



5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds, as proposed;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe, as proposed;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors;

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

10. The testimony provided at public hearings.

**Thereupon and in consideration thereof, the City Commission hereby orders**

**that:**

A. The application of Ormond Central Investors, LLC, a Florida limited liability company (the "Property Owner") of approximately 8.719 acres of land generally located at the southeast corner of South Old Kings Road and Granada Boulevard (Parcel ID Numbers: 4241-01-09-0180, 4241-01-11-0130, 4241-01-09-0170, and 4241-01-11-0120) (the "Property"), for a Planned Business Development Order for a Planned Business Development District to be known as "Ormond Central", to allow commercial uses on 8.729 acres of land, that Property being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development District, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. The project shall allow a master development for up to five (5) commercial condominium units, constructed similar to a commercial subdivision that clears and fills the property, provides on-site utilities, constructs access points, constructs the project's spine road, constructs a decorative masonry wall, and establishes required landscape buffers.

3. Section 3-03(c) of the *Land Development Code* states that no historic tree shall be removed without the approval of the City Commission. The project site contains eight

(8) historic trees. Three (3) of the eight historic trees have either fallen or are diseased and are not considered healthy trees. The applicant is seeking to remove two (2) of the five (5) healthy historic trees for site development. Based on the Historic Tree Reports of Richard Poore, Landscape Architect, Don Spence, Ph.D., Certified Municipal Arborist, and Margaret Tomlinson, Landscape Architect and the analysis of the City Landscape Architect, the removal of two (2) historic trees as shown, described, and depicted in Exhibit "B" attached hereto and incorporated herein by reference is hereby granted;

4. Section 1-27(e)(2) of the *Land Development Code* states "Preservation of full impact fee credit may continue as an incentive to abate blighted structures beyond the date of demolition provided the city commission approves such credit through a development agreement or other acceptable legal instrument to the city." The Ormond Central project has an existing 25,866 square foot building that is proposed to be demolished. The preservation of impact fee credits based upon the demolition of the existing structure shall not expire or be reduced over time and is shown, described, and depicted in Exhibit "C" attached hereto and incorporated herein by reference is hereby granted;

5. The "Ormond Central" Planned Business Development District standards including allowed uses and dimensional standards detailed in a letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, as shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby granted;

6. The following uses shall be allowed as permitted uses within the "Ormond Central" Planned Business Development District:

- a. The permitted and conditional uses of the B-9 (Boulevard) zoning district.
- b. Pharmacy, including a drive through (allowed as retail sales-conditional use within the B-9 (Boulevard) zoning district.
- c. Restaurant type, C. The applicant letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", has limited the number of restaurant, type C to three (3) within the project.
- d. Garden center and nursery (outside storage/activity).
- e. Bowling center.
- f. Restaurant type D.

~~7. Allow access on South Old Kings Road, a City minor collector roadway, with a full access ingress/egress point at the southern project entrance and a right in only at the northern project entrance.~~

~~8. Commercial delivery trucks shall enter from West Granada Boulevard and are permitted to exit either onto West Granada Boulevard or northbound (right turn only) on South Old Kings Road. No commercial delivery trucks shall be allowed to turn left onto South Old Kings Road.~~

~~9. Pursuant to the Planning Board recommendation, the City shall install "No Trucks except for local deliveries" signs for northbound and southbound Old Kings Road between Division Avenue and West Granada Boulevard.~~

~~10. Pursuant to the Planning Board recommendation, for delivery trucks that would exit the property on the south driveway along South Old Kings Road, there shall be a sign "Delivery Trucks must make right turn only" to not allow delivery truck traffic southbound along South Old Kings Road.~~

~~11. Pursuant to the Planning Board recommendation, commercial delivery trucks shall use West Granada Boulevard entrance to access site and can exit either with the West Granada Boulevard entrances or northbound (right turn only) on South Old Kings Road.~~

7. South Old Kings Road is a local (city) minor collector roadway. Except for the limited exception provided in this paragraph, commercial trucks making deliveries to the Ormond Central site or leaving the site are prohibited from accessing or using South Old Kings Road, except that:

a. Box-type trucks traveling east or west bound on Granada Boulevard (State Road 40) may make a right or left turn onto southbound South Old Kings Road and must enter the Ormond Central site at the southernmost ingress/egress driveway (i.e., the southwest side of the site). When leaving the site, box-type trucks may exit the site from the southernmost ingress/egress driveway (i.e., the southwest side of the site) but must make a right turn (only) onto northbound South Old Kings Road and must make a right turn (only) onto eastbound Granada Boulevard (State Road 40). Alternatively, box-type trucks may leave the site by exiting via the "spine road", depicted on the site plan as extending from Granada Boulevard (State Road 40) to the site, and must make a right turn (only) onto eastbound Granada Boulevard (State Road 40).

b. Semi-tractor/trailer trucks must enter the site by traveling on Granada Boulevard (State Road 40) and must make a right or left turn onto the "spine road" main entrance on Granada Boulevard. When leaving the site, semi-tractor/trailer trucks must exit via the "spine road" and must make a right turn (only) onto eastbound Granada Boulevard (State Road 40); left turns onto westbound Granada Boulevard (State Road 40) are prohibited, except in the event a traffic signal is provided at the intersection of the "spine road" and Granada Boulevard (State Road 40) that allows for left turn movements. In addition, semi-tractor/trailer trucks are prohibited from accessing or using South Old Kings Road.

c. The existing building on the project site will be demolished and removed during the first phase of the project. Trucks that are necessary to effectuate the

demolition of the building, including removal of debris from the demolition, shall be allowed to access and use Old Kings Road as follows: trucks traveling east or west on Granada Boulevard (State Road 40) may enter the project site from Old Kings Road (i.e., trucks may make a right or left hand turn from Granada Boulevard (State Road 40) onto Old Kings Road). When leaving the project site, these trucks must exit northbound (only) onto Old Kings Road.

**8. Signage shall be prominently displayed:**

a. At or near the northwestern corner of the Ormond Central site and/or at or near the intersection of South Old Kings Road and Granada Boulevard (State Road 40) prohibiting semi-tractor/trailer trucks from entering South Old Kings Road;

b. At or near the northwestern corner of the Ormond Central site and/or at or near the intersection of South Old Kings Road and Granada Boulevard (State Road 40) allowing box-type trucks making deliveries to the Ormond Central site to enter the site from the southernmost ingress/egress driveway (i.e., the southwest side of the site) and South Old Kings Road;

c. At or near the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road prohibiting semi-tractor/trailer trucks from leaving the site via South Old Kings Road;

d. At or near the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road requiring box-type trucks leaving the site via South Old Kings Road to make a right turn (only) onto South Old Kings Road;

e. At or near the northwestern corner of the Ormond Central site and/or at or near the intersection of South Old Kings Road and Granada Boulevard (State Road 40) requiring box-type trucks to make a right turn (only) onto eastbound Granada Boulevard (State Road 40);

f. At or near the South Old Kings Road and Division Avenue prohibiting all commercial delivery trucks, except for delivery or service trucks making deliveries or service calls to residential properties along or adjacent to South Old Kings Road (examples: UPS, Fed Ex, U.S. Postal delivery, air condition/heating service trucks), from accessing or using South Old Kings Road;

g. At or near the intersection of the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road prohibiting all commercial delivery trucks, except for delivery or service trucks making deliveries or service calls to residential properties along or adjacent to South Old Kings Road (examples: UPS, Fed Ex, U.S. Postal delivery, air condition/heating service trucks), from accessing or using South Old Kings Road south of the southernmost ingress/egress driveway of the Ormond Central site (i.e., the southwest side of the site) and South Old Kings Road;

h. At or near the intersection of the "spine road" and Granada Boulevard (State Road 40) requiring all commercial delivery trucks leaving the Ormond Central site to exit the site by making a right turn (only) onto eastbound Granada Boulevard (State Road 40); except that if a traffic signal is provided at the intersection of South Old Kings Road and Granada Boulevard (State Road 40), no such signage shall be required.

~~12. 9.~~ The construction entrance shall be required to be from West Granada Boulevard with standard construction practices implemented (site maintenance, dust control, hours of construction, and dirt tracking reduction measures).

~~13. 10.~~ Pursuant to the applicant's letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", no dumpster enclosure shall be allowed within the most westerly 100' of unit 1.

~~14. 11.~~ Pursuant to the applicant's letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", an architecturally upgraded buffer wall along the length of South Old Kings Road shall be constructed with the subdivision improvements (no PVC fencing).

~~15. 12.~~ Pursuant to the applicant's letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, attached hereto as Exhibit "D", if a drive through use is developed on Unit 1, the applicant shall require that the drive through window is located on the east side of the building.

~~16. 13.~~ The project shall provide compensating storage for the fill in the floodplain to raise the elevation of the properties and buildings to a foot above the base flood elevation as established by the FEMA maps

~~17. 14.~~ The applicant has provided improvements that are deemed public benefits in a letter dated July 7, 2017 and revised on September 26, 2017, October 12, 2017, October 16, 2017 and November 14, 2017, that is shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby accepted;

~~18. 15.~~ The sign plan for the project is approved as shown, described, and depicted in Exhibit "E" attached hereto and incorporated herein by reference is hereby granted; The uses depicted on the site plan, as well as the sign plan attached hereto as Exhibit "E", generally represent the type of uses that could be allowed for development of the project, as well as the maximum number of parcels (up to five in total) that could be developed. The said uses are hereby approved subject to changes that may be reviewed and approved under the Land Development Code by the city's Site Plan Review Committee.

~~19. 16.~~ The development of individual units within the project units shall be reviewed and approved by the Site Plan Review Committee consistent with the standards of the Ormond Central Planned Business Development this development order and the Land

Development Code. There are no outstanding comments for Site Plan Review Committee for the subdivision/infrastructure improvements.

B. The final plans for the development project shall be consistent with all the conditions listed in this Development Order and as depicted in the plans that are attached hereto as Exhibit "F", and incorporated herein by reference.

C. Except as provided in paragraph 16 of this development order, no ~~No~~ material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(C)(2) of the *Land Development Code* before the planned development permit can be established, a new application for a Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Business Development District Development Order is abandoned for a period of two (2) years any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, and a new application for a Planned Business Development District Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Section 1-14, or with the conditions provided in the Planned Business Development District Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Magistrate.

H. In the event a building permit has not been issued within forty-eight (48) months, which date shall be December 5, 2021, then this Development Order shall automatically become void and shall have no further legal effect. Chapter 1, Article II, Section 1-14(C)(2), of the *Land Development Code*.

I. This Planned Business Development District Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of: Ormond Central

Investors, LLC, a Florida Limited Liability Company, and shall be binding upon Ormond Central Investors, LLC, a Florida Limited Liability Company and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

**ORDERED** this 5th day of December, 2017.



**CITY COMMISSION**  
**CITY OF ORMOND BEACH**, a Florida  
municipal corporation

By: Bill Partington  
**BILL PARTINGTON**  
Mayor

Attest: Joyce A. Shanahan  
**JOYCE A. SHANAHAN**  
City Manager



**EXHIBIT "A"****PAGE 1 OF 3****LEGAL DESCRIPTION**

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

**PARCEL "1"**

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

**PARCEL "2"**

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

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

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

**PARCEL A**

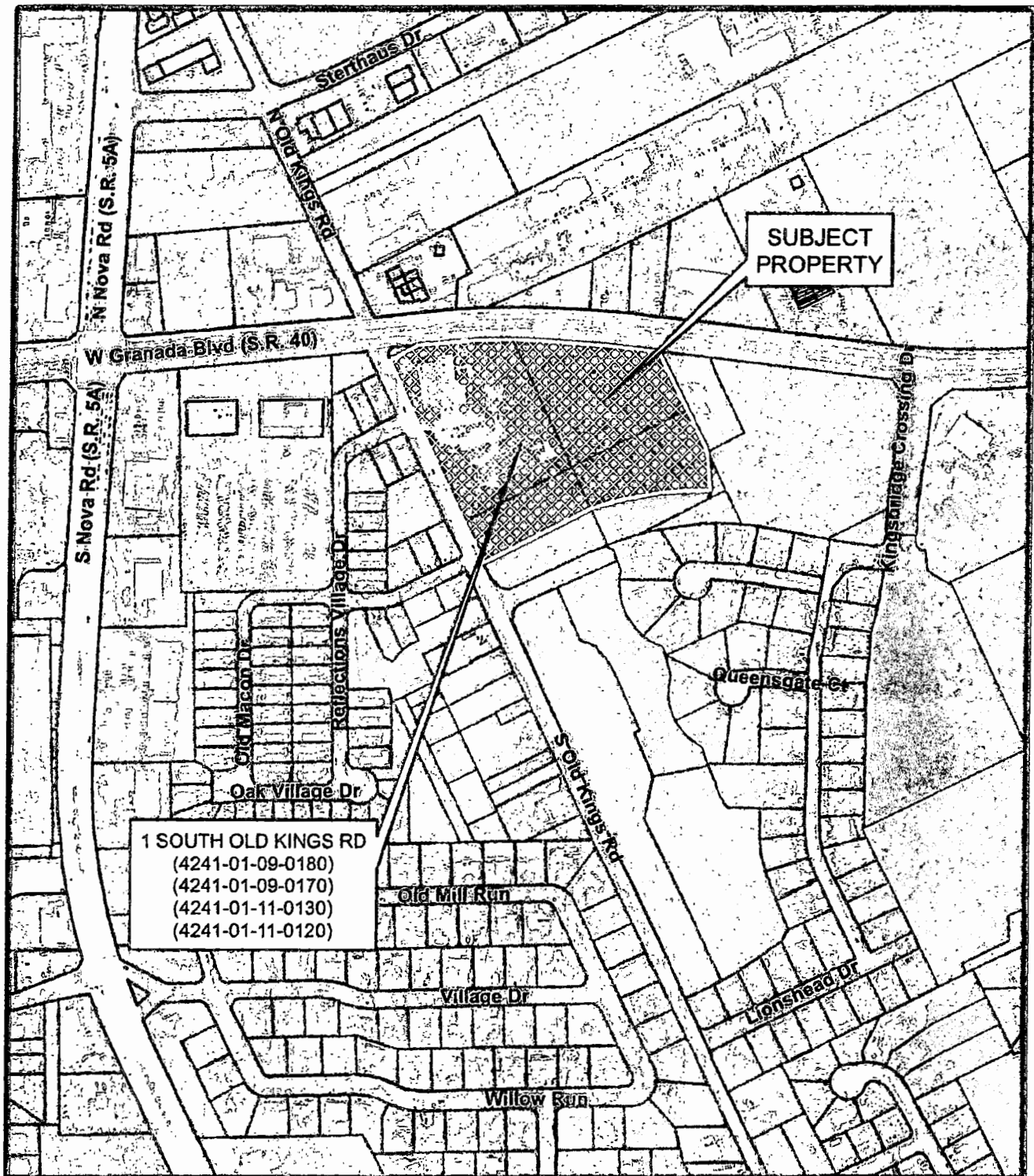
Part of Lot J, Grant Lot 7 and part of Lot I, Grant Lot 6 1/2, ASSESSOR'S MAP OF HENRY YOUNGE GRANT as recorded in Map Book 2, Page 118, Public Record of Volusia County, Florida being more particularly described as follows:

Commence at the Northwest corner of said Lot J, Grant Lot 7; thence North 65°00'00" East along the North line of said Lot J for a distance of 25.00 feet to a point on the East right of way line of Old Kings Road (a 45-foot right of way as presently occupied) said point being the POINT OF BEGINNING of this description; thence continue North 65°00'00" East along said North line for a distance of 344.03 feet; thence South 25°00'00" East along the East line of the West one-half of said Lot J and the prolongation thereof for a distance of 237.01 feet, thence Westerly along a curve to the left having a radius of 780.00 feet, a central angle of 05° 04'38", an arc length of 68.12 feet and a chord bearing South 67°32'19" West, 69.10 feet to a point of tangency; thence South 65°00'00" West 240.00 feet to a point of curvature; thence Northwesterly along a curve to the right having a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet and a chord bearing North 70°00'00" West 49.50 feet to a point of tangency being a point on the above said East right of way line of Old Kings Road, thence North 25°00'00" West along said right of way line for a distance of 198.95 feet to the POINT OF BEGINNING.

