

Agenda Item 10 (Quasi-Judicial Hearing)

Rezoning - Planned Development-General

DEV2018-076

Second Amendment Sofran Eckerds PD-G

STAFF REPORT

DATE: September 20, 2018

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

PROJECT REQUEST

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of 165 Kelley Street, LLC, to amend the Sofran Eckerds Planned District Agreement to allow a full-service carwash on property located at 1330 Beville Road.

PROJECT LOCATION

The subject property is located at 1330 Beville Road, just east of Clyde Morris Blvd. The subject property and the adjacent Future Land Use (FLU) and Zoning classifications are more clearly illustrated in the attached maps and in the following table:

Table 1: Land Use and Zoning

	Existing Uses	Future Land Use Designation	Existing Zoning Classification
Site	Development Car Wash & Retail Use	Office Transitional & Retail	Planned Development-General (PD-G)
North	Single Family Residential	Level 1 Residential	Single-Family Residential (SFR-5)
South	Commercial Uses (across Beville Road)	Retail	Business Automotive (BA)
East	Day Care Center	Office Transitional	Residential Professional (RP)
West	Shopping Center (across Clyde Morris Blvd.)	Retail	Business Retail-2 (BR-2)



Facing north toward property from Beville Road

PROJECT HISTORY

In June 2000, the City Commission meeting approved the Sofran Eckerds Planned Development zoning designation change and Sofran Eckerds PD Agreement (*Attachment A*). The original approval allowed the use of the two lot development for retail, restaurant and office uses.

The First Amendment to the Sofran Eckerds PD, approved in September 2002 (*Attachment B*), added a self-serve car wash use for the eastern property and included a development plan for the car wash use. The properties have since been development with a drug store and self-service car wash, both of which are still in use today.

PROJECT DESCRIPTION

The applicant is proposing the second amendment to the Sofran Eckerds Planned Development. The request would allow for a full service car wash on the eastern lot, which currently is developed as a self-service car wash.

The proposed plan includes the demolition of the existing self-service car wash and redevelopment to include a 4,500 square foot full-service car wash building and associated site improvements. The proposed building design meets LDC standards for major City thoroughfares and the site meets LDC and current PD Agreement development standards.



Proposed Elevation

PROJECT ANALYSIS

Review of and the decision on a Planned Development Amendment application shall be based on compliance of the proposed zoning reclassification and PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

The nature of the revisions are consistent with the approved plan and are not in conflict with the goals, objectives, and policies of the comprehensive plan or other applicable City-adopted plans. The City's Technical Review Team (TRT) has reviewed the PD rezoning request and found it to be consistent with the Comprehensive Plan's.

ii. Is not in conflict with any portion of this Code;

Development standards for a Planned Development District must comply with the development standards of Article 6: Development Standards and Article 7: Subdivision Standards or any modifications of those standards established in the PD Plan/Agreement. The applicant has provided a letter from the designing architect which confirms the proposed building meets LDC standards (*Attachment C*). The City's Technical Review Team (TRT) has reviewed the PD rezoning request and found it to be consistent with the Comprehensive Plan's.

iii. Addresses a demonstrated community need;

The PD Amendment allows for future development of the property for a full-service car wash use.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The requested use of full-service car wash is in addition to other allowable permitted uses, which includes a self-service car wash. The proposed building elevations meet standards established by the LDC and existing PD Agreement. The applicant has conducted the required neighborhood meeting for the rezoning request and has provide a summary of that meeting for review (*Attachment D*).

v. Would result in a logical and orderly development pattern;

A development plan has been submitted for review and includes a proposed landscape plan for the property (*Attachment E*). No changes are proposed to the current ingress and egress to the site from Beville Road. Four sided building elevations have also been

provided for review (*Attachment F*). The City's TRT has reviewed the PD Amendment request and found it to be acceptable.

vi. Would not adversely affect the property values in the area;

Staff does not have any indication the proposed development would have an adverse effect on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

During the site plan review process for the development, the applicant will be required to separately obtain a Concurrency Certificate or to enter into a proportionate fair share agreement, if applicable.

viii. Would not 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; and

Staff does not anticipate any adverse environmental impacts with the approval of this request.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The City's TRT has reviewed the PD Amendment request and found it to be acceptable.

