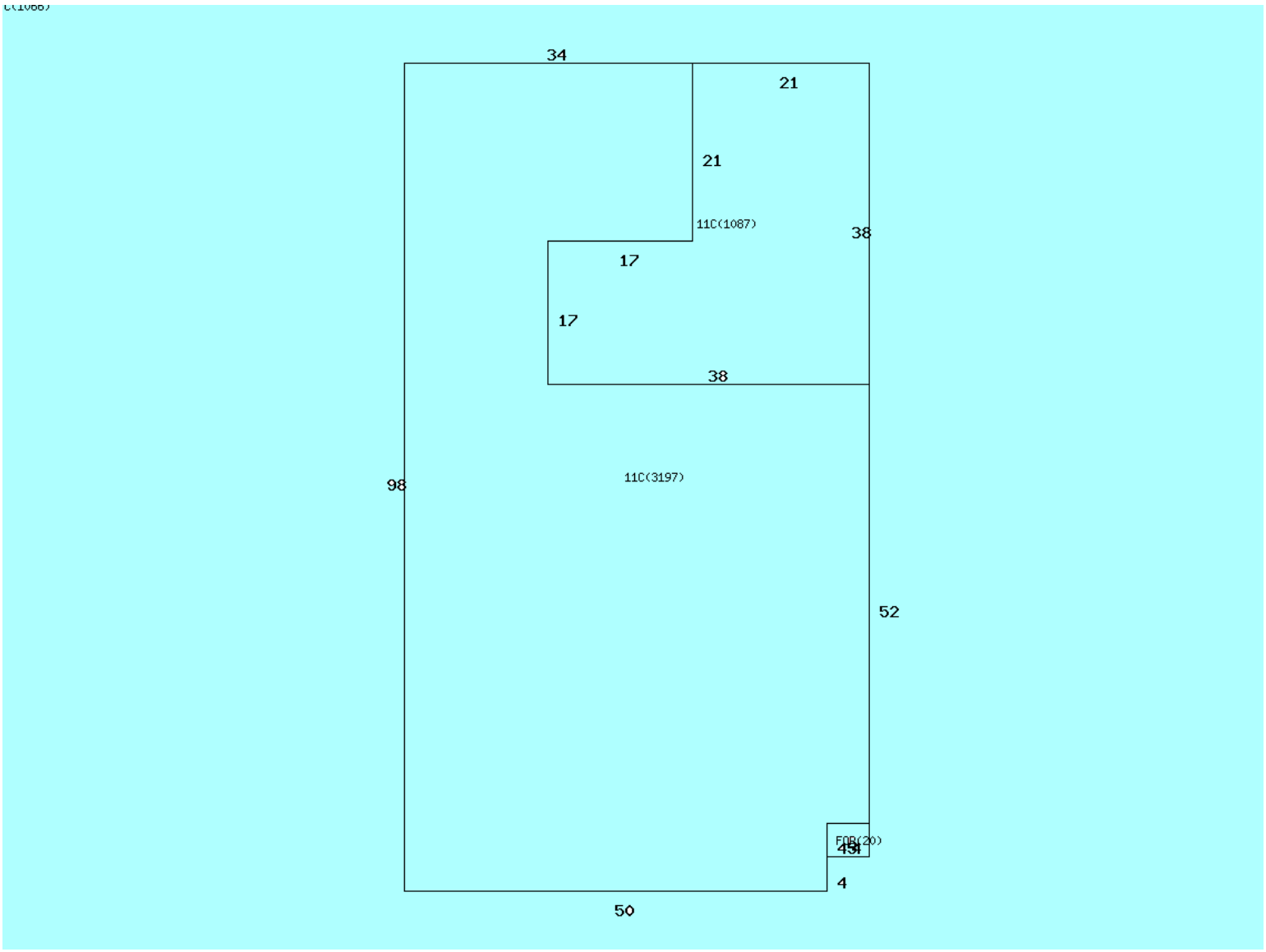
Building(s) - Commercial

Card (Bldg) #1

Structure Code:	C - CONCRETE/MASONRY	**Base RCN**	$995,222
		Percent Good	57 %
Class:	-	**Total RCNLD**	$567,277
Grade:	300	**Market (NBHD)**	1
Built / Effective Year:	1976 / 1994	**Factor**	
Total / Business Area	9633 / 9613	**Cost Value**	$567,277