**EXHIBIT "A"****PAGE 2 OF 3****PARCEL B**

Part of Lot G, Grant Lot 8, part of Lot I, Grant Lot 7 1/2, part of Lot J, Grant Lot 7, and part of Lot 1, Grant Lot 6 1/2, ASSESSOR'S MAP OF HENRY YOUNGE GRANT as recorded in Map Book 2, Page 118, Public Records of Volusia County, Florida being more particularly described as follows: Commencing at the Northwest corner of said Lot J, Grant Lot 7; thence North 65°00'00" East 388.03 feet to the POINT OF BEGINNING of this description; thence North 25°00'00" West along the East line of the West one-half of said Lot I, Grant Lot 7 1/2 for a distance of 256.03 feet to the Northeast corner of the West one-half of said Lot I, Grant Lot 7 1/2, thence North 65°00'00" East 0.97 feet to the Southeast corner of the West 370.00 feet of Lot G, Grant Lot 8; thence North 25°00'00" West along the East line of the West 370.00 feet of said Lot G, Grant Lot 8 for a distance of 136.47 feet to the South right of way line of Granada Boulevard, State Road 40 (a 100-foot wide right of way), thence Easterly along said right of way line being along a curve to the right having a radius of [REDACTED] feet a central angle of 07°54'11", an arc length of 368.28 feet and a chord bearing South 65°56'36" East 387.27 feet to a point of tangency; thence South 61°59'00" East along said right of way line for a distance of 54.66 feet to a point on the West boundary of Naranga Park Subdivision as recorded in Map Book 6, Page 129, Public Records of Volusia County, Florida, thence South 24°59'17" East along said West boundary of Naranga Park Subdivision for a distance of 525.00 feet to the Southwest corner of Lot 8, Block C of said Naranga Park Subdivision, thence South 01°34'16" W 198.50 feet; thence Westerly along a curve to the left having a radius of 780.00 feet, a central angle of 21°20'37", an arc length of 262.61 feet and a chord bearing South 80°49'27" West 280.89 feet, thence North 25°00'00" West along the East line of the West one-half of said Lot J, Grant Lot 7 for a distance of 237.01 feet to the POINT OF BEGINNING. LESS AND EXCEPT the following described property from Parcels A and B: A PORTION OF LOT "J", GRANT LOT 7, AND A PORTION OF LOT "I", GRANT LOT 6 1/2, MAP OF THE HENRY YOUNGE GRANT, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PARCEL BEING ALSO A PART OF PARCELS "A" AND "B", AS SHOWN ON A PREVIOUS SKETCH AND PLAT BY TOMOKA ENGINEERING, BEING DRAGING NUMBER 96740-EE, DATED 08-22-95, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF KINGS CROSSING, PHASE 1B, OF RECORD IN MAP BOOK 45, PAGES 110 AND 111, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1, OF SAID KINGS CROSSING, PHASE 1B; THENCE NORTH 77°58'28" WEST, ALONG THE NORTHERLY LINE OF SAID KINGS CROSSING, PHASE 1B, A DISTANCE OF 202.06 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.63 FEET, THROUGH A CENTRAL ANGLE OF 10°46'16", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°02'37" WEST, A CHORD DISTANCE OF 146.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.72 FEET, THROUGH A CENTRAL ANGLE OF 26°34'16", AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°17'07" WEST, A CHORD DISTANCE OF 358.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°00'00" WEST, DEPARTING SAID CURVE, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.06 FEET, THROUGH A CENTRAL ANGLE OF 00°00'00", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°00'00" WEST, A CHORD DISTANCE OF 69.50 FEET TO THE POINT OF CURVATURE OF SAID CURVE, SAID POINT BEING ALSO ON THE EASTERLY LINE OF OLD KINGS ROAD, A 50 FOOT STREET AS NOW LAID OUT AND OCCUPIED; THENCE NORTH 25°00'00" WEST, DEPARTING SAID CURVE AND ALONG SAID EASTERLY LINE, A DISTANCE OF 64.00 FEET TO A POINT THEREON; THENCE NORTH 65°00'00" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 275.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 676.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 407.63 FEET, THROUGH A CENTRAL ANGLE OF 28°34'15", AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°17'07" EAST, A CHORD DISTANCE OF 403.98 FEET TO A POINT WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON THE AFOREMENTIONED SKETCH AND LEGAL DESCRIPTION BY TOMOKA ENGINEERING; THENCE SOUTH 01°34'16" WEST, DEPARTING SAID CURVE, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "A"**  
**PAGE 3 OF 3**



**AERIAL MAP**  
**1 SOUTH OLD KINGS RD**  
**(ORMOND CENTRAL)**

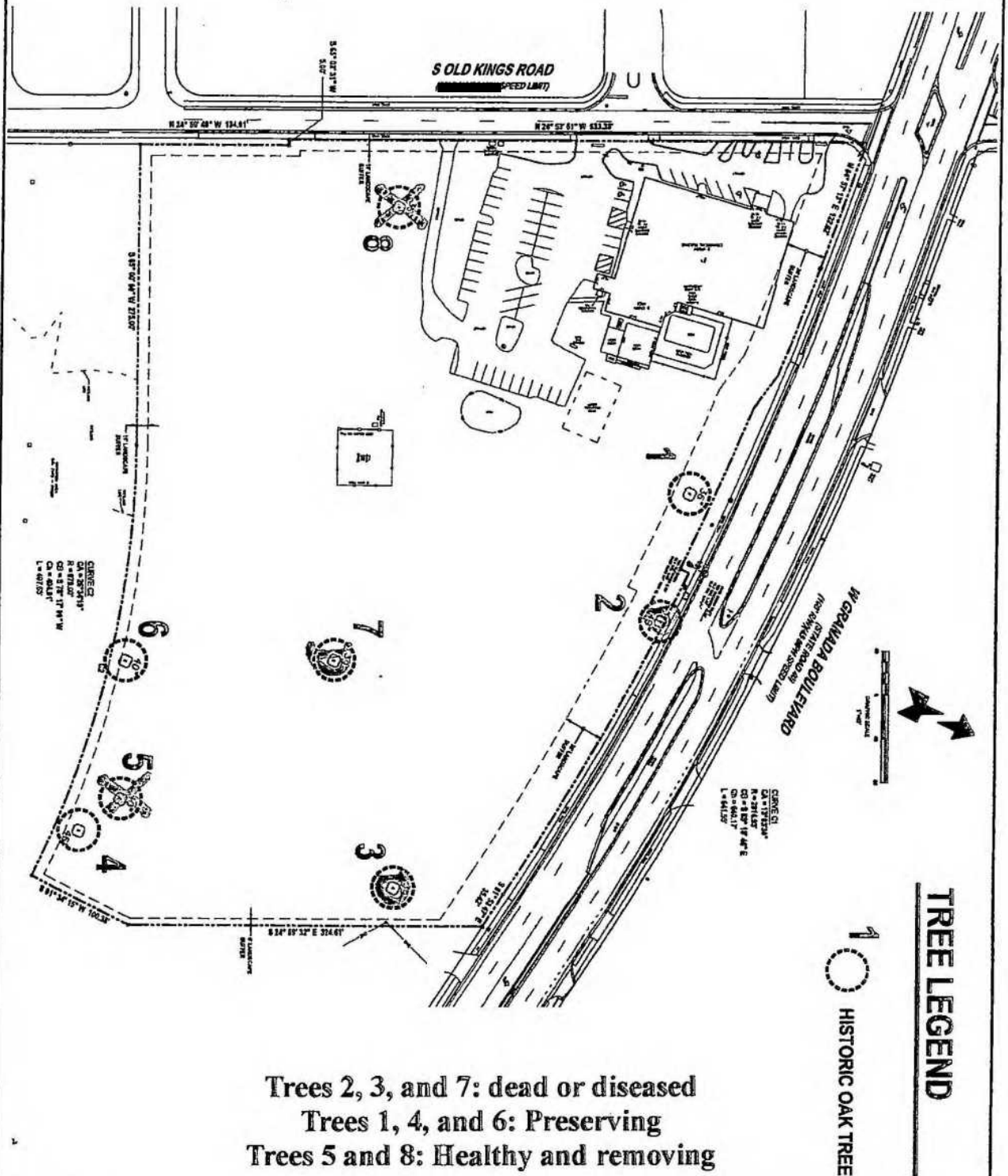
Prepared By: The City of Ormond Beach  
G.I.S. Department - August 22, 2017



N.T.S.

## EXHIBIT "B"

# ORMOND CENTRAL HISTORIC TREE REMOVAL



<b>EX-1</b>		<b>HISTORIC TREE LOCATION MAP</b> <b>ORMOND CENTRAL</b> 1 SOUTH OLD KINGS RD ORMOND BEACH, FLORIDA 32174			<b>NEWKIRK ENGINEERING</b> 628 W. 1ST ST., SUITE 201 ORMOND BEACH, FLORIDA 32174 407-851-1111 www.newkirkeng.com	DATE: 05/15/2018 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: 1"=40'	<b>REVISIONS</b> DATE: 05/15/2018 DESCRIPTION: [Blank]
		PROJECT NO.: 2018-005 DATE: APRIL 2018 DESIGNER: [Signature] CHECKED BY: [Signature]					

**EXHIBIT "C"**  
**PAGE 1 of 4**

**ORMOND CENTRAL IMPACT FEE CREDITS**

Type of impact fee	Impact Fee	Unit	Impact fee credit
Water	\$2,717 per ELU	4.9 ELU	\$13,313.30
Sewer	\$2,647 per ELU	4.9 ELU	\$12,970.30
Mobility Fee	See below	See Below	\$18,398.18
Stormwater	\$141.01 per 1,000 Square Feet	25,866 Square Feet	\$3,647.36
<b>Total impact fee credit</b>			<b>\$48,329.14</b>

Ormond Central - Mobility fee credits

<b>Mobility Fee-Health/fitness -ITE #492</b>		
GSF	25,866	SF
Divide by 1000	25.866	
TTGR per 1000	32.93	
TTGR =	852	
ICR/PB	0.10	
Deduct IC/PB trips	85	
TGR - IC/PB	766.59	
Person Trips	1.50	
Total Person Trips	1150	
Roads	\$1.76	\$2,023.80
Transit	\$8.00	\$9,199.09
Bike/Ped	\$6.24	\$7,175.29
	\$16.00	\$18,398.18
GSF = Gross Square Feet		
TGR = Trip Generation Rate		
IC = Internal Capture		
TTR = Total Trip Generation		
AVO = Average Vehicle Occupancy		
SF = Square Feet		

**Mobility Fee Credit = \$18,398.18**



**NEWKIRK ENGINEERING, INC.**  
**Civil Engineering – Land Development – CEI**  
1370 North US1, Suite 204  
Ormond Beach, FL 32174  
(386) 290-7599  
[Harry@Newkirk-Engineering.com](mailto:Harry@Newkirk-Engineering.com)

**EXHIBIT "C"**  
**PAGE 2 of 4**

June 6, 2016

**Ms. Beth Branton, Administrative Coordinator II**  
County of Volusia  
Growth and Resource Management  
123 W. Indiana Avenue  
Room 203  
Deland, FL 32720

**Re: 1 South Old Kings Road, Ormond Beach, FL 32174**  
**Parcel # 4241-01-09-0180**

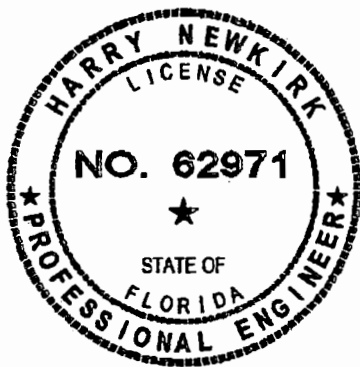
Dear Ms. Branton:

I certify that I inspected the above referenced project on June 5, 2016 at 3:30 PM to confirm the existing square footage of the existing building as follows:

Ground Floor:	14,654 SF
Second Floor:	9,710 SF
Third Floor:	1,502 SF
Total:	25,866 SF

If you have any questions or need additional information, please feel free to call or email me at [Harry@Newkirk-Engineering.com](mailto:Harry@Newkirk-Engineering.com).

Sincerely,



Harry Newkirk, PE # 62971  
President of Newkirk Engineering, Inc.



<b>CITY OF ORMOND BEACH</b>				
<b>DEPARTMENT OF BUILDING &amp; GENERAL INSPECTIONS</b>				
<b>Equivalent Living Unit Calculation Form</b>				
PROJECT NAME: 1 S Old Kings Road, Ormond Central			<b>EXHIBIT "C"</b>	
JOB SITE ADDRESS: 1 S Old Kings Road			<b>PAGE 3 of 4</b>	
DATE: 2/8/2016		WATER METER SIZE:		
<b>ONLY NUMBER OF FIXTURES TO BE FILLED OUT BY APPLICANT</b>				
FIXTURE TYPE	*EXISTING	NEW	FIXTURE VALUE	FIXTURE UNITS
Bathtub	1		8	
Bedpan Washers			10	
Combination Sink & Tray	15		3	
Dental Unit			1	
Dental Lavatory			2	
Drinking Fountain (Cooler)	3		1	
Drinking Fountain (Public)			2	
Kitchen Sink: 1/2" Connection			7	
3/4" Connection			3	
Lavatory: 3/8" Connection			2	
1/2" Connection	8		4	
Laundry Tray: 3/8" Connection			3	
3/4" Connection			7	
Shower Head (Shower Only)	13		4	
Service Sink: 1/2" Connection	3		3	
3/4" Connection	1		7	
Urinal: Pedestal Flush Valve	3		11.6	
Wall or Stall			12	
Trough (2' Unit)			2	
Wash Sink (Each Set of Faucets)			4	
Water Closet: Flush Valve	5		11.6	
Tank Type			3	
Dishwasher: 1/2" Connection			4	
3/4" Connection			10	
Washing Machine: 1/2" Connection			5	
3/4" Connection	1		12	
1" Connection			25	
Hose Connections (Wash Down): 1/2"	3		6	
3/4"	2		10	
Hose (50' Length-Wash Down): 1/2"			6	
5/8"			9	
3/4"			12	
<b>**BUILDING DEPARTMENT USE ONLY**</b>				
<b>Existing Units:</b>		<b>New Units:</b>	<b>Total Units:</b>	
<b>FIXTURE UNIT CHART</b>				
<b>Fixture Units</b>	<b>ELU</b>	<b>NEW UNITS</b>		
0-60	1	÷ 60 = Number of ELUS: _____		
1 ELU for every sixty (60) fixture units or fraction thereof, computed to one (1) decimal place	<b>Impact Fees:</b> Water _____ x _____ = _____ Sewer _____ x _____ = _____ Total _____ x _____ = _____			
*Existing is for use when expanding/adding or demolishing an existing facility				







**HOLUB**  
DEVELOPMENT

**EXHIBIT "D"**

**PAGE 1 OF 22**

July 7, 2017  
September 26, 2017  
October 12, 2017  
October 16, 2017  
November 14, 2017 (REVISED)

Steven Spraker, AICP  
Senior Planner  
City of Ormond Beach  
22 S. Beach Street  
Ormond Beach, FL 32175

RE: Ormond Central Investors, LLC - Planned Development

Dear Steven:

Please find enclosed and listed below various permits, reports, plans, project overview, narratives and other related documents in support of our request for the Planning Staff, Planning Board and City Commission to consider approval of the Planned Development for the Ormond Central project consisting of 8.73 acres.

- A. Planned Development Application Form executed by the Applicant.
- B. Check made payable to the City of Ormond Beach in the amount of \$2,900, which represents the application fee.
- C. Concept Development Plan (Sheet # C-25).
- D. Surveys of the subject parcels, consisting of approximately 8.73 acres.
- E. Copy of the draft Neighborhood Letter and site plan. (Proof of surrounding residents/ notice update to follow).
- F. Phase I Environmental Assessment Report prepared by GS Good Environmental Inc.



**EXHIBIT "D"**  
**PAGE 2 OF 22**

- G. Proposed Sign Plan, location map and renderings.
- H. Traffic Impact Analysis prepared by Traffic Planning and Design, Inc.
- I. Correspondence from Florida Department of State Division of Historical Resources dated January 19, 2017 and applicant's response dated March 8, 2017.
- J. Phase I Cultural Resource Assessment Survey prepared by Environmental Services, Inc., Dated March, 2016.
- K. Florida Department of State response dated May 8, 2017
- L. Historical Tree Report prepared by Richard Poore dated June 2016.
- M. Historical Tree Evaluation Report-Native FL, LLC.
- N. Upon a request from Staff, a third Historical Tree Evaluation prepared by Margaret Tomlinson, R LA dated October 21, 2016.
- O. Proof of Wetland Mitigation and Reservation of .16 UMAM credits reserved with Lake Swamp, LLC.
- P. Landscape Plan - Greenbelt (Sheet#C-24O).
- Q. SJRWMD Permit.
- R. FDEP Permit
- S. Color Rendering - Site Plan.

**PERMITTED USES**

The following uses are being requested by the Applicant to be included as "Permitted Uses" under the Planned Development for the Ormond Central project:

- 1. All B-9 Zoning District Permitted Uses and Conditional Uses.



**EXHIBIT "D"**  
**PAGE 3 OF 22**

2. Pharmacy (including drive-thru).
3. Garden Center and Nursery (only as an accessory use to Retail).
4. Bowling Center
5. Restaurant Type C (Limited to a maximum of 3).
6. Restaurant Type D.

**PERMITS**

**PERMITS ISSUED:**

1. SJRWMD Permit for the entire project.
2. Florida DEP NPDES Permit.
3. Volusia County Health Department Water Permit.
4. Florida DEP Sewer Permit.

**PERMITS PENDING:**

1. FDOT Drainage Permit.
2. FDOT Driveway Permit.

**OVERVIEW**

Ormond Central is an 8.73 acre project consisting of commercial land on the south side of West Granada Boulevard and east of Old Kings Road. The parcel is currently zoned Commercial B-9.

**EXHIBIT "D"****PAGE 4 OF 22**

The overall project consists of four (4) tax parcels of which one (1) parcel is occupied with the former Evolution/ Omega 40 gym structure that is slated for demolition in the 4th quarter of 2017. The balance of the land is wooded and vacant.

Address	Volusia County Parcel Number	Current Zoning
1 South Old Kings	4241-01-09-0180	B-9 (Boulevard)
W. Granada Boulevard	4241-01-09-0170	B-9 (Boulevard)
W. Granada Boulevard	4241-01-11-0120	B-9 (Boulevard)
Old Kings Road	4241-01-11-0130	B-9 (Boulevard)

The Ormond Central project upon build out will consist of 2 to 5 commercial parcels, depending on further subdivision of Unit 1, which may increase to 5 parcels or reduced to 2 parcels if a large box retail use is developed.

