



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

**** IMPORTANT UPDATE TO MEETING TIME AND VENUE****

July 22, 2021

Re: Interchange Depot
295 Interchange Blvd, Ormond Beach, FL 32174
City of Ormond Beach File Number: **PZ-21-072**

Dear Neighbor,

You have been invited to attend a Neighborhood Meeting that has been scheduled for Thursday, August 5th, 2021 at 5:00 PM to introduce the following application for this property: Planned Business Development (PBD) Site Plan for a Self-Storage Facility called Interchange Depot.

All Aboard Storage Proposes to add a three-story storage building located at 295 Interchange Blvd, Ormond Beach, FL 32174. The site is currently undeveloped with proposed zoning of Planned Business Development (PBD). With a newly developed site, the developer shall provide perimeter landscape buffers. The proposed preliminary site plan is enclosed for your review.

The meeting will be held at the following location: 509 S. Nova Rd., Ormond Beach, FL 32174.

Any parties unable to attend the meeting are encouraged to contact me at Cody@Newkirk-Engineering.com to ask any questions, RSVP, or request additional information on the project.

A virtual presentation will be available on GoTo Meeting:

PBD - Interchange Depot - PZ-21-072 Thu, Aug 5, 2021 5:00 PM - 6:00 PM (EDT)

Please join our meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/BradleyBauknecht/interchange-depot>

You can also dial in using your phone.

United States: +1 (571) 317-3112 Access Code: 886-918-357

In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing accommodations or an interpreter to participate in the meeting should notify the City no later than 48 hours prior to the meeting by contacting the City Clerk's Office at (386) 677-0311.

We hope everyone is staying healthy and look forward to discussing our project.

Sincerely,

Cody Bogart, EI
Newkirk Engineering, Inc.
(386) 872-7794 - cody@newkirk-engineering.com



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Neighborhood Meeting Agenda August 5th, 2021

Interchange Depot
295 Interchange Boulevard, Ormond Beach, FL 32174
File Number: PZ-21-072

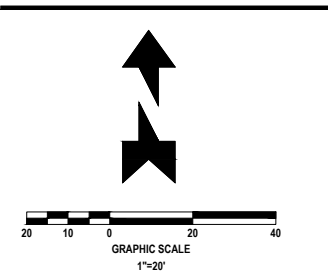


AERIAL MAP

SCALE: 1" = 500'

Agenda:

- Introduction
- Description of the Project - Cody Bogart, Newkirk Engineering Inc.
- Questions from the Attendees



