



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:*			*Complete fee sheet (page 3)
Project Name:	Ormond Central Self Storage		
Project Address:	Granada Boulevard		
Volusia County parcel number(s):	424101090180		
Description:	Propose a 3-story, 106,140 square feet climate controlled self storage facility.		
Pre-application date:		Pre-application waiver granted:	

PROJECT COORDINATOR

Name:	Harry Newkirk, PE, Newkirk Engineering, Inc.		
Address:	1230 N US Highway 1, Suite 3		
City, State, Zip code:	Ormond Beach, FL 32174		
Telephone:	386-872-7794		
E-mail:	harry@newkirk-engineering.com		

APPLICANT INFORMATION


Same as project coordinator	<input type="checkbox"/>	Same as property owner	<input type="checkbox"/>
Name:	Ormond Beach Dunamis Storage, LLC		
Address:	127 N Meridian Street		
City, State, Zip code:	Lebanon, Indiana 46052		
Telephone:	(317) 205-7296		
E-mail:	jgibson@dunamisdevelop.com		

PROPERTY OWNER	
Same as project coordinator	<input type="checkbox"/>
Same as property owner	<input type="checkbox"/>
Name:	Ormond Central Investors, LLC
Address:	PO Box 730086
City, State, Zip code:	Ormond Beach, FL 32174
Telephone:	(386) 677-7617
E-mail:	holubdev@aol.com

VIEW ONLY ACCESS TO PROJECT DOX (Provides viewing access to the project)			
Name:	Harry Newkirk	E-mail	harry@newkirk-engineering.com
Name:	Jake Gibson	E-mail	jgibson@dunamisdevelop.com
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 site plan application.

Signature: 

STATE OF ~~FLORIDA~~ Indiana
COUNTY OF Hancock

The forgoing instrument was acknowledged before me this 27th day of JULY,
2022, by Robert McCormack as _____ (title*)
for _____ (name of corporation*), who provided
Driver's License as identification, or () who is personally known to me.

Emily Weileman
Notary Public, State of Florida-Indiana
My Commission Expires: March 28, 2025

* 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.



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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 checked="" type="checkbox"/>	Surface water management plan	\$350	350	
<input type="checkbox"/>	Traffic Impact Analysis	\$3,000 deposit, actual cost of review		
<input type="checkbox"/>	Other:			
TOTALS:			2,350	

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:	Commercial	Zoning:	PBD
Property acreage:	2.951	Phasing proposed?:	No
Existing building square footage:	0	New building square footage:	106,140
Parking required:	20	Parking provided:	22
Impervious area (acres):	1.801	Previous area (acres):	1.150
Water meter size:	1	Irrigation source:	Well

CONCURRENCY

Proposed project average daily trips: ⁽¹⁾	265
Proposed water generation: ⁽²⁾	1,000 gpd
Proposed sewer generation: ⁽³⁾	850 gpd
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:	X	Fill in the floodplain (acres):	N/A
Wetlands on site? (yes/no):	No	Acres of wetlands on-site:	N/A
Wetland impacts (acres):			
Type of wetland mitigation:		N/A	
Wooded site? (yes or no) :		No	
If wooded site, calculated required natural area (project site X 15%):			Not required
If wooded site, natural area provided:			