The land slated for development is located in flood zone AE and X. The AE zone is characteristic for a large portion of land that has been developed and located between the rail road tracks and Nova Road in the West Granada Boulevard area. Furthermore, portions of residential, multi-family and institutional uses in the same vicinity extending to the north and south have been developed within flood zone AE.

In order to develop the eastern portion of the project for commercial development, we must clear, grade and fill the property ranging from 1.5' to 3' +/- as a result this requires the clear cutting of all specimen and historic trees within the development areas.

Upon final site development, each parcel will have the required number of trees in all landscape islands, landscape buffers, including the Granada greenbelt buffer. The applicant has provided larger caliper trees, ground cover and plants for the greenbelt as further depicted on the Landscape Plan. It should be noted that this project will conform to the 36' greenbelt buffer. The more mature material used for trees, plants and ground cover will be uniform for all parcels fronting West Granada Boulevard, creating an enhanced green belt upon completion.

**EXHIBIT "D"**  
**PAGE 5 OF 22**

The Ormond Central project will include a Property Owner's Association which shall maintain the common areas, including the landscape buffer and privacy wall along South Old Kings Road and the storm water - compensatory storage pond.

The overall development of the Ormond Central project shall be completed in two phases with the first phase being the demolition of the existing structure and phase two shall consist of all infrastructure for Units 1, 2, 3 and 4 and the West Granada Boulevard and Old Kings Road right of way improvements.

**ARCHAEOLOGICAL SURVEY - THREE CHIMNEY'S HISTORICAL SITE**

The commercial land is in proximity to the Three Chimney's property.

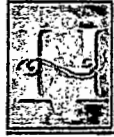
The applicant retained Brent Hadley of Environmental Services Inc. to perform an Archaeological Survey for the subject property as requested by the Florida Department of State Historical Resources.

It was determined that there are no archaeological artifacts of any significance and that no further action was required. A copy of the completed report is included with our application for your review.

**HISTORIC SPECIMEN TREES REMOVAL AND ALTERNATE PRESERVATION**

In order to bring the east portion of property (approximately 5 acres) out of flood zone AE, the development requires approximately 1.5' to 3' +/- of fill over this portion of the project; to accomplish this it requires the clear cut and removal of most specimen trees and several historic trees. The same is required for the retention and compensatory storage area, which is approximately 1.91 acres in size.

There are eight (8) existing historic trees on the property located in areas slated for development. The applicant recognizes the importance of tree preservation for historic trees. Richard Poore was engaged to prepare a Historical Tree Report of which a copy is included in our application. Richard's report found that several of the historic trees were in poor condition caused either by disease, lightning strike or other factors. Our study identified three (3) historic



**EXHIBIT "D"**  
**PAGE 6 OF 22**

trees that exist within the storm water pond and greenbelt area that will be preserved. For the remaining five (5) trees, four (4) are in poor condition and should be removed; the applicant is requesting approval to remove a total of five (5) historic trees, of which only one (1) tree is in good condition.

The City of Ormond Beach also requested that the applicant pay for a third-party report relative to historic trees. The third party report did not concur with all of our consultant's assessment of the historic trees. There are variations on the condition of the trees inventoried.

The applicant obtained a third report from Margaret E. Tomlinson, RLA to review both the applicant's original report and the City third party report. The study has been completed and shows that of the eight (8) historic trees four (4) of them are in poor condition, with some of the decline recently caused by Hurricane Matthew in 2016.

Furthermore, the preservation of historic trees inside a commercial development is difficult to survive once it is outside of a forested canopy and impacted by a variety of construction activities, including the change of grade that will ultimately make it very difficult for the tree to survive. The City and County require 15% tree preservation. The project as designed conforms to this requirement.

#### **PLANNED BUSINESS DEVELOPMENT STANDARDS**

1. **Permitted Uses.** The following uses are being requested by the Applicant to be included as "Permitted Uses" under the Planned Development for any parcel within the Ormond Central project:
  - a. All B-9 Zoning District Permitted Uses and Conditional Uses.
  - b. Pharmacy (including drive-thru).
  - c. Garden Center and Nursery (only as an accessory use to Retail).
  - d. Bowling Center.
  - e. Restaurant Type C (limited to a maximum of three).
  - f. Restaurant Type D.
2. **Special Exception Uses:** None

**EXHIBIT "D"****PAGE 7 OF 22**

The project may switch between the uses identified above provided the overall trip generation does not exceed the Traffic Study dated March 31, 2016 prepared by Traffic Planning and Design, Inc.

3. **Wall along Old Kings Road.** The 6' privacy wall at Old Kings Road for Unit 1 shall be installed with the Phase 2 Master Development.
4. **Tree removal:** The Phase 2 Master Development shall include the removal of specimen and historic trees on Units 1, 2, 3, 4, and the storm water area per the attached Demolition and Clearing Plan (Sheet #G3 & G4).
5. **Floor Area Ratio:** The floor area shall for all buildings within Ormond Central shall not exceed 55,000 square feet or a .1446 floor area ratio.
6. **Expiration of PBD:** In the event Phase 1 has not commenced within four (4) years from the date of final approval, the PBD shall expire. The Planning Director shall have the authority to extend the expiration date for one (1) additional year.
7. **Ownership Form:** Ownership shall be under the form of a Land Condominium Declaration and Plat and shall be recorded under the Public Records of Volusia County.
8. **Architectural Style:** Neo-Eclectic

**9. Dimensional Standards:**

	<b>Building</b>	<b>Site</b>	<b>Landscape</b>
Front (Granada)	60 Feet		36 Feet
Rear	20 Feet		6 Feet
Side (Exterior)	20 Feet		6 Feet
Side (Interior)	20 Feet		No net
Side (Corner)	30 Feet		10 Feet
Max. Building Height	45 Feet		
Max. Building Coverage		30%	
Max. Impervious Lot Coverage		75%	
Min. Lot Size		0.75 Acres	
Min. Lot Width		100 Feet	

**EXHIBIT "D"****PAGE 8 OF 22**

10. **Impact Fees:** The Developer shall be permitted to use any impact fee credits that may become available subsequent to demolition of the existing gym building on any portion of the Ormond Central 8.73 acre parcel. Furthermore, the impact fee credits that are allocated to this project shall not expire nor shall they be reduced on an annual basis.
11. **Signs - Monument - Directional:** Approval of the proposed Ormond Central Comprehensive Sign Plan dated August 24, 2017.

### **ARCHITECTURAL STANDARDS**

The Ormond Central architecture shall generally conform to the "Neo-Eclectic Architectural Style". All buildings and accessory structures on the Ormond Central project shall be developed generally consistent with the Neo-Eclectic Architectural Style providing a common architectural theme that shall complement one another and will convey a sense of quality and permanence and shall be reviewed and approved as part of the final site plan for the individual units. The common architectural theme shall be implemented by coordinating the general appearance of all buildings and accessory structures. For purposes herein, the general appearance includes exterior wall finishes, roof styles, slopes, materials, colors, architectural details and ornamentation, all in general conformity with Section 3-69 of the Land Development Code - Neo-Eclectic Architectural Style. The following is a list of acceptable materials for the exterior facade:

- a. Brick
- b. EIFS
- c. Stone Veneer including cultured stone
- d. Metal Standing seam roof
- e. Synthetic slate roof
- f. Cement or clay tile roof
- g. Fabric awnings
- h. Textured concrete
- i. Low E glaze
- j. Aluminum or steel pre-finished coping





**EXHIBIT "D"**  
**PAGE 9 OF 22**

- k. TPO or similar roofing material for flat or sloped roofs not visible to the general public
- l. Stucco finish (synthetic or painted)

The following materials are prohibited for exterior facades:

- a. Plasticized or translucent awnings
- b. Wood building sheathing or trim
- c. Exposed neon lighting
- cl. Exposed block (CMU)

**LDC**  
**VARIANCE - WAIVERS - MODIFICATIONS**

- 1. None

**PUBLIC BENEFITS**

- 1. Install an upgraded privacy - buffer wall for Unit #1, providing a cast stone or brick embellished treatment facing Old Kings Road. The wall shall be installed with the Phase 2 Master Development.
- 2. Provide uniform development of the overall project and limit the number of driveway cuts that would typically be permitted on West Granada Boulevard if the property was subdivided and developed one parcel at a time.
- 3. Reduce the Floor Area Ratio (FAR) from the permitted 76,055 s.f. /FAR to a reduced FAR of 55,000 s.f.; a reduction of 21,055 s.f. or 27.68%.
- 4. Reduce the overall height limit from 75' as currently permitted in the B-9 district to a height limit not to exceed 45'.
- 5. Provide four (4) decorative street lights for the main entrance of West Granada Boulevard.
- 6. Provide decorative asphalt stamping or pavers for the intersection of West Granada Boulevard and the main entrance.



**EXHIBIT "D"**  
**PAGE 10 OF 22**

7. Reduce the monument sign at Old Kings Road by 8 s.f., from 32 s.f. to 24 s.f.
8. Provide decorative asphalt stamping or pavers for the two (2) entry drives at Old Kings Road.
9. Applicant shall install "right turn only for delivery trucks" at the south driveway location at Old Kings Road (delivery trucks and commercial trucks shall be permitted to use Old Kings Road from Granada Boulevard to the projects southerly entrance).
10. Provide a right turn only for ingress at the north Old Kings driveway.
11. Provide a decal lane on West Granada Boulevard at the main entrance.
12. Contingent upon securing a traffic signal (subject to FDOT approval) for Ormond Central and upon buildout, provide a perpetual easement to the general public for the roadway internal to the complex from Old Kings to the West Granada main entrance.
13. Applicant shall include in the proposed Condominium Declaration, that all delivery trucks shall be prohibited from using Old Kings Road southbound. The same restriction shall be included in any lease or contract for sale.
14. Subject to City approval, applicant shall pay for a 3 way stop sign at Old Kings and Hammock Lane. (Installation of two (2) stop signs and thermoplastic stop bars on Old Kings).
15. Subject to City approval and upon Phase II construction, Applicant shall install two (2) speed tables to reduce speed on Old Kings Road at locations approved by the City.
16. Applicant shall restrict all dumpster enclosures from the most westerly 100' of Unit 1.
17. In the event development with a drive-thru facility is located on Unit 1, Applicant shall require that the drive-thru window is located on the east side of the building.
18. In the event Reflections Village HOA makes application to the City of Ormond Beach to request approval that their entrance gates shall be permitted to be closed on a 24 hour basis, Applicant shall pay on behalf of the HOA, the application fee, not to exceed \$2,000. Applicant reserves the right to request that the City Commission waive the application fee.



**EXHIBIT "D"**  
**PAGE 11 OF 22**

19. Install an architecturally upgraded wall on Old Kings for the section that is adjacent to the stormwater retention pond (currently only a fence is required).
20. Subject to City approval and the City providing a location, Applicant shall install two (2) bus stop bench improvements, limited to a 4'x12' concrete slab and approximately 10' of commercial benches, per location.

I look forward to working with the Planning Staff to secure your support for the Ormond Central Planned Development.

Sincerely,

Paul F. Holub, Jr.  
Managing Member - Developer  
Ormond Central Investors, LLC

c: Lewis Heaster  
c: Harry Newkirk, P.E.

EXHIBIT "E"  
PAGE 1 of 6

# COMPREHENSIVE SIGN PLAN

AUGUST 24, 2017

COMPREHENSIVE SIGN PLAN  
PREPARED BY

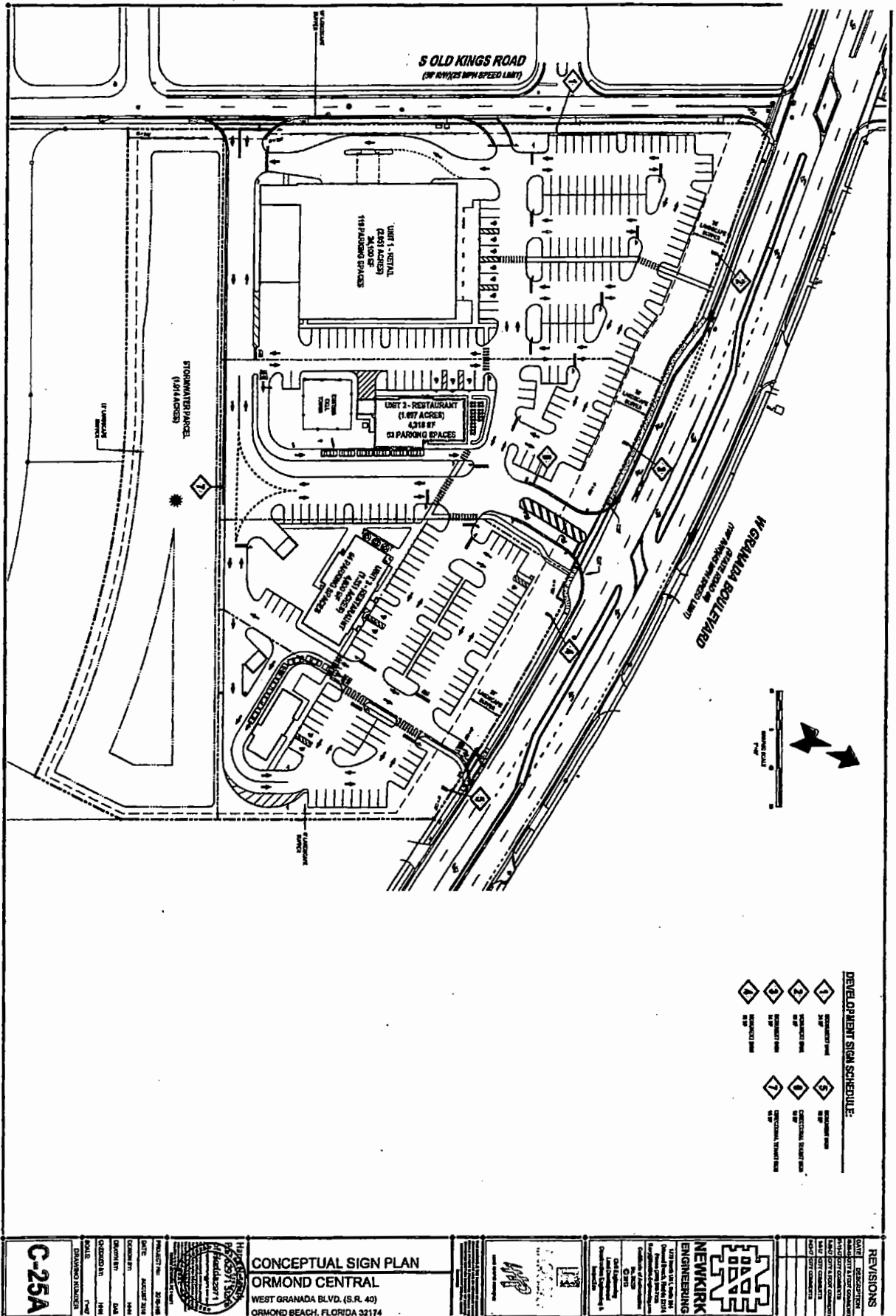
 614 FERN AVE  
HOLLY HILL, FL 32117  
PJ SIGN 386-257-4522  
SYSTEMS FAX 386-257-5122

COMPREHENSIVE SIGN PLAN  
PREPARED FOR

Holub Development Co.  
1185 W. Granada Blvd. #12  
Ormond Beach, FL 32174

Lewis Heaster Properties  
700 W. Granada Blvd. #103  
Ormond Beach, FL 32174

**EXHIBIT "E"**  
**PAGE 2 of 6**



# EXHIBIT "E"

## PAGE 3 of 6

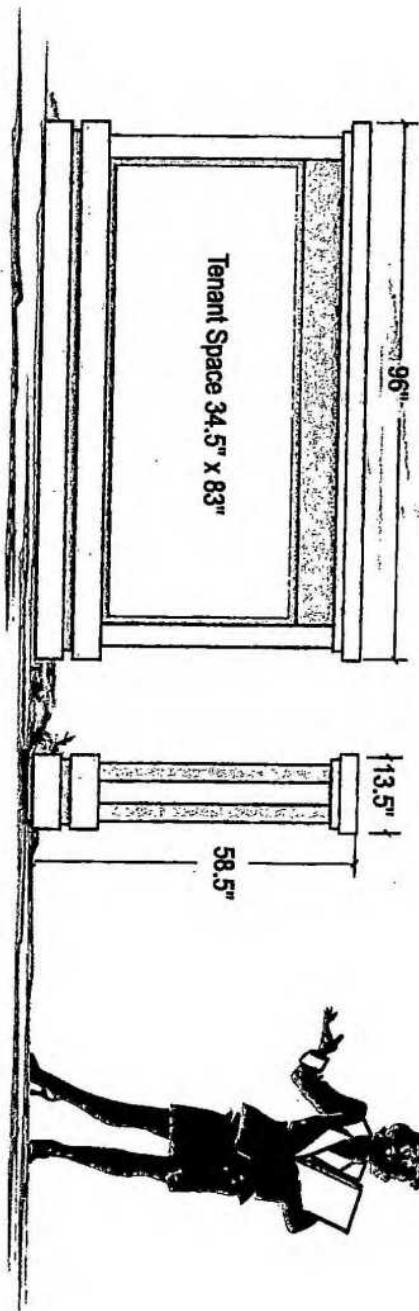


24sf Sign #1  
Old Kings Rd Entrance

Face 41.5" x 83" 23.92sf  
OA 58.5" x 96"

\*If Multi Tenant building is constructed maximum of 6 tenant panels shall be permitted

\*Standard corporate colors & graphics to be allowed.