RECOMMENDATION

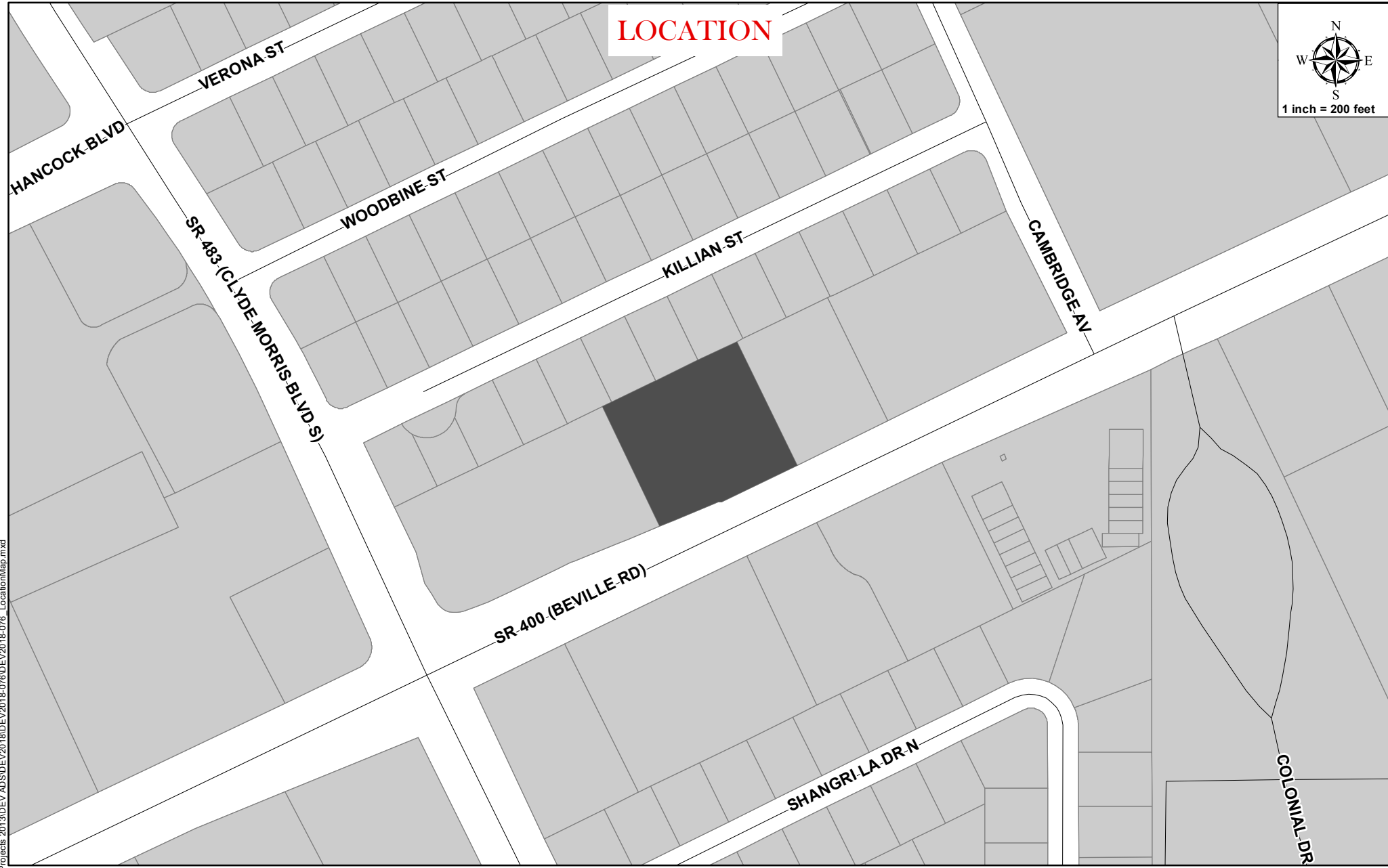
Staff recommends approval of the second amendment to the Sofran Eckerds Planned District Agreement to allow a full-service carwash on property.

The item is tentatively scheduled to be heard by the City Commission for first reading on November 4, 2018, and for second reading on November 21 (public hearing). A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

LOCATION



1 inch = 200 feet



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DEV2018-076 REZONING LOCATION MAP