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -02	11C - RETAIL STORE	2	3,197	6,394	6,394	
2	01 -02	17C - OFFICE, ONE STORY	2	1,066	2,132	2,132	
3	01 -01	11C - RETAIL STORE	1	1,087	1,087	1,087	
4	01 -01	FOP - PORCH, OPEN FINISHED	1	20	20	N/A	
					9,633	9,613	

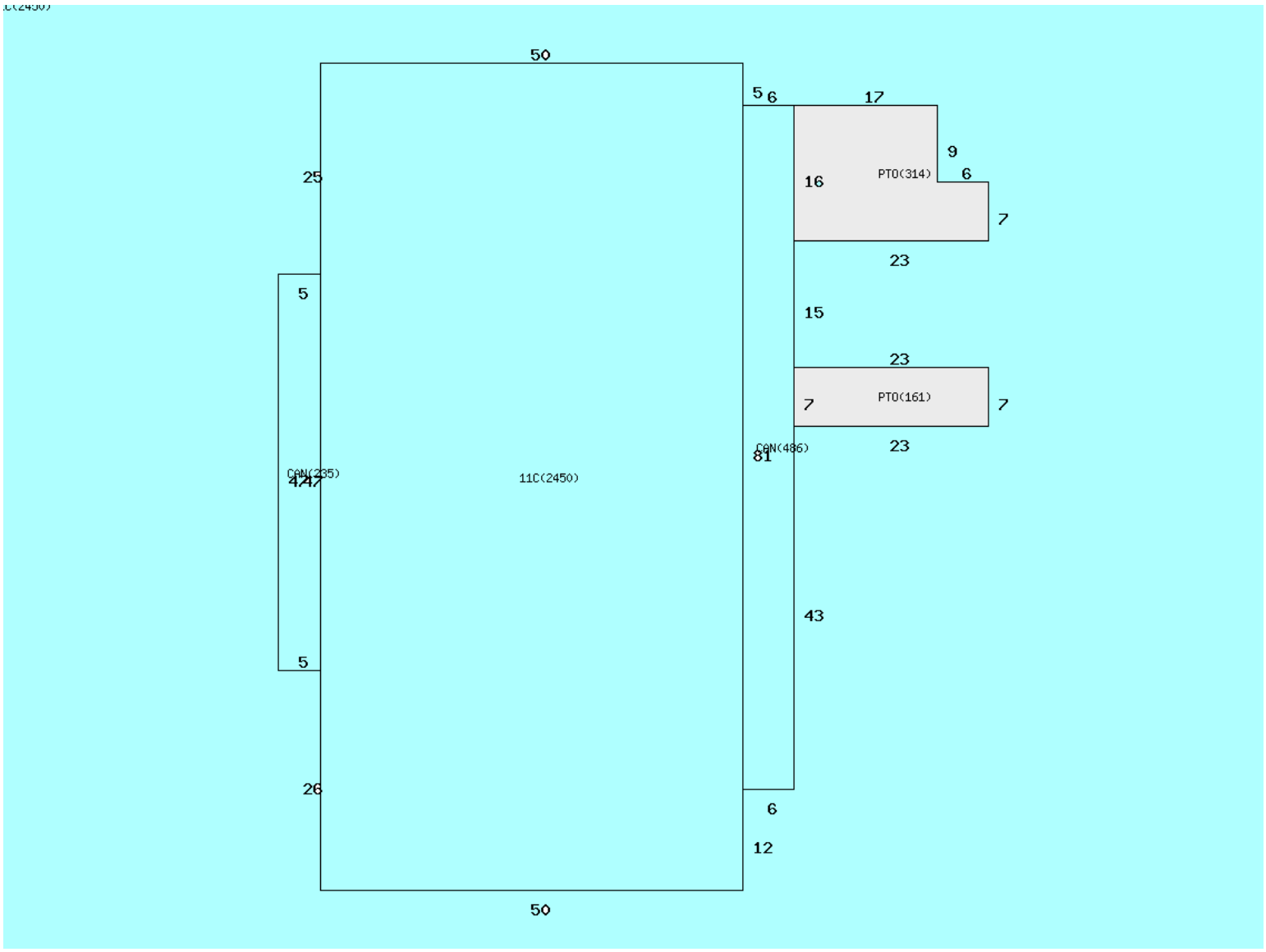


Card (Bldg) #2

Structure Code:	C - CONCRETE/MASONRY	**Base RCN**	$1,252,472
		Percent Good	57 %
Class:	-	**Total RCNLD**	$713,908
Grade:	300	**Market (NBHD)**	1
Built / Effective Year:	1976 / 1994	**Factor**	
Total / Business Area	10996 / 9800	**Cost Value**	$713,908

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -02	11C - RETAIL STORE	2	2,450	4,900	4,900	
2	01 -02	21C - RESTAURANT/CAFETERIA	2	2,450	4,900	4,900	
3	01 -01	CAN - CANOPY	1	235	235	N/A	
4	01 -01	CAN - CANOPY	1	486	486	N/A	
5	01 -01	PTO - PATIO	1	314	314	N/A	
6	01 -01	PTO - PATIO	1	161	161	N/A	
					10,996	9,800	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	PVA-PAVING ASPHALT	1976	36,200	1		$19,874
				Total Miscellaneous Value:		$19,874

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.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7822 / 1599	2020043535	02/28/2020	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$1,600,000
6613 / 4032	2011120819	06/30/2011	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100
6600 / 1153	2011095444	06/07/2011	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$1,250,000