### GENERAL SPECIFICATIONS

Tenant cabinet PMS 1255 with white acrylic face. Illumination provided by LED.

Columns PMS 1205. Base and cap PMS 1255, 1205 and 135 Sign installed according to engineering specifications  
Cabinet design and colors conceptual

Designed for: **Ommond Central**  
PU Sign Systems © 2016 Original Design

Scale: .5"=1'0"

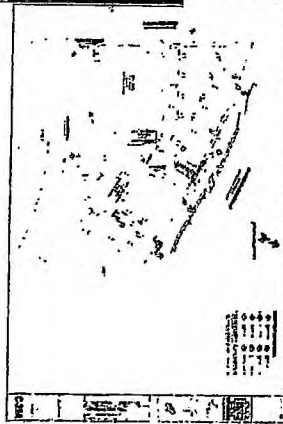
Drawing no: **OC#22.16.16**  
Entry Old Kings Road Rev 3

This sign is intended to be installed in accordance with the requirements of Article 609 of the National Electric Code and/or applicable local codes.  
The includes drawing and footing

BY SIGN  
5757 S.W. 117th Ave  
MIRAGE, FL 33117  
305-257-4522

# EXHIBIT "E"

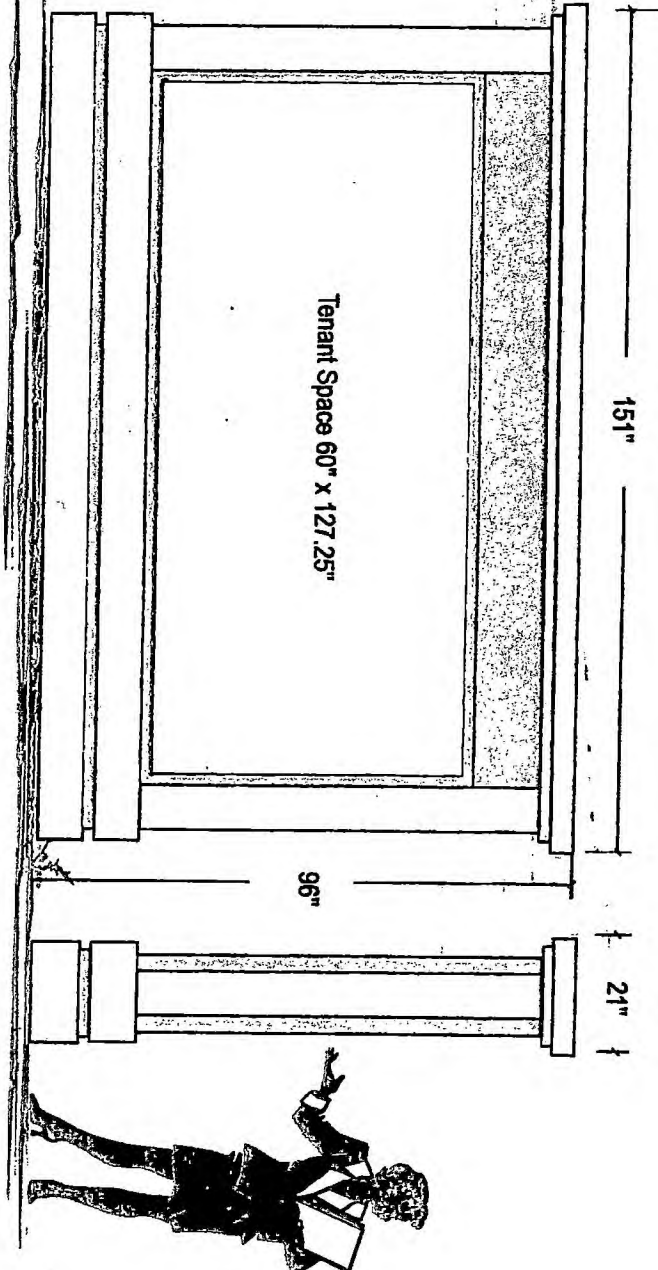
## PAGE 4 of 6



64sf Sign #2,4  
Granada Blvd  
Face 72" x 127.25" 63.6sf  
OA 96" x 151"

\*If Multi Tenant building is constructed on any lot, a maximum of 6 tenant panels shall be permitted.

\*Standard corporate colors & graphics to be allowed.



### GENERAL SPECIFICATIONS

Tenant cabinet PMS 1255 with white acrylic face. Illumination provided by LED.  
Columns PMS 1205. Base and cap PMS 1255, 1205 and 135 Sign installed according to engineering specifications  
Cabinet design and colors conceptual

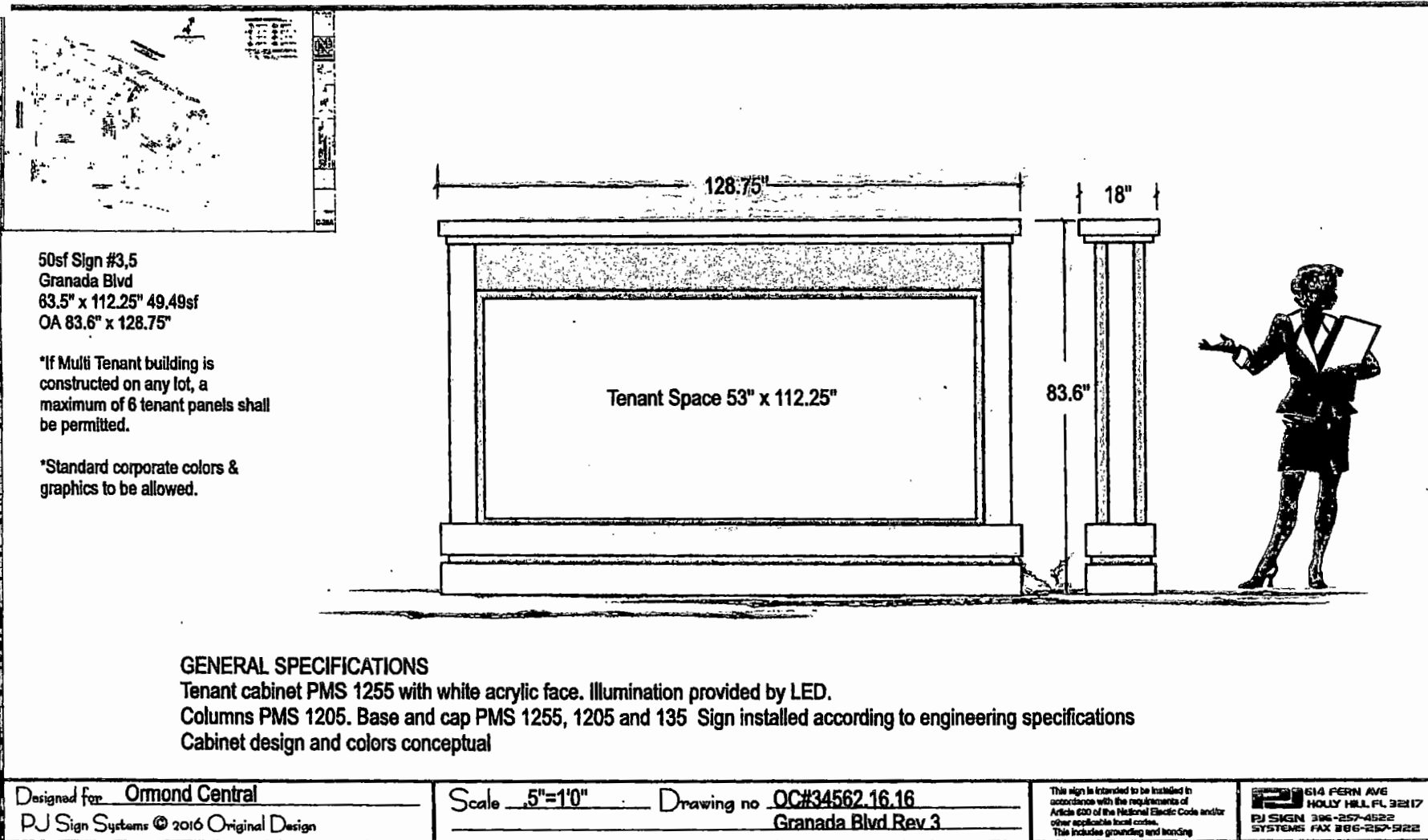
Designed for Ormond Central  
PJ Sign Systems © 2016 Original Design

Scale .5"=10" Drawing no OC#34562.16.16  
Granada Blvd Rev 3

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes.  
This includes grounding and bonding

614 Fern Ave  
PJ SIGN HOLLY HILL FL 32117  
386-257-4322  
386-257-5122

**EXHIBIT "E"**  
**PAGE 5 of 6**





# EXHIBIT "E"

## PAGE 6 of 6

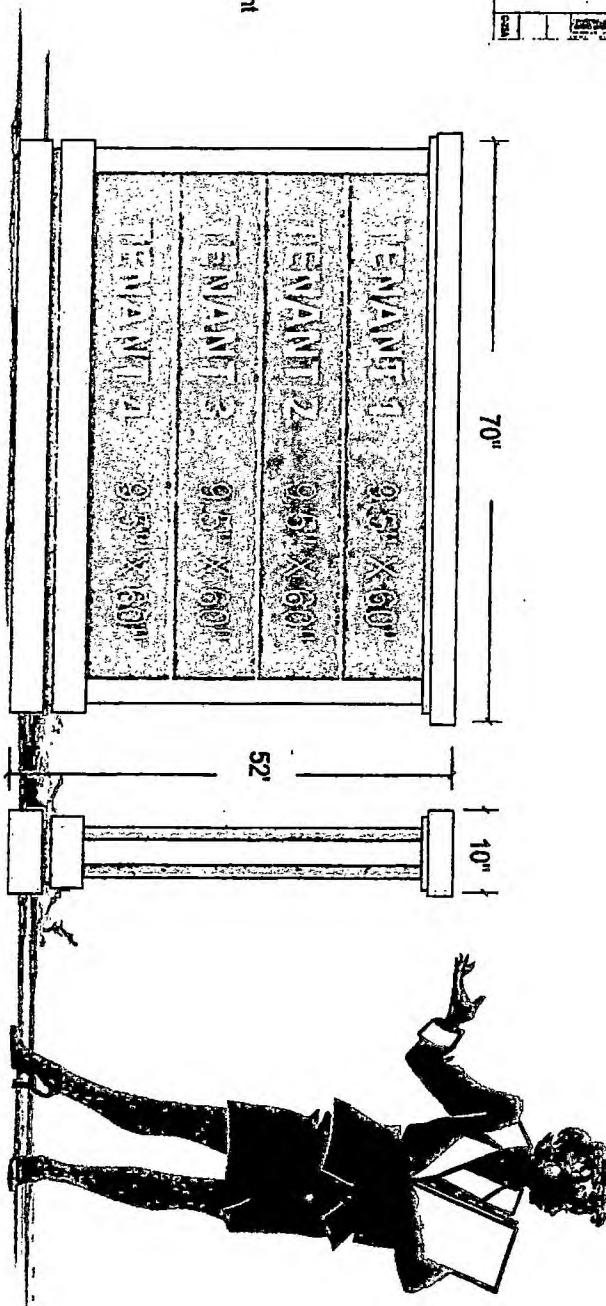


16 sf Sign #6, 7  
Directional signs  
Old King's Rd  
Face 39" x 59" 15.97sf  
OA 52" x 70"

\*If Multi Tenant building  
is constructed, maximum of 6 tenant  
panels shall be permitted

\*Standard corporate colors &  
graphics to be allowed

GENERAL SPECIFICATIONS PMS 1255 aluminum cabinet. Columns PMS 1205. Base and top PMS 1205, 1205 and 135. All graphics vinyl and/or digital print(s) Sign installed according to engineering specifications Cabinet design and colors conceptual.



Designed for **Ormond Central**  
PJ Sign Systems © 2016 Original Design

Scale **.75"=10"** Drawing no **OC#12.16.16**  
Directional Old King's Road Rev 3

This sign is intended to be installed in  
accordance with the requirements of  
Article 600 of the National Electric Code and/or  
other applicable local codes.  
This includes permitting and bonding.

**PJ SIGN SYSTEMS**  
386-257-4522  
386-257-5122



**GENERAL CONSTRUCTION NOTES**

- [illegible]

### **SITE PREPARATION FOR PAVEMENT**

- and the fact that the company's stock price has fallen 10% since the announcement. The company's stock price is currently \$10.00 per share. The company's book value is \$5.00 per share. The company's earnings per share is \$2.00 per share. The company's dividend per share is \$0.50 per share. The company's return on equity is 10%. The company's return on assets is 5%. The company's return on capital is 7.5%. The company's return on investment is 10%. The company's return on assets is 5%. The company's return on capital is 7.5%. The company's return on investment is 10%.

### FDOT CONSTRUCTION NOTES

- [illegible]

APPROVED FROM EXTERNAL REVIEW

- FOUNDED 1877

**LEGEND**  
ACQUAINTANCE, FRIENDSHIP, ROMANCE, LOVE, AND SEXUALITY, INTIMACY, AND TRUST MAY BE  
ACQUAINTANCE, FRIENDSHIP, ROMANCE, LOVE, AND SEXUALITY, INTIMACY, AND TRUST MAY BE

[illegible]

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2017/2018 AND QUALIFIED PROFESSIONAL ENGINEER

ACRONYM		DESCRIPTION	
001	TECHNICAL PERSONNEL AND SUPPORT PERSONNEL	001	OFFICIALS DATA GROUP AND FUNCTIONAL AREA
002	ARMY	002	ARMY
003	NAVY	003	NAVY
004	AIR FORCE	004	AIR FORCE
005	COAST GUARD	005	COAST GUARD
006	NAVY	006	NAVY
007	NAVY	007	NAVY
008	NAVY	008	NAVY
009	NAVY	009	NAVY
010	NAVY	010	NAVY
011	NAVY	011	NAVY
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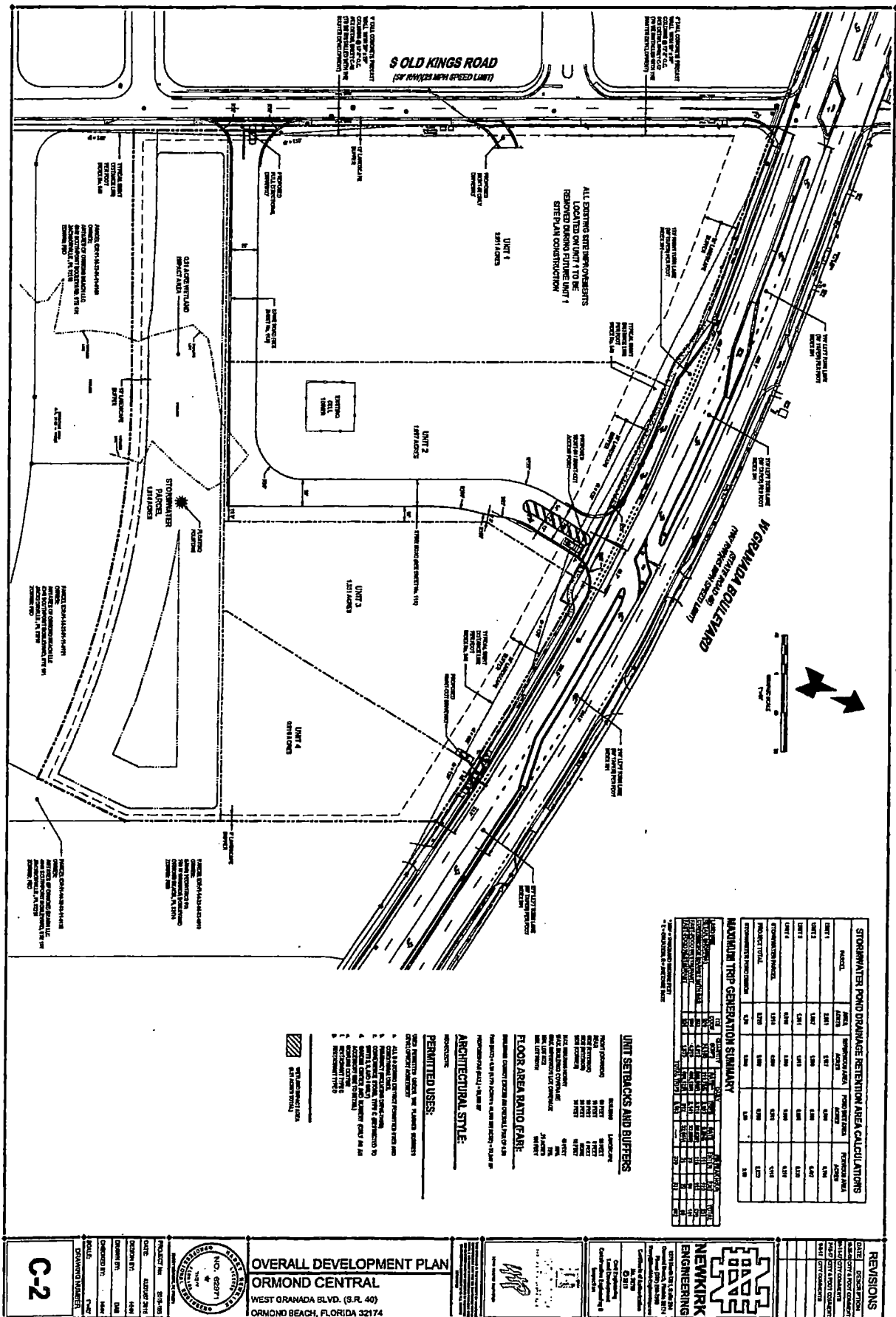
## SITE AND GENERAL INFORMATION