City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

AERIAL



1 inch = 200 feet

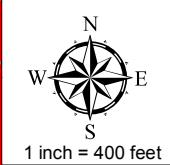
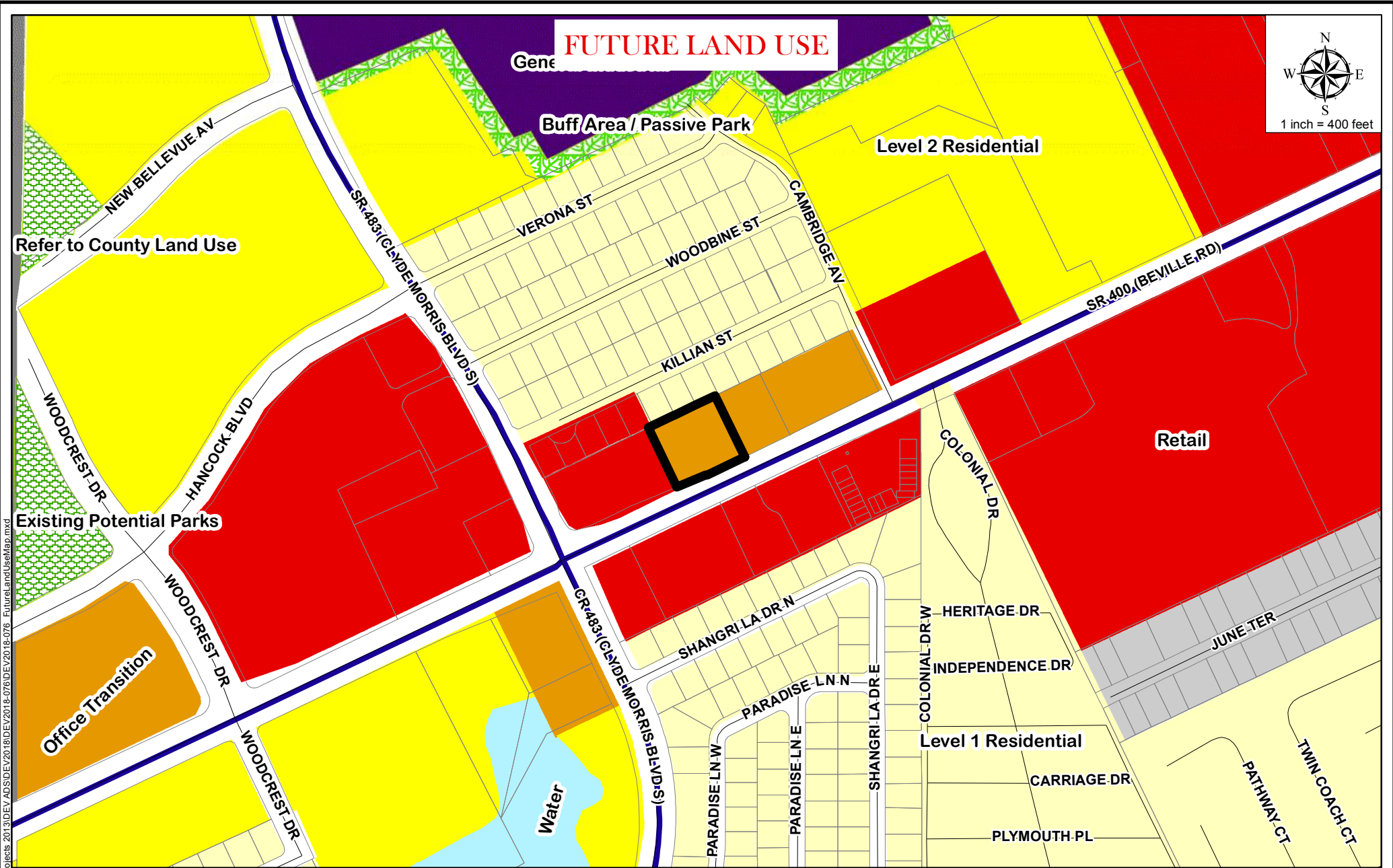


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**DEV2018-076
REZONING
AERIAL MAP**

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Document Path: P:\Admin\Pratt\Map\Short Term Projects\2018\DEV AD\DEV2018\DEV2018-076\Future Land Use\Map.mxd