4913 / 0437	2002186428	08/15/2002	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$1,400,000

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.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
W 190 FT OF N 50 FT OF LOT 15B S OF LOTS 24 & 25 EXC W 20 FT IN R/W & E 75 FT OF LOT 24 & W 100 FT OF LOT 9 & E 100 FT OF W 290 FT OF LOT 15B EXC S 200 FT LYING N OF VINING COURT EXTENDED ASSRS ORMOND BEACH PER OR 4913 PG 0437 & OR 6613 PG 4032 PER OR 7822 PG 1599	201	14 - 32 - 14	05 - 15 - 2040	23-DEC-81

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
06/05/2025	BPNR-2025-001367	ADDING FLOORPLAN INTO SUIT NEXT DOOR, ALREADY HAS PROPER INGRESS AND EGRESS.	$5,000
10/16/2024	BPNR-2024-000781	STRIP AND REROOF	$81,000
06/27/2024	BPNR-2024-000542	CHANGE OUT OF A 3 TON A/C SYSTEM	$5,300
04/18/2024	LDCNR-2024-000081	REMOVE EXISTING BRICK PAVERS AND INSTALL NEW BRICK PAVERS - 142 E GRANADA BLVD	$0
05/24/2023	23-00004688	BUSINESS/FIRE INSPECTION SUITE 213	$0
05/11/2023	23-00004369	PLUMBING - 142 E GRANADA BLVD SUITE 7	$750
04/17/2023	23-00004097	BUSINESS/FIRE INSPECTION - SUITE 211	$0
11/15/2022	22-6792	BUSINESS/FIRE INSPECTION 142 E GRANADA BLVD SUITE 7	$0
06/07/2022	22-5172	BUSINESS/FIRE INSPECTION	$0
02/16/2022	22-2486	BUSINESS/FIRE INSPECTION - SUITE 203	$0
03/03/2021	21-2739	BUSINESS/FIRE INSPECTION	$0
10/21/2020	21-0337	BUSINESS/FIRE INSPECTION	$0
09/18/2020	20-6120	BUILDING PERMIT	$1,475