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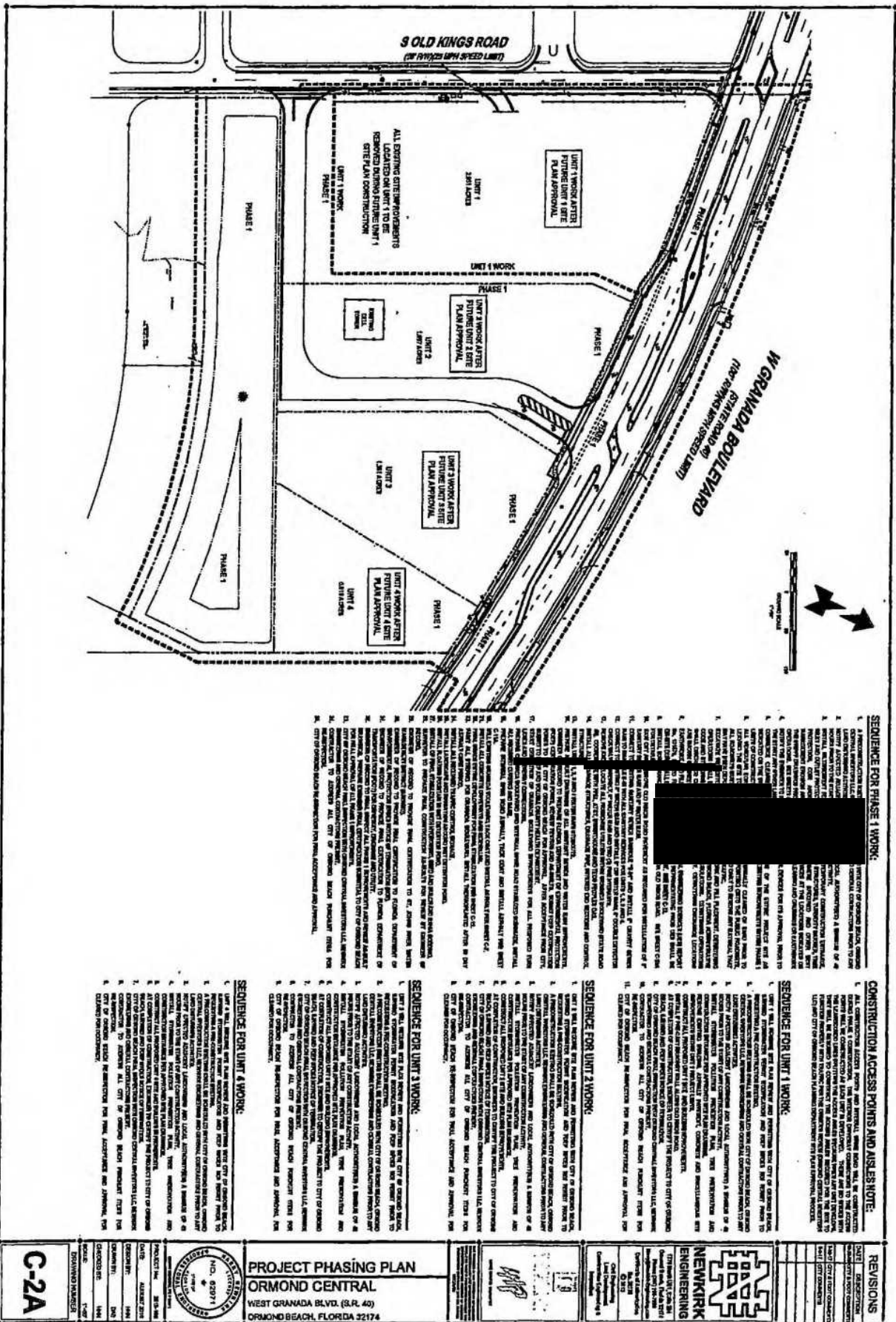
**SITE DEVELOPMENT USAGE**

1. PROPOSING NEW COALFIRE				
	NO. OF	AGE	%	
EXISTING IN 1970	4,006	4.2	4.2	
EXISTING IN 1971	4,006	4.2	4.2	
NEW IN 1970	2,739	4.2	4.2	
NEW IN 1971	2,739	4.2	4.2	
TOTAL 1970	6,745	4.2	4.2	
TOTAL 1971	6,745	4.2	4.2	
TOTAL 1970-1971	13,490	4.2	4.2	

[illegible]



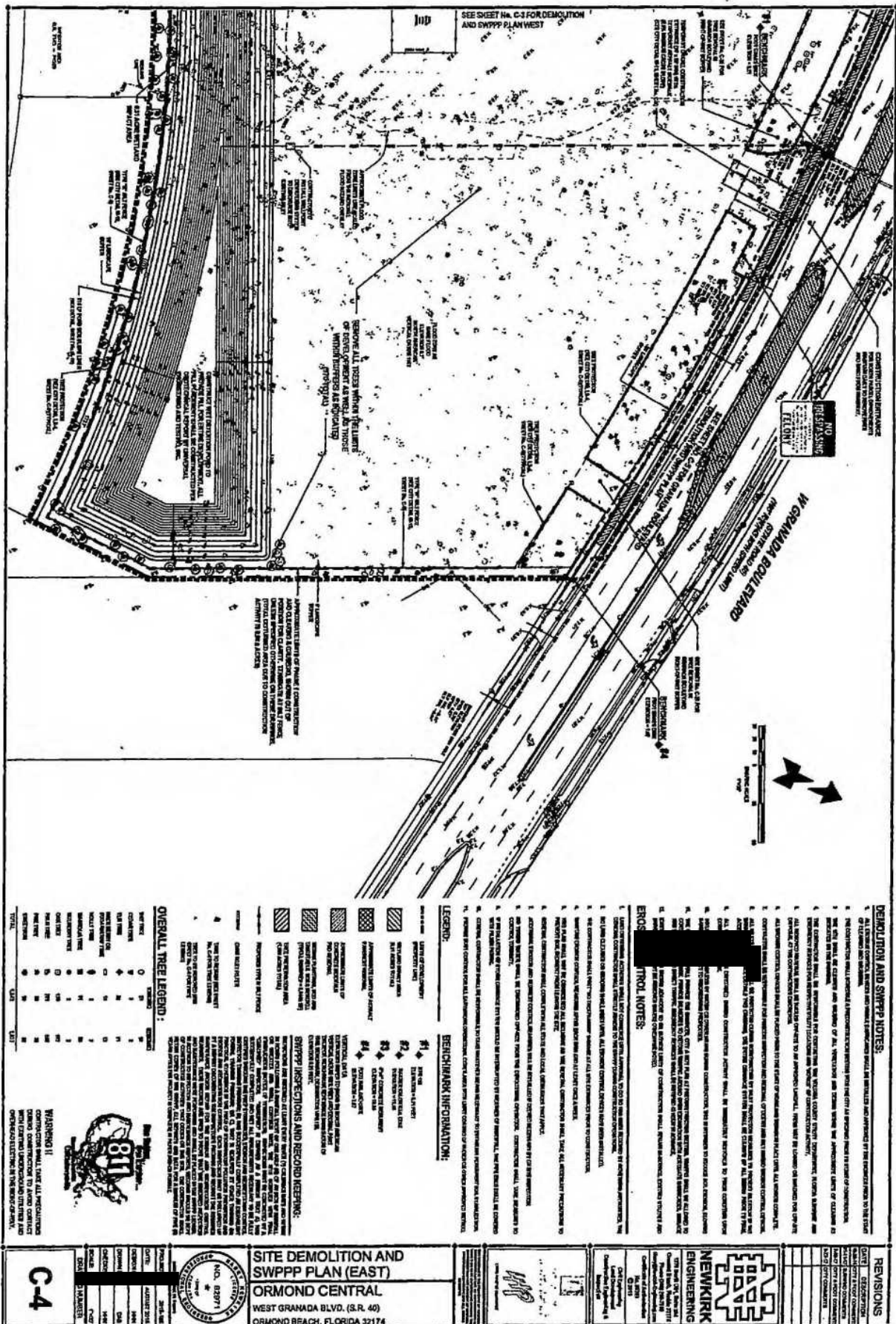






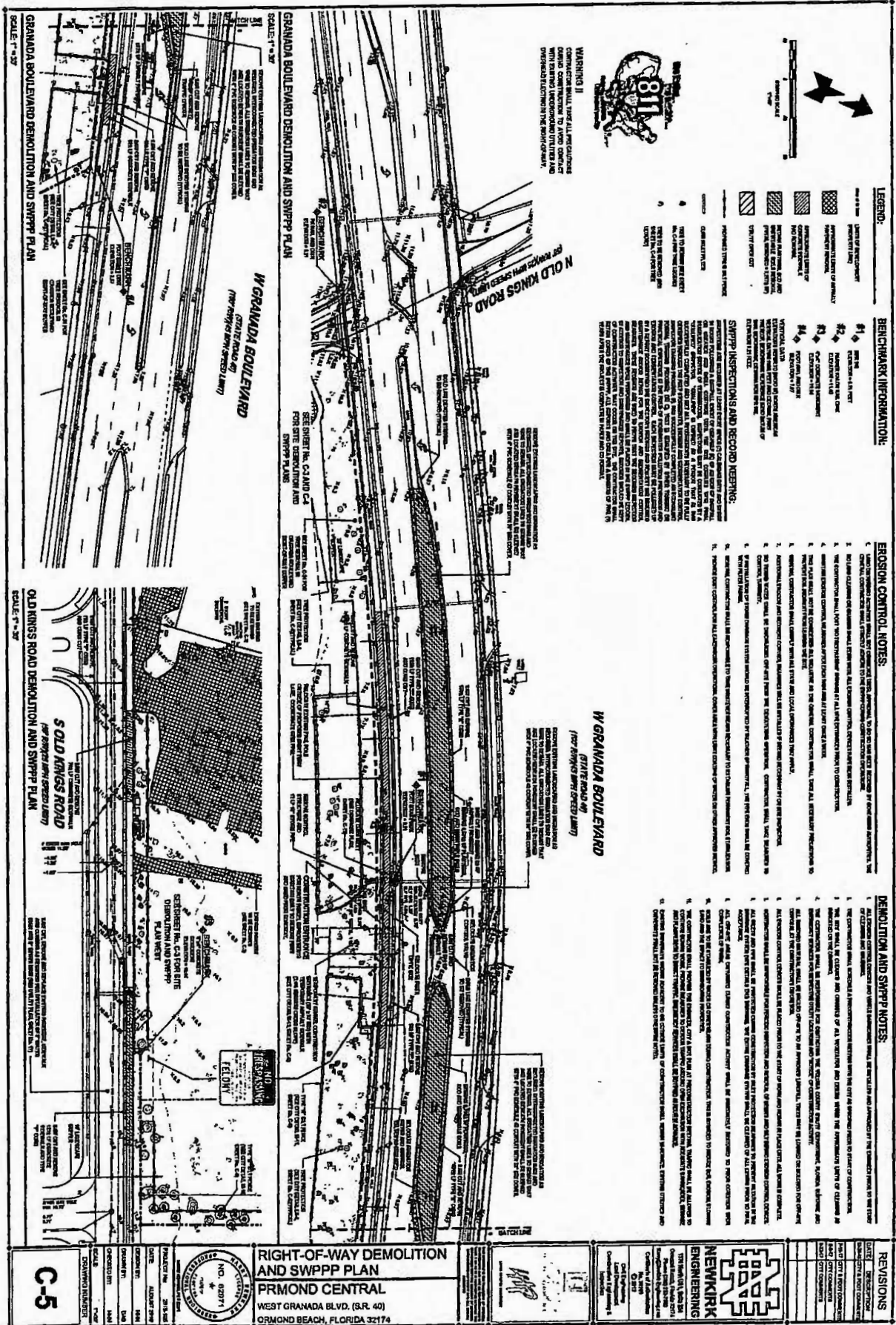
# EXHIBIT "F"

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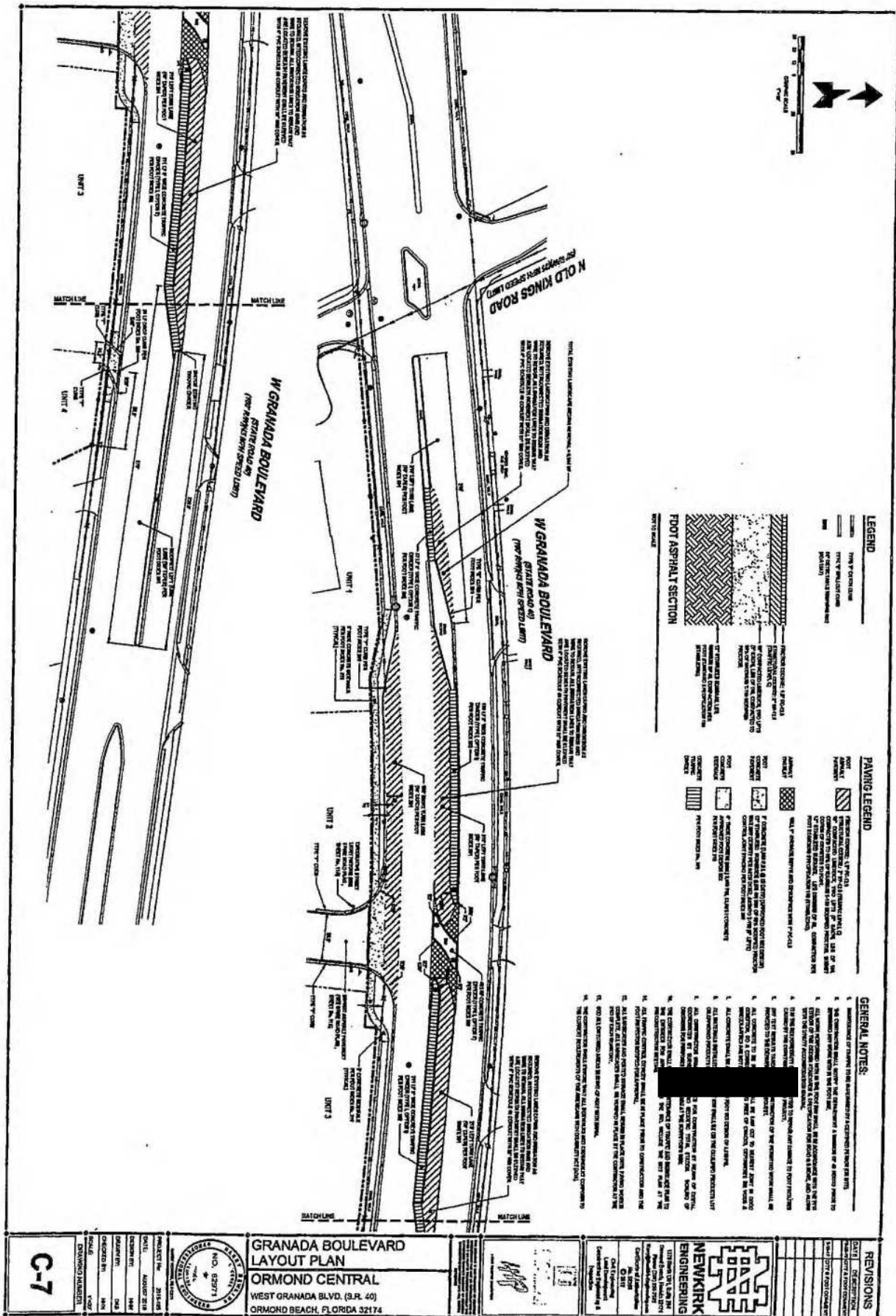
**EXHIBIT "F"**  
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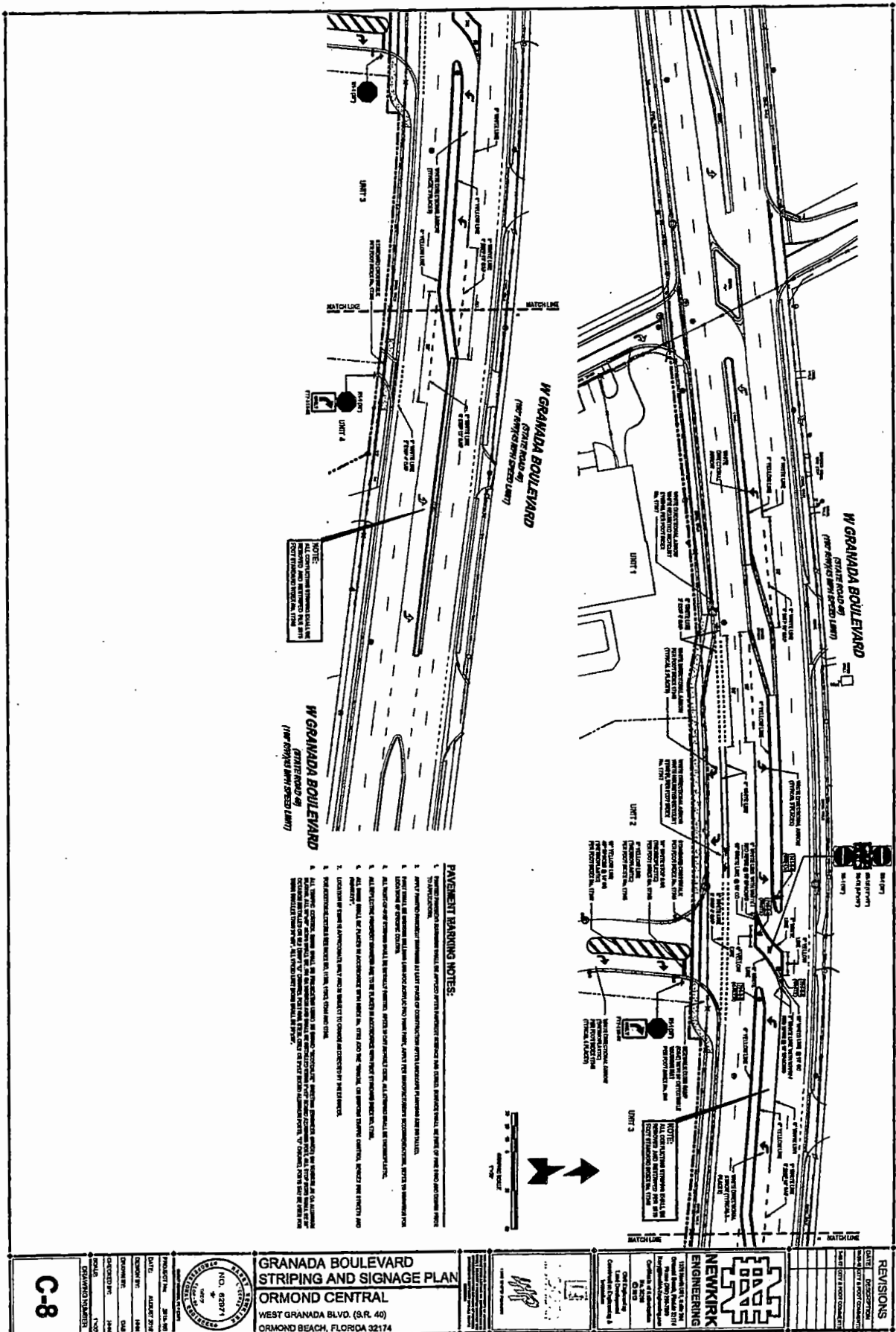