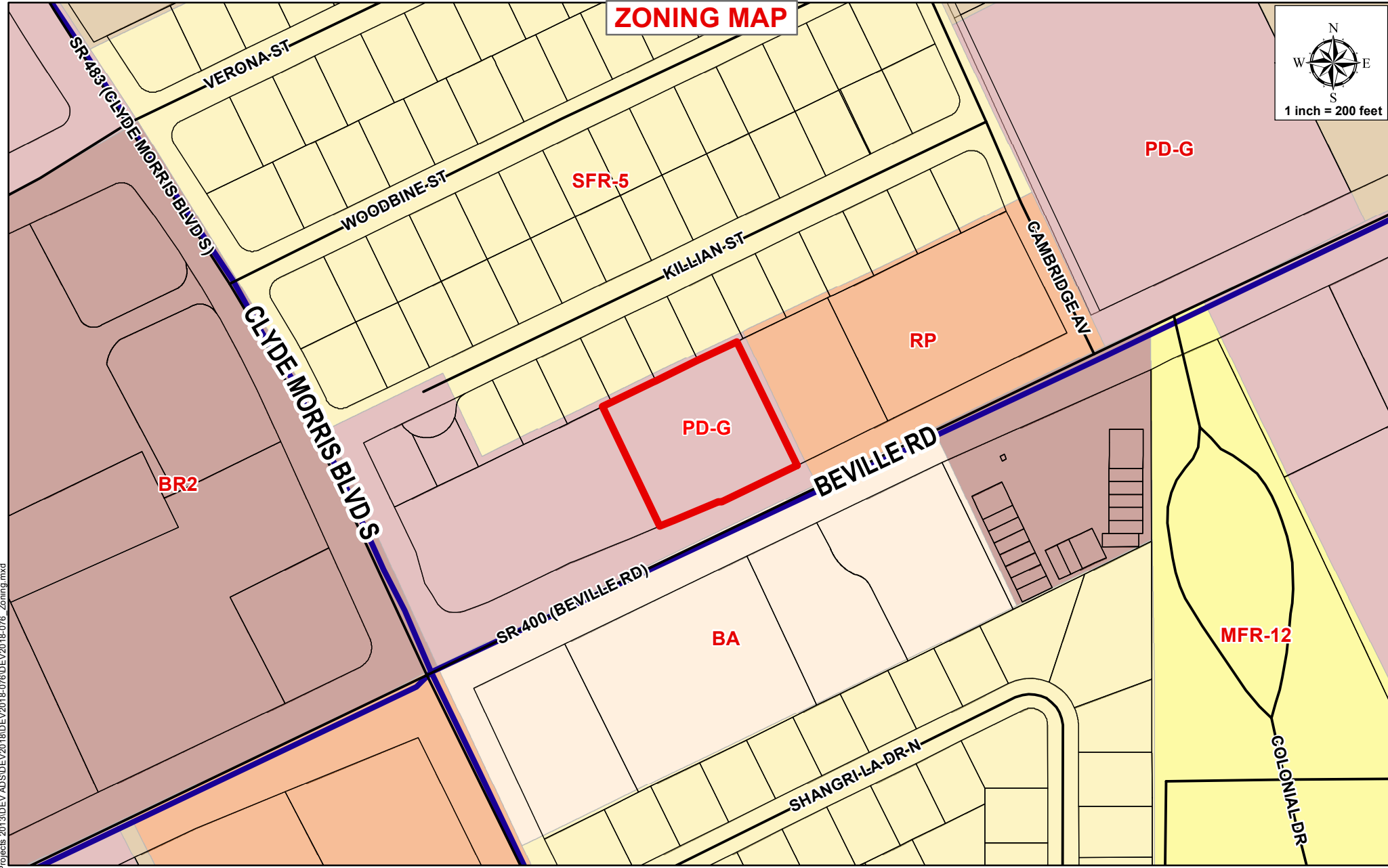


**DEV2018-076
REZONING
FUTURE LAND USE MAP**

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ZONING MAP



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DEV2018-076 REZONING ZONING MAP

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**SOFRAN ECKERDS
PLANNED COMMERCIAL DEVELOPMENT**

AGREEMENT

THE CITY OF DAYTONA BEACH, a Florida municipal corporation (hereinafter referred to as "City"); the SOFRAN COMPANY (hereinafter referred to as "DEVELOPER") the Contract Purchaser of the properties described on Exhibit "A";

WITNESSETH:

WHEREAS, the parties hereto covenant and agree and bind their successors and assigns as follows:

SECTION 1. REZONING AGREEMENT.

The CITY agrees to rezone the Property described in Exhibit "A" from RP and R-1A1 to PCD (Planned Commercial Development). DEVELOPER'S contracts for purchase (copies of which have been filed with this Agreement) of the Property authorize DEVELOPER to rezone the Property to PCD for the purposes stated herein. The conditions and requirements contained in this Agreement shall control the development of the described Property. The DEVELOPER shall record this Agreement in the Public Records of Volusia County, Florida within ten (10) days of its complete execution and return to DEVELOPER for recording.

SECTION 2. LEGAL DESCRIPTION OF THE PROPERTY.

The legal description of the Property for the SOFRAN ECKERDS PCD is set forth on the attached Exhibit "A" which is by reference incorporated herein. The Property described on Exhibit "A" shall be rezoned to PCD upon ratification of this Agreement by the City Commission passage of an ordinance approving or approving with conditions the terms and provisions of this Agreement.

SECTION 3. DESCRIPTION OF DEVELOPMENT.

a) Project: The name of the project shall be known as the SOFRAN ECKERDS PCD. The PCD shall contain a total of 3.18 acres;

b) Use: The Property will be developed with two (2) buildings as illustrated on the Civil Site Design drawings and the Dimension Plan labeled as Composite Exhibit "B". Composite Exhibit "B" is by reference incorporated into the terms and provisions of this Agreement. As indicated on Composite Exhibit "B", the westerly building on the Property shall be developed as a drug store. The easterly building on the Property will be developed as a facility for retail sales, bank, restaurant of no more than 2,000 square feet, professional services, medical services or personal services. The permitted restaurant shall be one that does not generate exterior cooking odors. It is intended that the permitted restaurant will be small in size offering food products that are packaged or cooked elsewhere and assembled at the restaurant. An example of the type of restaurant allowed would be a sub-sandwich shop. An example of the type of restaurant not allowed would be a fast food restaurant such as McDonalds hamburgers or a restaurant cooking food such as Barbecue on premises. Due to the small size of the restaurant and the limited menu it may offer, the restaurant will generate a relatively low volume of traffic.

c) Building Styles and Colors: The building style and colors of Eckerds (Building 1) shall be as illustrated on the Architectural drawing prepared by Lyman, Davidson, Dooley which is attached as Exhibit "C" and by reference incorporated herein. Building 2 shall be designed so as to be architecturally compatible with the Eckerds design. Consistent exterior materials and colors shall be utilized throughout the development.

d) Signage: Signage shall be as depicted on Exhibits "C" and "D".

e) Curbing: Parking lot shall be curbed as shown on Exhibit "B".