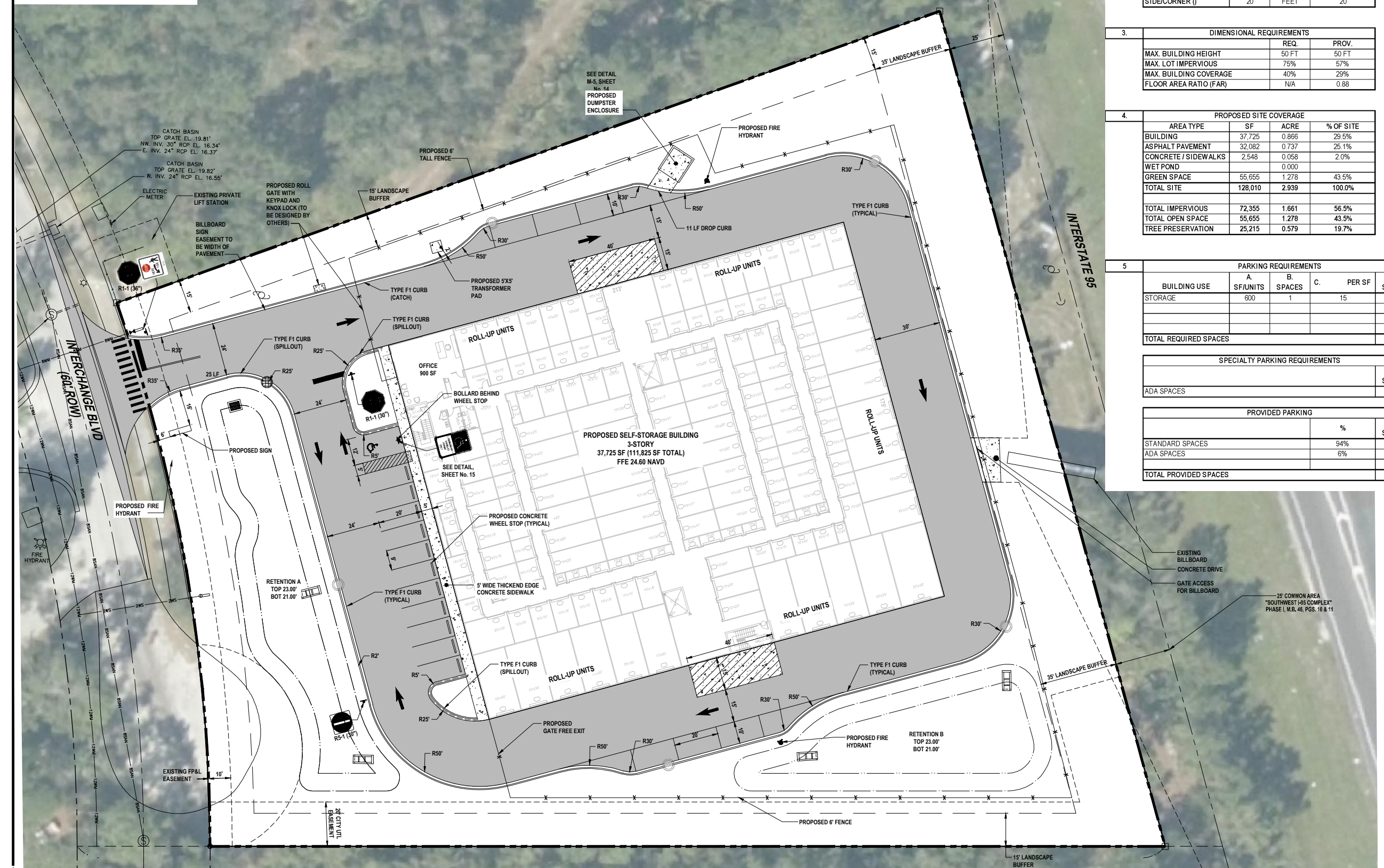
1. PROPERTY INFORMATION				
FUTURE LAND USE (FLU)	HEAVY INTENSITY COMMERCIAL			
ZONING (w/ OVERLAY)	(B-7)HWY TOUR COM (GREENBELT) TO PBD			
ROW PROPOSED ZONING	(PBD) PLANNED BUSINESS DEVELOPMENT			
FLOODZONE	X			
BUILDING USES	SELF-STORAGE			

2. REQUIRED SETBACKS			
	BUILDING	FEET	BUFFER
FRONT ()	20	FEET	20
REAR ()	60	FEET	35
SIDE ()	15	FEET	10
SIDE/CORNER ()	20	FEET	20

3. DIMENSIONAL REQUIREMENTS		
	REQ.	PROV.
MAX. BUILDING HEIGHT	50 FT	50 FT
MAX. LOT IMPERVIOUS	75%	57%
MAX. BUILDING COVERAGE	40%	29%
FLOOR AREA RATIO (FAR)	N/A	0.88

4. PROPOSED SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	37,725	0.866	29.5%
ASPHALT PAVEMENT	32,082	0.737	25.1%
CONCRETE / SIDEWALKS	2,548	0.058	2.0%
WET POND	0.000		
GREEN SPACE	55,655	1.278	43.5%
TOTAL SITE	128,010	2.939	100.0%
TOTAL IMPERVIOUS	72,355	1.661	56.5%
TOTAL OPEN SPACE	55,655	1.278	43.5%
TREE PRESERVATION	25,215	0.579	19.7%

5. PARKING REQUIREMENTS				
BUILDING USE	A. SF/UNITS	B. SPACES	C. PER SF	D. REQ. SPACES
STORAGE	600	1	15	40
TOTAL REQUIRED SPACES				40
SPECIALTY PARKING REQUIREMENTS				
ADA SPACES				2
PROVIDED PARKING				
STANDARD SPACES		94%		17
ADA SPACES		6%		1
TOTAL PROVIDED SPACES				18



REVISIONS	
DATE	DESCRIPTION

1320 North US1, Suite 3
Ormond Beach, Florida 32174
Phone: (386) 972-7194
www.newkirk-engineering.com

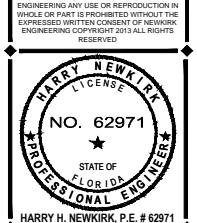
NEWKIRK ENGINEERING INC.

Professional Engineer
L.C.# 16008
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Civil Engineering
Transportation, CEI &
Landscape Architecture



SITE LAYOUT PLAN
INTERCHANGE DEPOT
295 INTERCHANGE BLVD
ORMOND BEACH, FL 32174

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PROJECT No: 2020-306
DATE: JUNE 2021
DESIGN BY: HHN
DRAWN BY: CAB
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

6