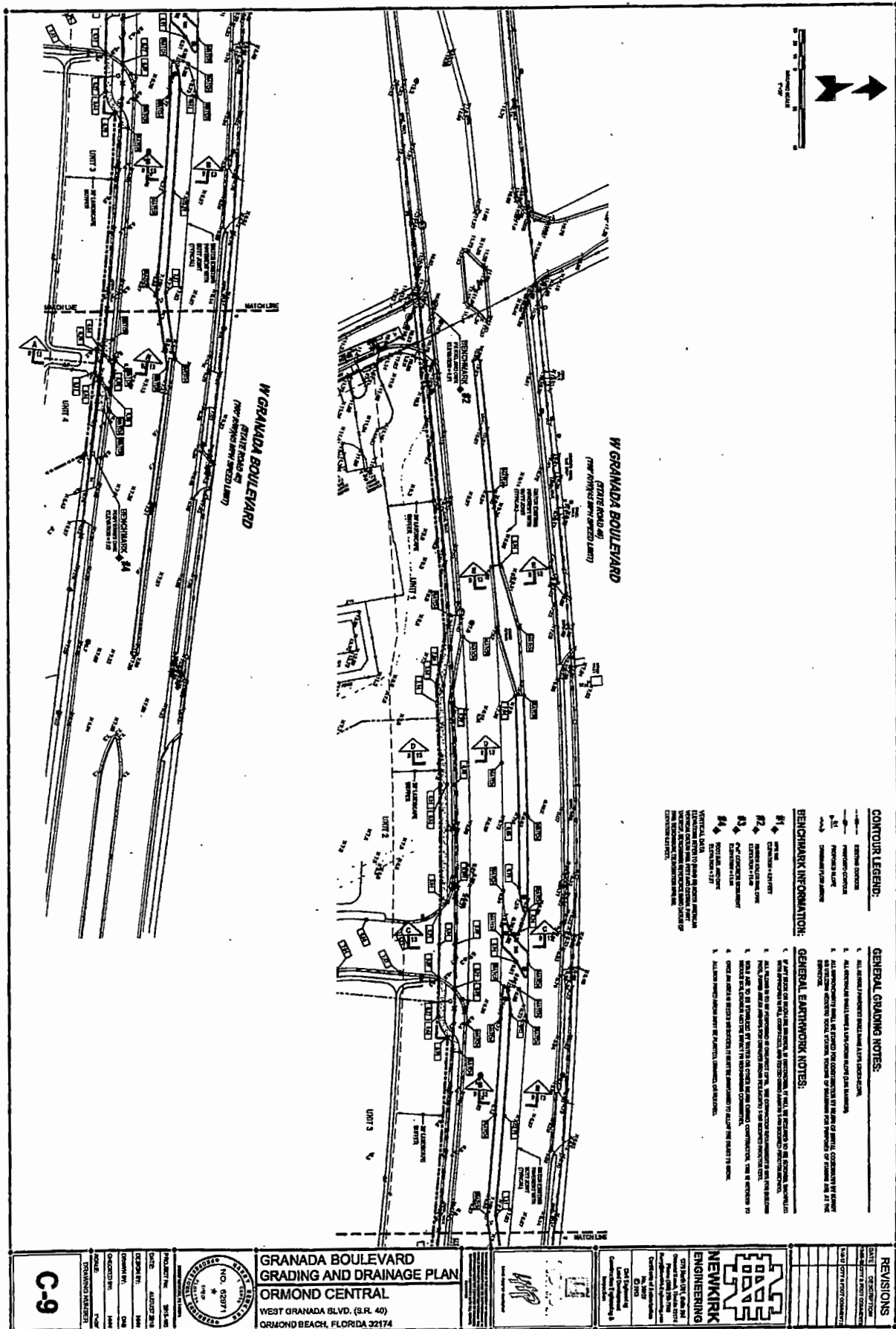


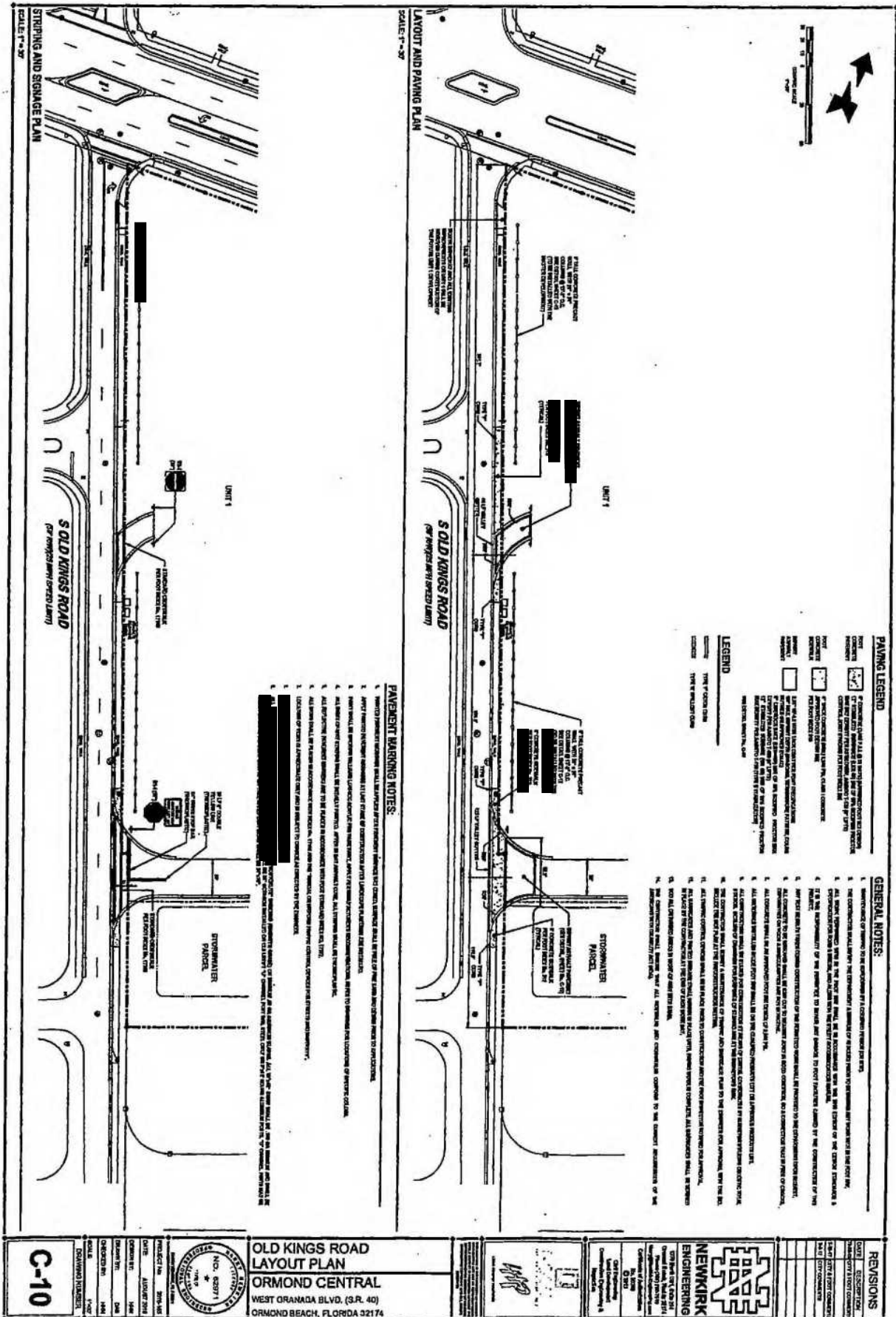
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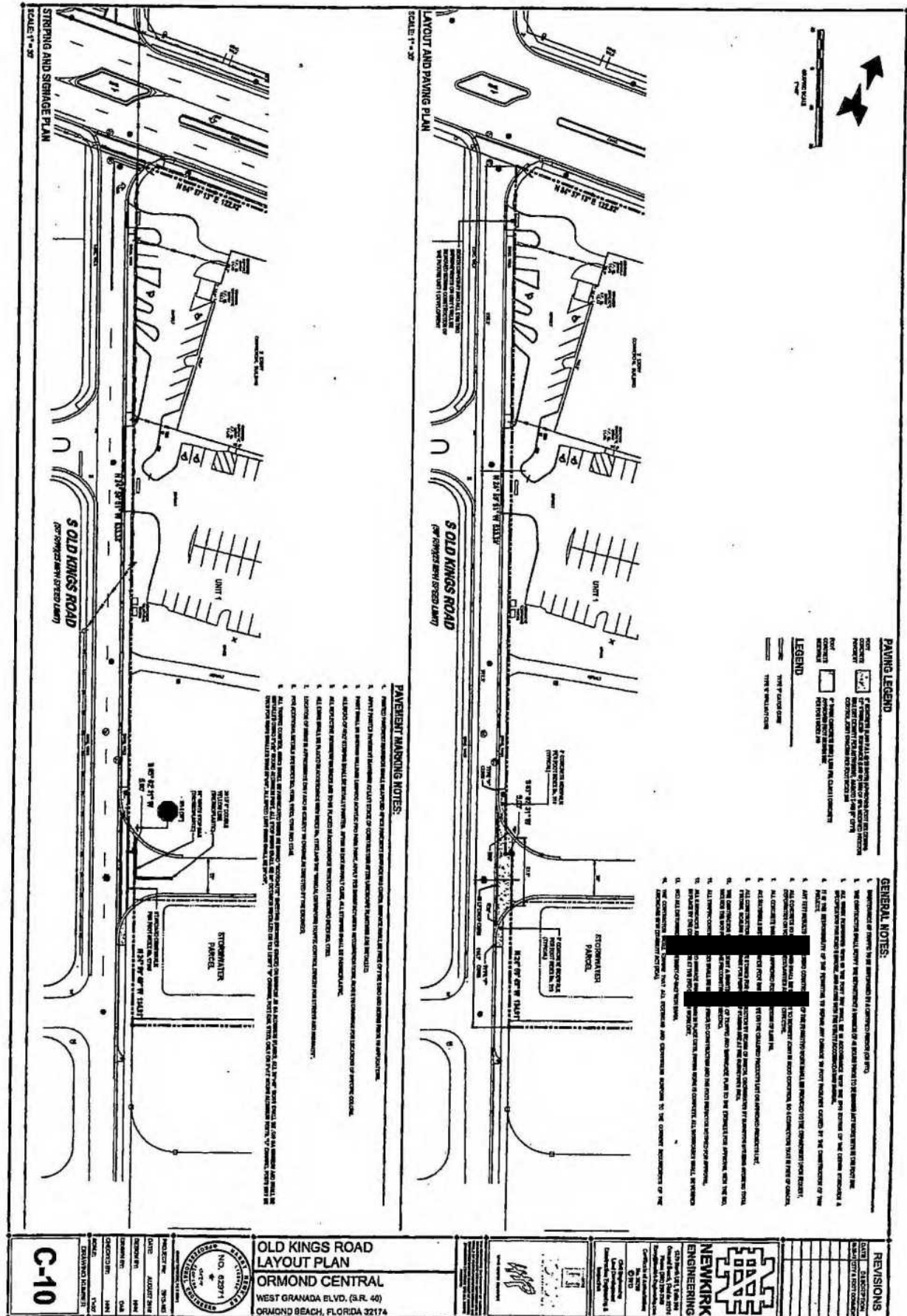