f) Access: Access shall be provided from Beville Road and from Clyde Morris Boulevard via Killian Street as shown on Exhibit "B". DEVELOPER shall, at its own expense, construct a right turn lane from Clyde Morris Boulevard onto Killian Street. The turn lane shall be as illustrated on Exhibit "B" but it may be modified to obtain final approval by the City Traffic Engineering Department and the Florida Department of Transportation (FDOT).

g) Buffer Wall: The RP zoned portion of the property is bordered on its northern side by a masonry screening wall. Development of the R-1A1 portion of the property will be limited to parking and an accessway to Killian Street as depicted on Exhibit "B". The Killian Street property shall be screened from view of the residential property on Killian Street by a masonry screening wall constructed along the eastern edge of the Property. Both sides of the wall shall be stuccoed with an earth tone stucco.

SECTION 4. COMPREHENSIVE PLAN CONSISTENCY.

The City Comprehensive Plan requires that development on the subject property be done in such a way as to be compatible with the residential area to the north. In order to assure consistency with the City Comprehensive Plan, development allowed on the subject property shall be designed and utilized to minimize disturbance of the residential neighborhood north of the subject property. To that end, the property shall be developed and landscaped so as to minimize the encroachment of light, noise and odor into the residential area.

In order to promote and preserve the continued residential use of the two (2) homes at the western end of the north side of Killian Street (e.g., the two (2) homes across the street from the

drive onto Killian Street) the Developer agrees to install (at its own expenses) a landscape hedge along the front yard of the two (2) homes and install irrigation systems a the two (2) homes to maintain the hedge, lawn and northwest corner landscape feature shown on the project plans.

SECTION 5. PLAN EXHIBITS.

The following will be included in the SOFRAN ECKERDS PCD documentation package and are made a part of this Agreement but need not be attached to have effect:

- a) Exhibit "A". Legal Description
- b) Exhibit "B": Civil Site Design Drawings, Dimension Plan and Site Landscape Plan dated April 17, 200 and April 8, 2000.
- cb) Exhibit "C": Eckerds Elevation Drawing dated February 15, 2000 by Lyman, Davidson, Dooley, Inc., Architects;
- dc) Exhibit "D": Signage Plan by Bell Signs, Inc. which is attached;

SECTION 5. PROJECT DATA TABLE.

Total Acreage:	3.18 acres
Minimum Parking Provided:	Per LDC
Building Square Footage:	
a) Building 1 (Eckerds)	11,200 Sq. Ft. Gross Bldg
Building 2	11,500 Sq. Ft. Gross Bldg
Minimum Pervious Area:	25%
Maximum Impervious Area:	75%
Total Landscape Area:	As shown on Exhibit "B"
Setbacks:	As shown on Exhibit "B"

SECTION 6. LANDSCAPING AND IRRIGATION.

DEVELOPER has submitted a detailed Landscape and Irrigation Plan conforming to the Plan Exhibits at 1" = 30' scale prior to building permit issuance. Access, utility and drainage easements shall not entitle DEVELOPER or others to remove or relocate landscaping shown as part of this PCD. All future work by DEVELOPER, its successors or assigns will require complete restoration of required landscape areas.

SECTION 7. ACCESS TO THE DEVELOPMENT BY GOVERNMENTAL AGENCIES.

All CITY, County State, and Federal governmental vehicles shall have free access to the development to protect the public health and safety in accordance with the law, and if necessary, easements will be provided to such agencies by separate recordable easements.

SECTION 8. VEHICULAR AND PEDESTRIAN CIRCULATION.

All vehicular and pedestrian areas within this development shall be privately owned and maintained and shall not be the responsibility of the CITY.

SECTION 9. STORMWATER DRAINAGE SYSTEM.

- a) The development's stormwater detention and retention system shall be constructed as approved by the CITY and the St. Johns River Water Management District.
- b) The CITY shall not assume the responsibility or maintenance for drainage-ways or stormwater treatment facilities within the property boundaries.
- c) The DEVELOPER shall maintain on-site stormwater facilities.
- d) All easements and drainage retention areas shall be designed and laid out as described on the Plan Exhibits.

SECTION 10. UTILITIES.

The utilities shall be installed underground within the easements or the areas indicated on the Plan Exhibits, unless otherwise indicated. All utilities shall meet the requirements of the CITY and applicable State authorities, including the CITY's Land Development Code (LDC). The DEVELOPER, or DEVELOPERS' successors or assigns, shall be responsible for the installation, operation, maintenance and cost of lighting within the PCD.

SECTION 11. COMPLETION SCHEDULE.

The DEVELOPER will apply for all permits to build the project infrastructure and create two (2) buildable sites within five (5) years of final approval of the PCD by the City. All required improvements for the project infrastructure including the closing of Killian Street and construction of a cul de sac in the Killian Street right of way and additional right of way dedicated by DEVELOPER will be completed prior to issuance of a Certificate of Occupancy for Building 1. The CITY may, after receiving evidence of just cause from the DEVELOPER, permits an extension of the complete schedule. In the event the DEVELOPER is unable to meet this schedule, or provides notification of intent to abandon the project, this Agreement shall have no further effect but the property shall remain zoned PCD. Future development of the Property after cancellation of this Agreement shall not be permitted to proceed until a new PCD agreement is executed by the CITY and DEVELOPER or its successors and assigns.