06/26/2020	20-4802	BUSINESS/FIRE INSPECTION	$0
06/05/2020	20-3786	BUSINESS/FIRE INSPECTION	$0
06/02/2020	20-4319	ELECTRICAL PERMIT	$14,973
06/02/2020	20-4318	ELETRICAL PERMIT	$4,850
07/22/2015	15-5338	COMMERCIAL REROOF	$36,950
10/10/2007	07-00004600	WINDOWS/SHUTTERS	$182,000
12/22/2005	06-1357		$0
04/29/2005	05-4008		$9,500
09/04/2003	03-00005685		$9,000
04/20/1999	99-1577	ADDITIONS/ALTERATION	$22,000
07/02/1997	97 6781	ADDITIONS/ALTERATION	$8,000
07/02/1997	97 6780	ADDITIONS/ALTERATION	$6,000

Prepared by and return to:
Jeffrey P. Brock
Attorney at Law
Smith Bigman Brock, P.A.
444 Seabreeze Boulevard Suite 900
Daytona Beach, FL 32118
386-254-6875
File Number: 82767.0001

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **28th** day of **February**, **2020** between **Across The Pond Developments LLC, a Florida limited liability company** whose post office address is **609 South Ridgewood Avenue, Daytona Beach, FL 32114**, grantor, and **Bikini Company of Volusia County, Inc., a Florida corporation** whose post office address is **235 East Granada Blvd., Ormond Beach, FL 32176**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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"

Parcel Identification Number: 4214-05-15-2040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

Jeffrey P. Brock

pam clifton

Across The Pond Developments LLC, a Florida limited liability company

By: _____
Mark Venables, Manager

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 28th day of February, 2020 by Mark Venables of Across The Pond Developments LLC, a Florida limited liability company, on behalf of the limited liability company. He produced a driver's license as identification.

[Notary Seal]

Notary Public

JEFFREY P. BROCK
Commission # GG 336860
Expires July 23, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit A

THAT PORTION OF LOTS 9, 15-B, AND 24, ASSESSOR'S ORMOND BEACH, OF RECORD IN MAP BOOK 3, PAGE 108, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 24, SAID POINT BEING A DISTANCE OF 25' EASTERLY FROM THE NORTHWEST CORNER OF LOT 24; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 24 AND 9, BEING THE SOUTHERLY LINE OF GRANADA AVENUE, A DISTANCE OF 175' TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINES OF LOT 24 AND LOT 15-B, A DISTANCE OF 250' TO A POINT; THENCE WESTERLY AND PARALLEL TO GRANADA AVENUE, A DISTANCE OF 270' TO A POINT IN THE EASTERLY LINE OF VINING COURT, A 50' STREET AS NOW LAID OUT; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF VINING COURT, A DISTANCE OF 50' TO THE SOUTHERLY LINE OF LOT 25-B OF SAID ASSESSOR'S ORMOND BEACH; THENCE EASTERLY ALONG THE SOUTH LINES OF LOT 24-B AND 24, A DISTANCE OF 95' TO A POINT THAT IS 25' EASTERLY OF THE SOUTHWEST CORNER OF LOT 24; THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF LOT 24, A DISTANCE OF 200' TO THE POINT OF BEGINNING.

Planning Board minutes from November 13, 2025

ITEM:

PZ-2025-201

Courtyard Fountain Square
142 East Granada Boulevard
Special Exception

Recommended for Approval (5-0)

Vice Chair Shull verified the pavers' location.

Vice Chair Shull asked the Planning Director to address the gopher tortoise issue. Mr. Spraker stated that gopher tortoise surveys are required 90 days prior to construction. He stated that if the project is approved, it would be part of the construction permit.

Kevin Mastronardi, 9 Koala Bear Path, asked about the hours of operation. He stated that there is activity from 10:00 p.m. to almost 2:00 a.m., and that construction can be heard. He expressed that the noise from what sounds like truck tailgates, is brutal. Mr. Mastronardi stated that there is a deep, uncleaned canal next to the property that could help with the drainage issues. Mr. Abuzov responded that they are not running a business from this location, and how the intent is to have typical business hours to access the property.

Board Comments

Mr. Jorczak stated that he understands the resident's concern regarding flooding in the area. He added that the sports complex is making additional provisions for water retention. He discussed the project and the need to provide a base for the material and equipment on-site.