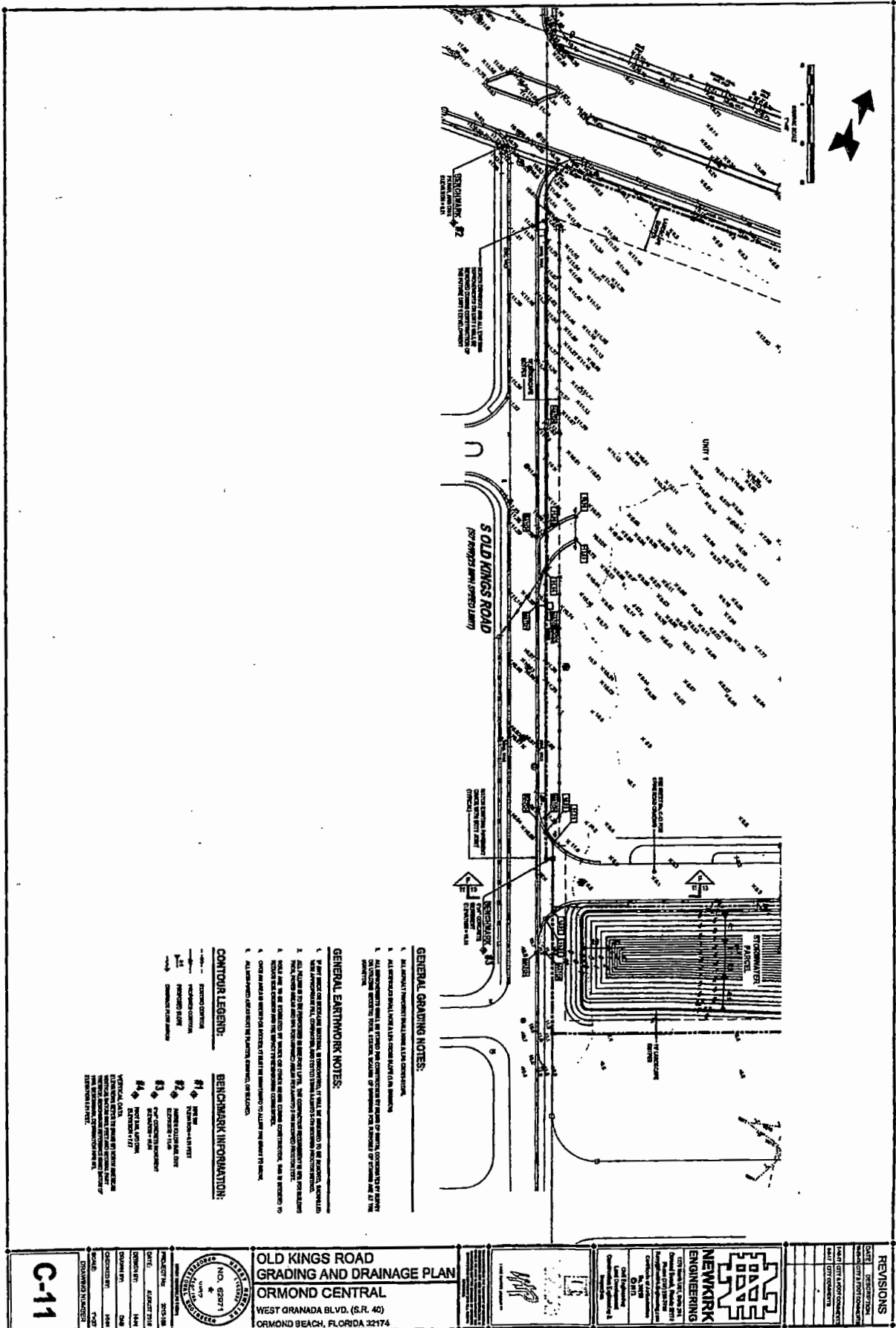




**EXHIBIT "F"**  
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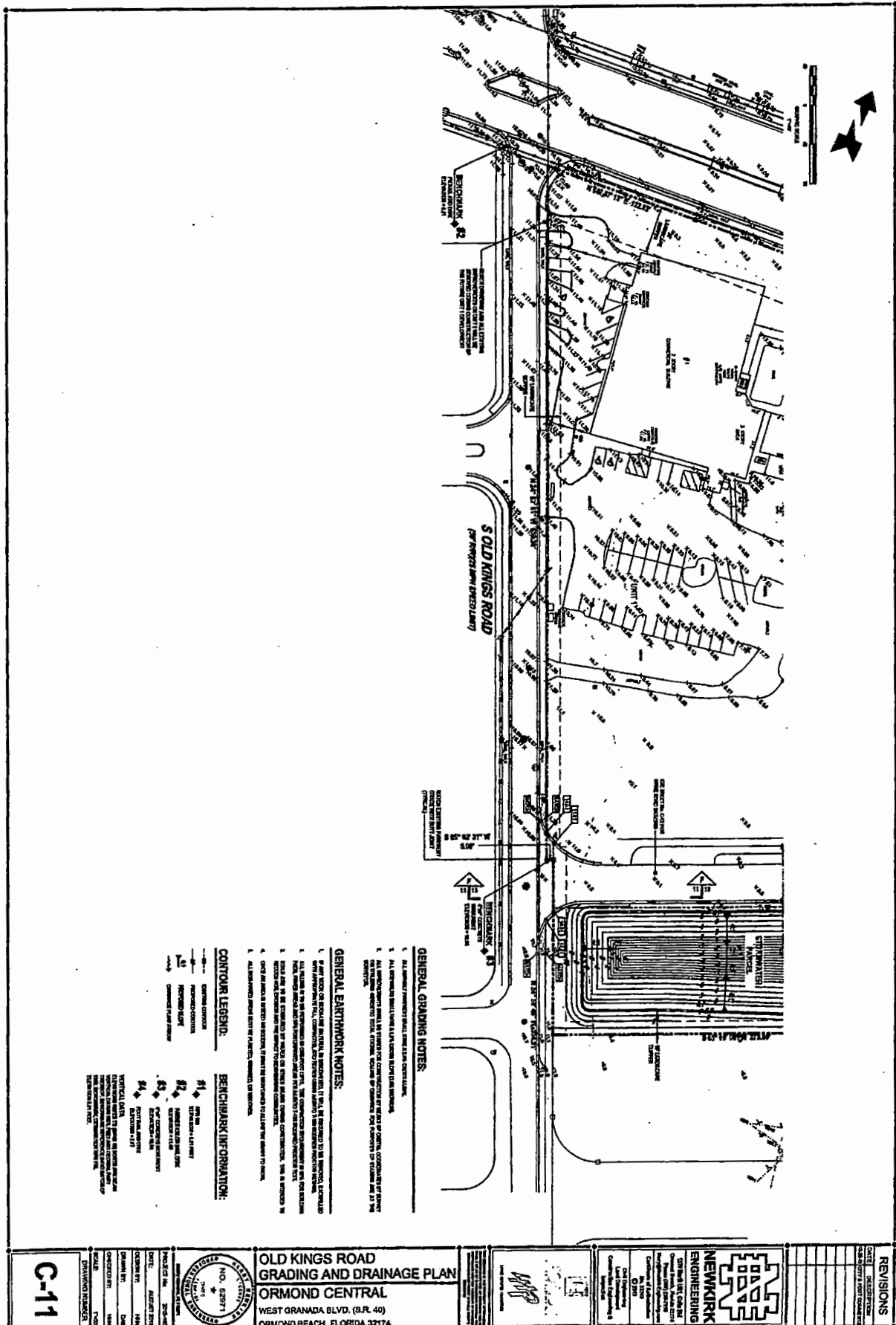


**EXHIBIT "F"**  
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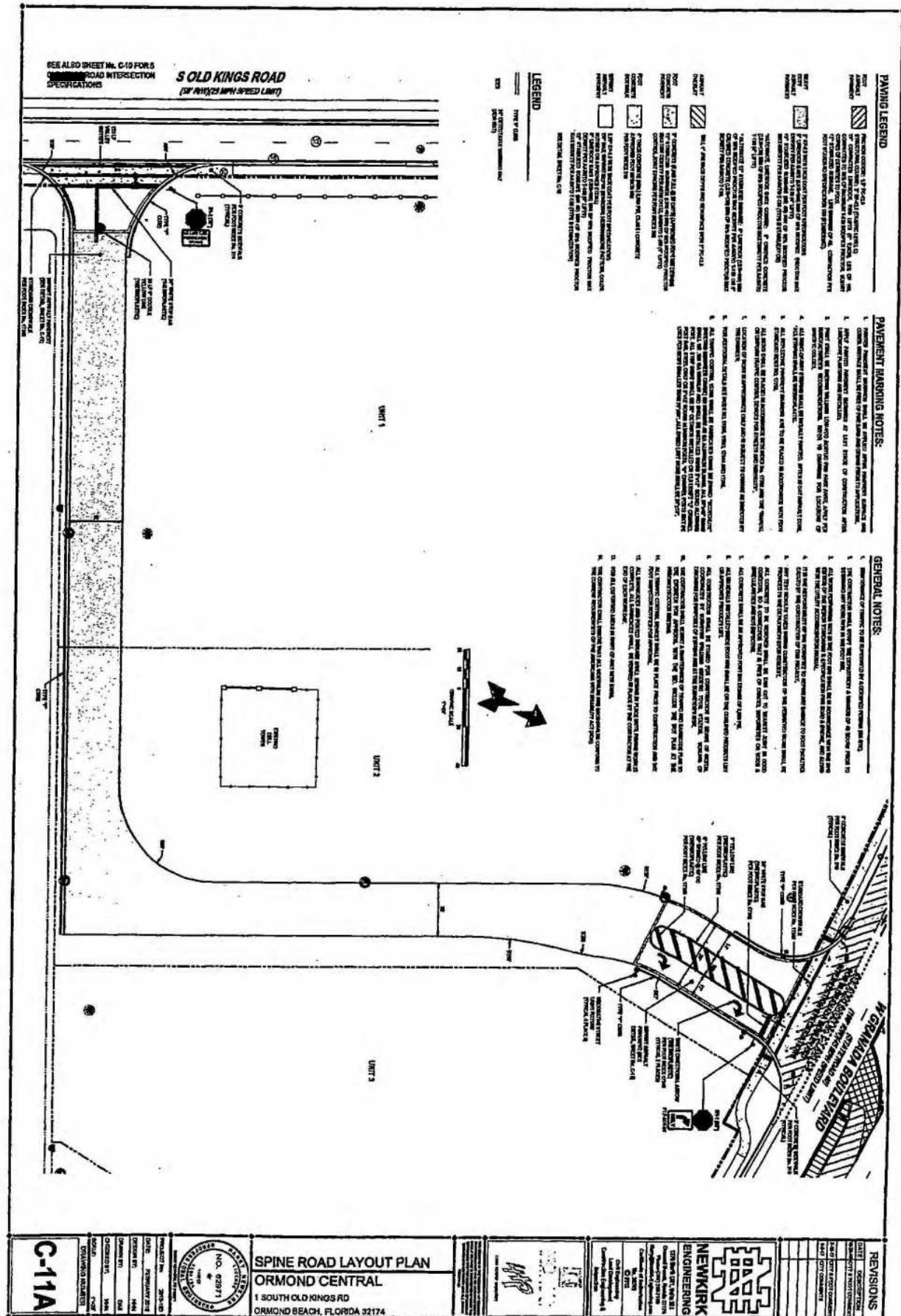







**EXHIBIT "F"**  
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**EXHIBIT "F"**  
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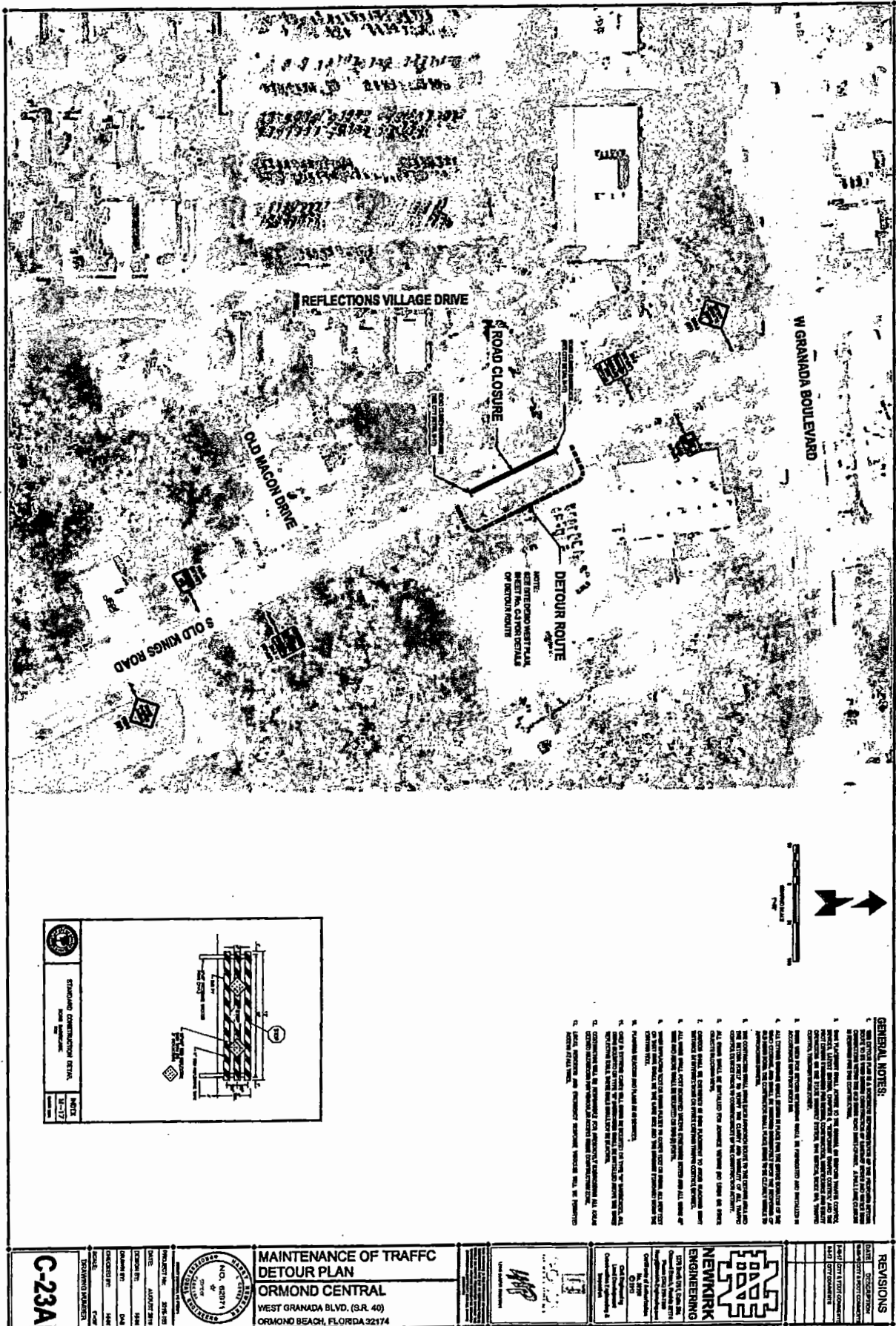


<div style="text-align: center;">    <b>NO. 62587</b>   <small>RECEIVED</small> </div>	<b>SITE GRADING PLAN</b> <b>ORMOND CENTRAL</b> WEST GRANADA BLVD. (S.R. 40) ORMOND BEACH, FLORIDA 32174		<div style="text-align: center;">    <b>NEWKIRK ENGINEERING</b>          2731 South U.S. 1, Suite 204          Ormond Beach, Florida 32174          Phone (407) 329-1077          Fax (407) 329-1078          E-mail: newkirk@newkirkeng.com          C. of E. No. 12345          C. of E. State of Florida       </div>	<div style="text-align: center;">    <b>NEWKIRK ENGINEERING</b>          2731 South U.S. 1, Suite 204          Ormond Beach, Florida 32174          Phone (407) 329-1077          Fax (407) 329-1078          E-mail: newkirk@newkirkeng.com          C. of E. No. 12345          C. of E. State of Florida       </div>
	PROJECT NO. 275-01-01 DATE: 04/22/2010 DESIGNED BY: HWP DRAWING BY: HWP CHECKED BY: HWP SCALE: 1"=40' DRAWING NUMBER: 275-01-01-01	PROJECT NO. 275-01-01 DATE: 04/22/2010 DESIGNED BY: HWP DRAWING BY: HWP CHECKED BY: HWP SCALE: 1"=40' DRAWING NUMBER: 275-01-01-01		



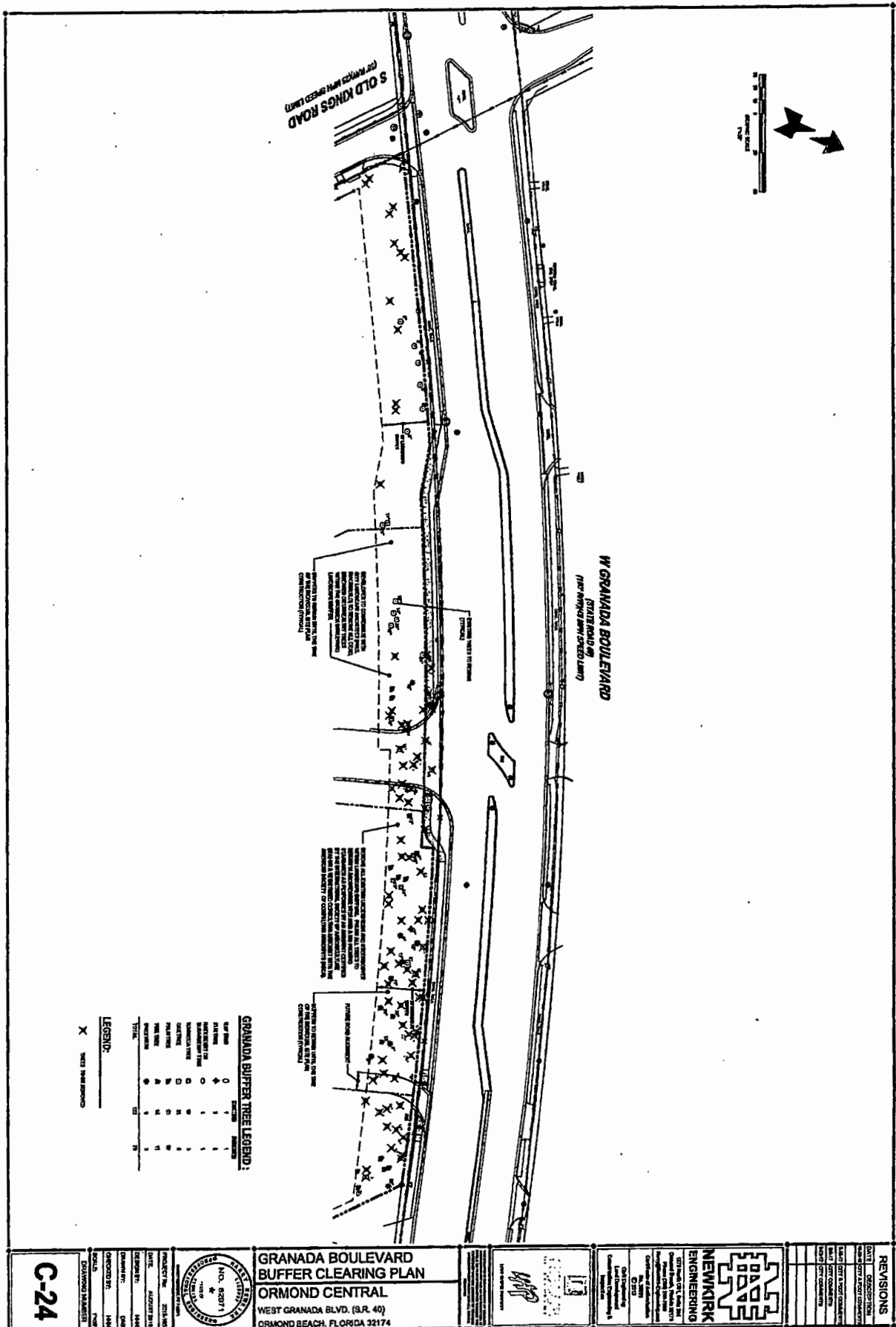


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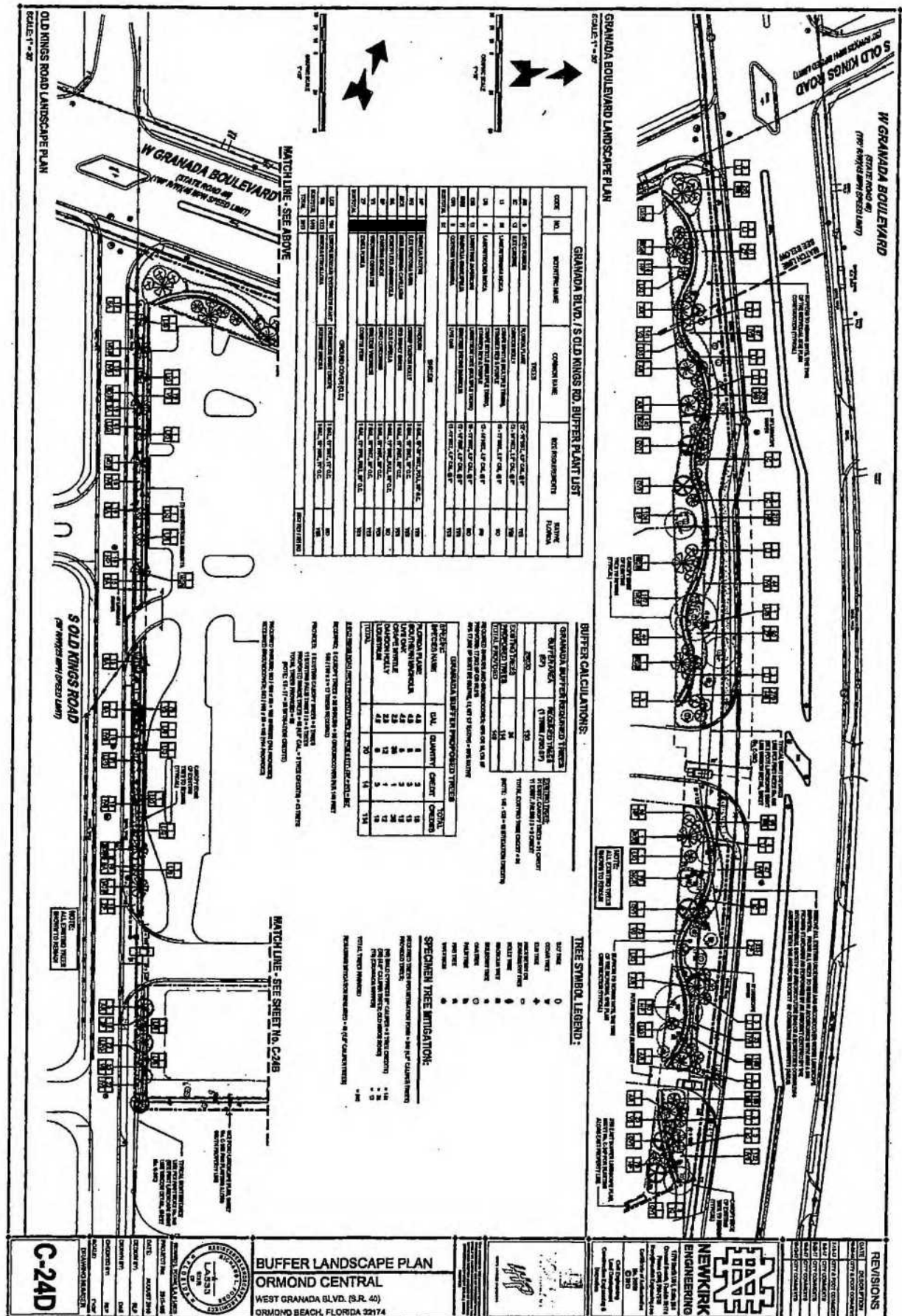