If construction on the second building site has not commenced prior to the C.O. for the first building, Developer shall seed and mulch the second building site as a condition of receiving the C.O. for the first building.

SECTION 12. CITY'S REGULATORY POWERS.

The CITY maintains all regulatory powers as provided by law and as identified in its ordinances unless specifically provided for in this PCD Agreement, in which case this PCD Agreement prevails. Further, the DEVELOPER recognizes the fact that the approval of this PCD Agreement does not provide vesting rights. The CITY has adopted a Concurrency Management System, and any vesting or concurrency review must be pursuant to said Concurrency Management System.

SECTION 13. EXPANSIONS AND AMENDMENTS TO THIS PCD.

- a) Expansions and amendments to this PCD Agreement shall be permitted per Article 14, Section 4, Land Development Code.

IN WITNESS WHEREOF, the parties hereto have set their hands this 9th day of June, 2000.

[Signature]
Printed Name

Joyce L. Butler
Printed Name

The City of Daytona Beach
[Signature] Mayor
Printed Name Baron H. Asher
Attest: [Signature]
Gwen Azama-Edwards, City Clerk

STATE OF FLORIDA
COUNTY OF VOLUSIA

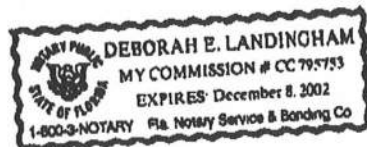
2 Gwen Azama-Edwards The foregoing instrument was acknowledged before me this 5th day of June, 2000, by Baron H. Asher, who is personally known to me or who has produced _____ as identification and who ~~did~~ (did not) take an oath, and who executed the foregoing instrument for the CITY OF DAYTONA BEACH, and acknowledged to and before me that he/she executed such instrument.

[Signature]
Notary Public
State of Florida at Large
My Commission # CC795753
Expires: Dec. 8, 2002

APPROVED:

[Signature]

JSM Draft 1
5/15/00
CITY ATTORNEY



SOFRAN GROUP

Jerry Smalley
Printed Name: Jerry Smalley
As: Vice President

Megane Clark
Witness

James T. Henderson
Witness

Corporate



STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 23 day of May, 2000, by Jerry Smalley, as VP, who is personally known to me of who has produced Knows as identification and who did (did not) take an oath, and who acknowledged to and before me that he executed such instrument.

Paulette Czarny
Notary Public
State of Florida at Large
My Commission #
Expires:

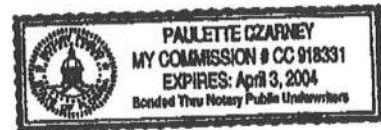


EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION

LOTS 1, 2 AND 3, CASCADE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 40, PAGE 5, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

LESS: COMMENCE AT THE NORTHEAST CORNER OF LOT 3, CASCADE PARK, AS RECORDED IN MAP BOOK 40, PAGE 5, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 38 MINUTES 05 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 214.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 84 DEGREES 22 MINUTES 40 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 (BEING ALSO THE EXISTING NORTHERLY LINE OF STATE ROAD 400 - BEVILLE ROAD) A DISTANCE 140 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 (SOUTHEAST CORNER OF LOT 2, SAID CASCADE PARK) FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1 (SAID NORTHERLY RIGHT OF WAY LINE) WITH THE FOLLOWING TWO COURSES: CONTINUE SOUTH 84 DEGREES 22 MINUTES 40 SECONDS WEST 298 FEET; THENCE SOUTH 68 DEGREES 55 MINUTES 14 SECONDS WEST 103.18 FEET TO THE POINT OF INTERSECTION OF SAID EXISTING NORTHERLY RIGHT OF WAY LINE WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 483 - CLYDE MORRIS BLVD.; THENCE ALONG THE SOUTHWESTERLY AND WESTERLY LINE OF SAID LOT 1 (SAID EASTERLY RIGHT OF WAY LINE) WITH THE FOLLOWING TWO COURSES: SAID POINT OF INTERSECTION BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55 FEET, A CENTRAL ANGLE OF 85 DEGREES 22 MINUTES 23 SECONDS AND A CHORD BEARING OF NORTH 68 DEGREES 23 MINUTES 35 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE 81.95 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 23 SECONDS WEST 35.18 FEET; THENCE LEAVING SAID LOT LINE RUN SOUTH 31 DEGREES 50 MINUTES 43 SECONDS EAST 48.27 FEET; THENCE SOUTH 70 DEGREES 42 MINUTES 49 SECONDS EAST 43.23 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 30 SECONDS EAST 36.43 FEET; THENCE NORTH 64 DEGREES 22 MINUTES 40 SECONDS EAST 156.60 FEET; THENCE NORTH 67 DEGREES 50 MINUTES 09 SECONDS EAST 220.29 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 25 DEGREES 39 MINUTES 12 SECONDS EAST ALONG SAID EASTERLY LOT LINE 2.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1 AND 2, BLOCK 13, RIDGECREST SUB., UNIT 2 AS RECORDED IN MAP BOOK 27, PAGES 214-215 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 3.17 ACRES TOTAL.