Mr. Gentry asked the applicant if the intent is to get the debris cleaned up. Mr. Abuzov responded that they will immediately start the clean-up and put up a temporary fence. Mr. Abuzov confirmed to Chairman Thomas that they would establish a temporary security fence once the site is cleaned up. Mr. Abuzov stated that surrounding uses allow concrete dumping, and that when those uses are closed, individuals seek other places to dump their material.

Mr. Railsback questioned whether there will be a final site plan, as there have been conversations about a concrete entrance versus pavers and the paving material. The applicant and staff confirmed that a final plan will be prepared.

Vice Chair Shull brought it up to the Board and entertained a motion.

Mr. Railsback motioned to approve PZ-2025-200, Hull Road Contractor Storage, Special Exception for Outdoor Activity and Storage, 829 and 835 Hull Road. Chairman Thomas seconded it. The vote was called, and the motion was approved (5-0).

D. PZ-2025-201, Courtyard Fountain Square, Special Exception for Outdoor Activity, 142 East Granada Boulevard

Ms. Noel Eaton, Senior Planner, stated that this is a Special Exception for outdoor activity at 142 E. Granada Boulevard, known as Fountain Square. She states that the property is in the B-4, Central Business zoning district, where outdoor activity requires a Special Exception and a public hearing. Ms. Eaton explained that the courtyard area, is not enclosed by four walls and a roof, and is considered outdoors. She added it is important to note that the City's Land Development Code allows temporary merchant sidewalk sales under certain conditions through a Special Event Permit and is limited to fourteen (14) consecutive days, no more than four (4) times per calendar year. The applicant is proposing an outdoor activity similar to a recurring sidewalk sale under certain conditions.

Ms. Eaton stated that the conditions would include:

- Only located within the Fountain Square courtyard area.

- Shall be limited to Sundays from 9:00 a.m. to 3:00 p.m.
- Up to ten (10) pop-up tents allowed, generally six-foot by six-foot tents.
- The outdoor activity shall only be for the existing tenants within the Fountain Square development. No itinerant merchants/vendors allowed.
- No outside cooking or open flame allowed.
- No outdoor live music allowed.

Ms. Eaton concluded that the Ormond Main Street Design Committee and the Site Plan Review Committee recommend approval.

Ms. Eaton reviewed the tent locations in response to a question from Mr. Gentry.

Applicant Presentation

Mr. Herve Rabeaux, property manager of Fountain Square, 142 East Granada Boulevard, thanked Ms. Eaton for her presentation and summary. Mr. Rabeaux stated that the application seeks to provide an interesting attraction for locals to visit on Sundays and help tenants make additional sales.

Board Questions

Chairman Thomas asked if there is a restaurant on site. Mr. Rabeaux confirmed that there is a restaurant, but that it is closed on Sundays.

Chairman Thomas stated that this concept reminds him of Europe and that he cannot believe that no one thought of it earlier. He stated that he thought it was a fabulous idea to help merchants and to be a nice place for people to enjoy their shopping experience.

Mr. Jorczak commented that he agreed with Chairman Thomas that this innovation provides business opportunities for the merchants. He stated that he believes that this would be positive for the area.

Mr. Rabeaux stated that Fountain Square is almost at maximum tenant capacity. He reviewed the investment made in Fountain Square and the fact that they bought the building based on his mother-in-law's memories of coming to Fountain Square as a kid. He concluded that they renovated the inside of the property and plan to renovate the outside of it next year.

Chairman Thomas added that it will have lots of charm.

Ms. Shull concurred and stated that she thinks that it is a great idea.

Vice Chair Shull entertained a motion.

Chairman Thomas motioned to approve PZ-2025-201 and Mr. Jorczak seconded it. The vote was called, and the motion was approved (5-0).

E. PZ-2024-084, Comprehensive Plan 2045 Update, Evaluation and Appraisal Report Re-adoption, Comprehensive Plan Amendments

Mr. Spraker stated that this is a Comprehensive Plan amendment to (1) rescind Ordinance 2025-17 and (2) re-adopt the Comprehensive Plan amendments based upon FloridaCommerce comments. He stated that on August 19, 2025, the City Commission approved Ordinance 2025-17, which adopted the Comprehensive Plan amendments. Mr. Spraker noted that on October 17, 2025, FloridaCommere provided