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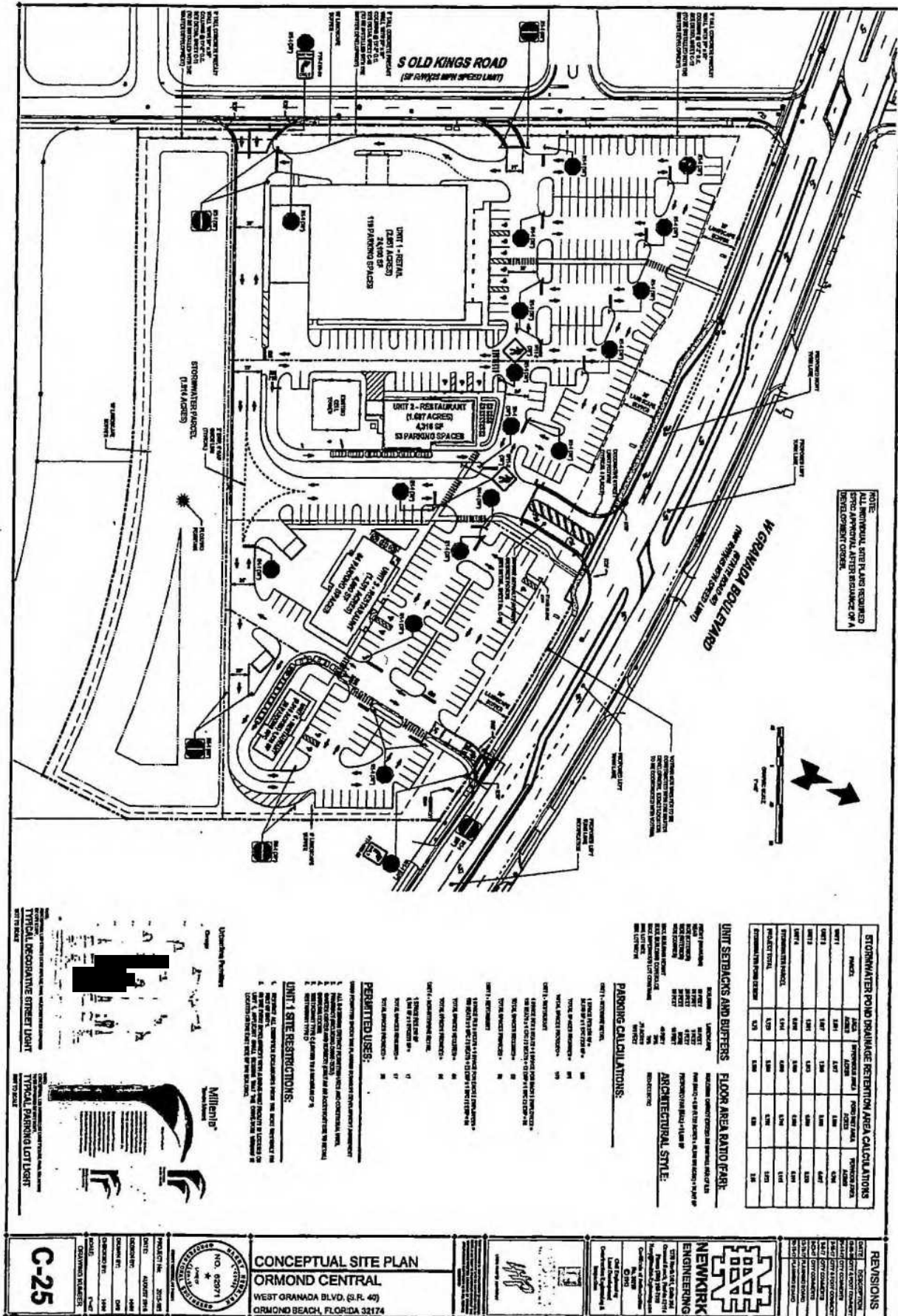


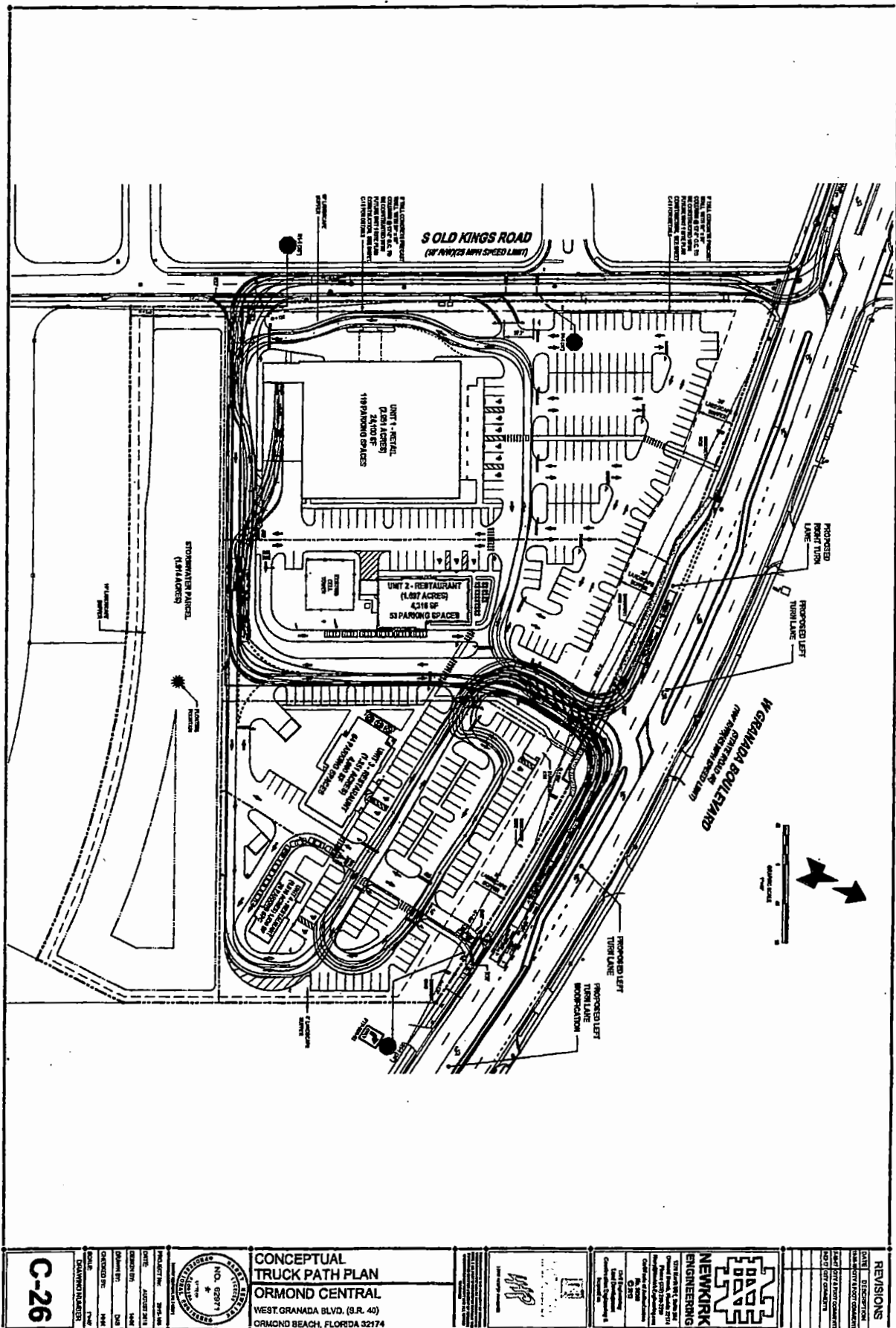


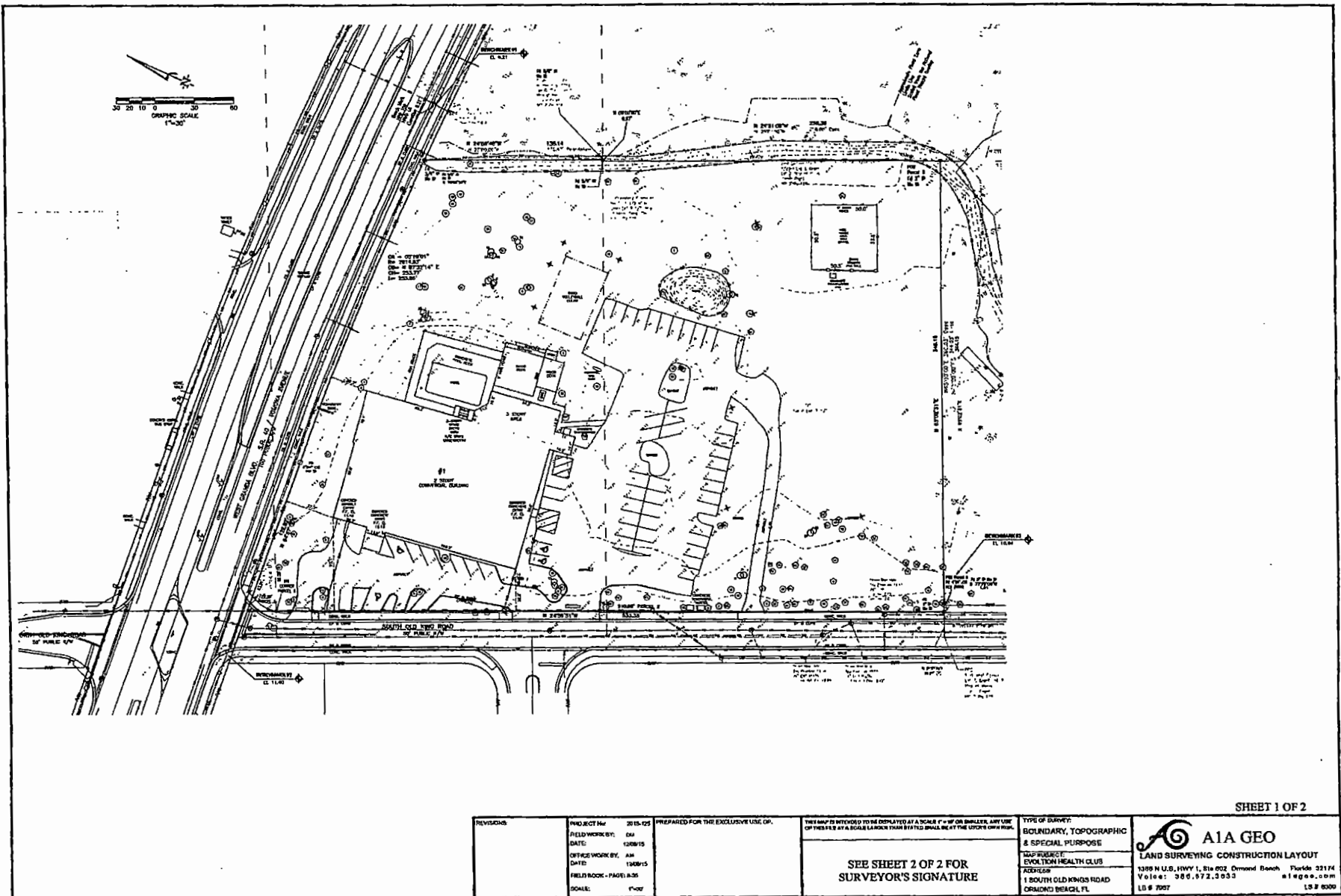
**EXHIBIT "F"**  
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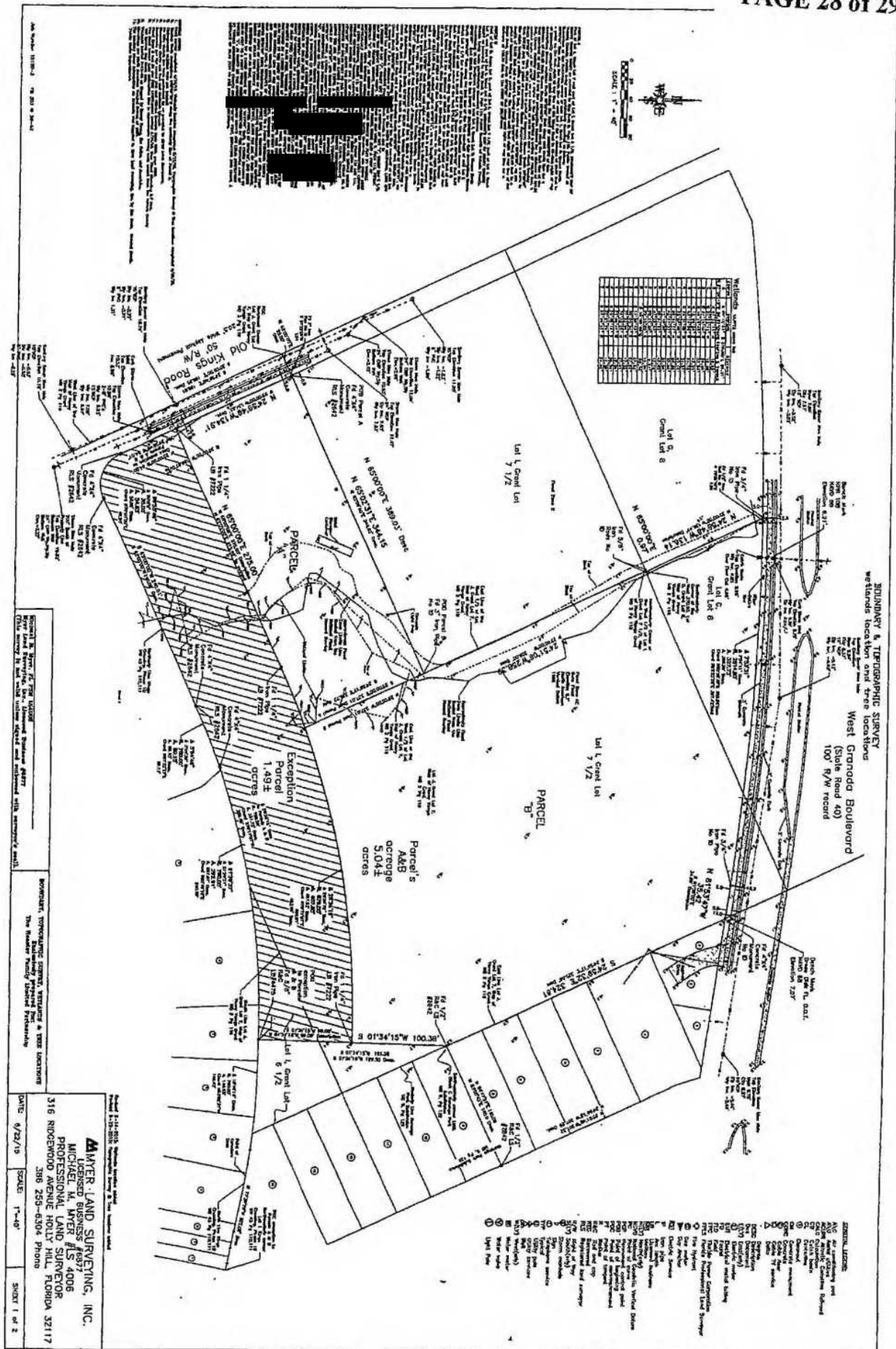








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