Book: 4625
Page: 9

POSTED SPEED = 40 MPH

CLAUDE MORRIS BOULEVARD (S.R. 483) (R/W VARIES)

BEVILLE ROAD (S.R. 100) (R/W VARIES)

POSTED SPEED = 35 MPH



SITE DATA

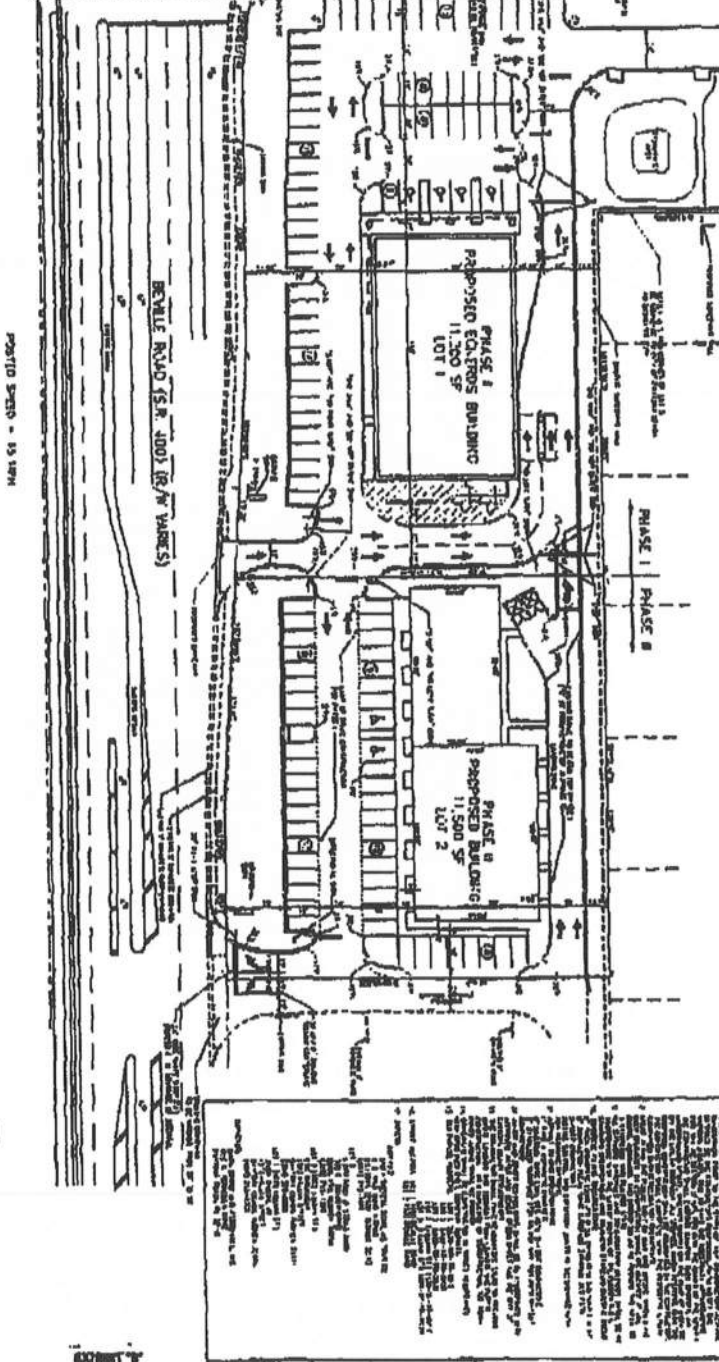
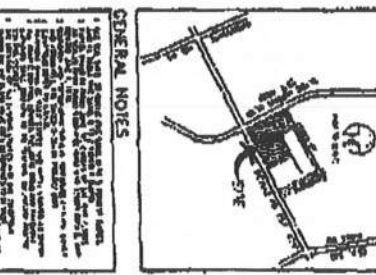
DATE OF SURVEY: 11/13/2009
 PROJECT: ECKERDS
 CLIENT: ECKERDS
 LOT AREA: 11,200 SF
 TOTAL AREA: 22,400 SF
 PHASE 1 BUILDING: 11,200 SF
 PHASE 2 BUILDING: 11,200 SF

