



Updated October 1, 2021

City of Ormond Beach Site Plan Review Committee Application

Planning Department

22 South Beach Street, Room 104, Ormond Beach, FL 32174

(386) 676-3238

www.ormondbeach.org

comdev@ormondbeach.org

INSTRUCTIONS

Submittals to the Site Plan Review Committee require either a (1) pre-application meeting or a (2) pre-application waiver. Please complete this application and submit to comdev@ormondbeach.org to receive an invitation to upload to Project Dox. Please upload all site plans (individual sheets of the site plan sheets) and related documents. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PROJECT INFORMATION

Project Type:*	Commercial Redevelopment	*Complete fee sheet (page 3)
Project Name:	Splash Car Wash	
Project Address:	55 N. Nova Road, Ormond Beach, FL 32174	
Volusia County parcel number(s):	4221-00-01-0011	
Description:	Redevelopment of a 2.53 ac parcel of the vacated Ormond Beach Alliance Church for a full-serve car wash including self service vacuum and detail stations.	
Pre-application date:	Dec 8 and 15, 2021	Pre-application waiver granted:

PROJECT COORDINATOR


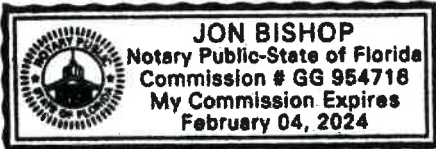

Name:	Roger W. Strcula, PE / Upham, Inc.		
Address:	265 Kenilworth Avenue		
City, State, Zip code:	Ormond Beach, Florida 32174		
Telephone:	386.672.9515 X203		
E-mail:	rwstrcula@uphaminc.com		

APPLICANT INFORMATION

Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input type="checkbox"/>
Name:	Steve Schlossberg, Managing Member, Ormond Car Wash Investments, LLC		
Address:	100 E Granada Boulevard		
City, State, Zip code:	Ormond Beach, FL 32176		
Telephone:	386.257.2026		
E-mail:	steve@pditravel.com		

PROPERTY OWNER			
Same as project coordinator	<input type="checkbox"/>		Same as property owner
Name:	Port Orange Investors, LLC		
Address:	PO Box 730086		
City, State, Zip code:	Ormond Beach, Florida 32173		
Telephone:	386.677.7617		
E-mail:	holubdev@aol.com		

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to the project)			
Name:		E-mail	
Name:		E-mail	
Name:		E-mail	
Name:		E-mail	

CERTIFICATION	
<p>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 site plan application.</p>	
Signature:	 Steve Schlossberg, as Applicant (see letter of authorization from Landowner)
STATE OF FLORIDA	
COUNTY OF <u>VOLUSIA</u>	
<p>The forgoing instrument was acknowledged before me this <u>22</u> day of <u>March</u>, 20<u>22</u>, by <u>Steven Schlossberg</u> as <u>Applicant</u> (title*) for <u>Ormond Car Wash Investments</u> (name of corporation*), who () provided <u>Drivers License</u> as identification, or () who is personally known to me.</p>	
	 Notary Public, State of Florida My Commission Expires:
<p>* 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.</p>	



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City of Ormond Beach Site Plan Review Committee Application Fees

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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.**

SITE PLAN FEES (Ordinance 2021-30 - Section 8-10 of Code of Ordinances)

Check all that apply	SPRC reviews	Fee	Applicant determined fees	Staff verification of fees
<input type="checkbox"/>	Concept plan (comment review)	\$100		
<input type="checkbox"/>	Downtown CRA, initial application	\$300		
<input type="checkbox"/>	Downtown CRA, minor modification	\$600		
<input type="checkbox"/>	Easement Release	\$200		
<input checked="" type="checkbox"/>	Initial application	\$2,000	\$2,000	
<input type="checkbox"/>	Lot Split	\$350		
<input type="checkbox"/>	Minor modification (existing buildings)	\$700		
<input type="checkbox"/>	Neighborhood meeting newspaper advertisement	\$350		
<input type="checkbox"/>	Outside of the city utility connection	\$600		
<input type="checkbox"/>	Resubmittals	\$300 (after 3rd submittal)		
<input type="checkbox"/>	Site work only (no new building square footage)	\$300		
<input type="checkbox"/>	Surface water management plan	\$350		
<input type="checkbox"/>	Traffic Impact Analysis	\$3,000 deposit, actual cost of review		
<input type="checkbox"/>	Other:			
TOTALS:			\$2,000	

NOTES

1. Checks are payable to the City of Ormond Beach.
2. Public hearing applications shall have separate application fees.
3. Site plan fees include landscape and wetland reviews.
4. Application fees are due with the submittal of the site plan application.



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INSTRUCTIONS

Please complete key project information regarding the SPRC application. Items that are not applicable can be marked as NA. Assistance is available by e-mailing comdev@ormondbeach.org or calling (386) 676-3238.

PLANNING

Land Use:	Low Intensity Commercial	Zoning:	B-8, Commercial
Property acreage:	2.532	Phasing proposed?:	No
Existing building square footage:	4,621	New building square footage:	9,956
Parking required:	3 spaces + 1 space/ employee	Parking provided:	3
Impervious area (acres):	1.35	Previous area (acres):	1.18
Water meter size:	2"	Irrigation source:	well

CONCURRENCY

Proposed project average daily trips: ⁽¹⁾	< 1,000 trips per day
Proposed water generation: ⁽²⁾	1,494 gallons per day
Proposed sewer generation: ⁽³⁾	1,270 gallons per day
Note 1:	Trip generation from the ITE Trip generation manual. Daily trip projects over 1,000 require traffic impact analysis.
Note 2:	Residential, water = 243 gallons per day per unit. Commercial/Industrial water = (SF/100) X 15 gallons of water per day.
Note 3:	Residential, sewer = 281 gallons per day per unit. Commercial/Industrial sewer = Water gallons per day X 85% of water generation.

PROPERTY CHARACTERISTICS

Floodplain designation:	Zone "X"	Fill in the floodplain (acres):	0
Wetlands on site? (yes/no):	No	Acres of wetlands on-site:	0
Wetland impacts (acres):	none		
Type of wetland mitigation:	none		
Wooded site? (yes or no) :	Yes (1.09 ac sparsely wooded, remainder developed)		
If wooded site, calculated required natural area (project site X 15%):			0.16 ac (only wooded area)
If wooded site, natural area provided:			0.16 ac