PHASING PLAN

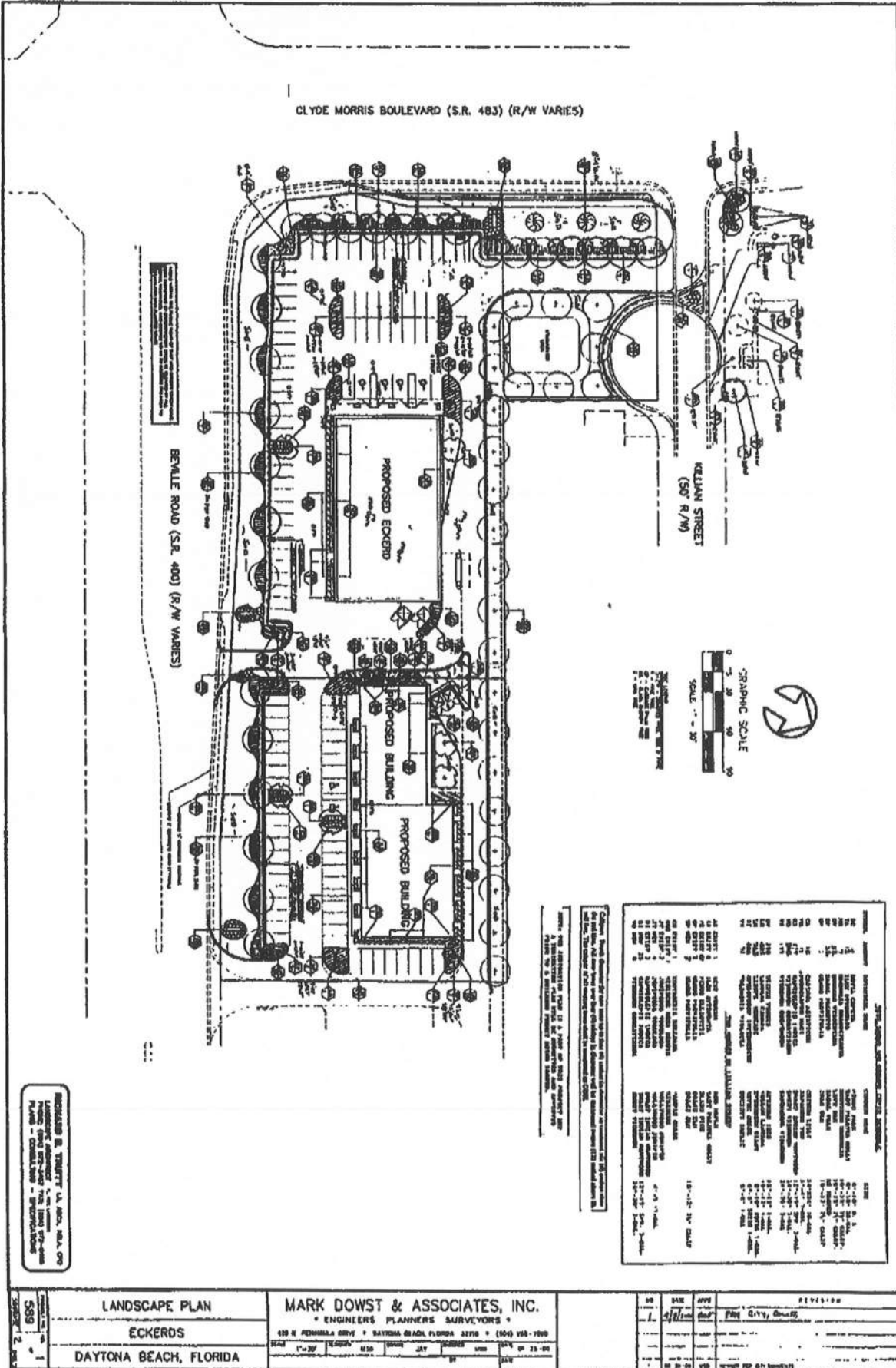
PHASE 1: PHASE 2

LEGAL DESCRIPTION

THIS IS A LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN. THE PROPERTY IS DESCRIBED AS FOLLOWS: [Detailed legal description text]



<p>MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 100 N. ORANGE BLVD • DAYTONA BEACH, FL 32117 • 904.257.7199 FAX: 904.257.7198</p>	<p>DATE: 11/13/2009</p>	<p>PROJECT: ECKERDS</p>	<p>LOT: 1</p>
<p>OWNER: ECKERDS</p>	<p>SCALE: 1" = 20'</p>	<p>PHASE: PHASE 1</p>	<p>DATE: 11/13/2009</p>
<p>PROJECT: ECKERDS</p>	<p>SCALE: 1" = 20'</p>	<p>PHASE: PHASE 1</p>	<p>DATE: 11/13/2009</p>



CLYDE MORRIS BOULEVARD (S.R. 483) (R/W VARIES)

BENVILLE ROAD (S.R. 400) (R/W VARIES)

KELLMAN STREET (S.R. R/W)

PROPOSED ECKERDS

PROPOSED BUILDING

PROPOSED BUILDING



LEGEND
 1" = 10' TREE
 1" = 10' SHRUB
 1" = 10' HEDGEBANK
 1" = 10' HARDSCAPE
 1" = 10' SIGNAGE
 1" = 10' LIGHTING
 1" = 10' FURNITURE
 1" = 10' OTHER

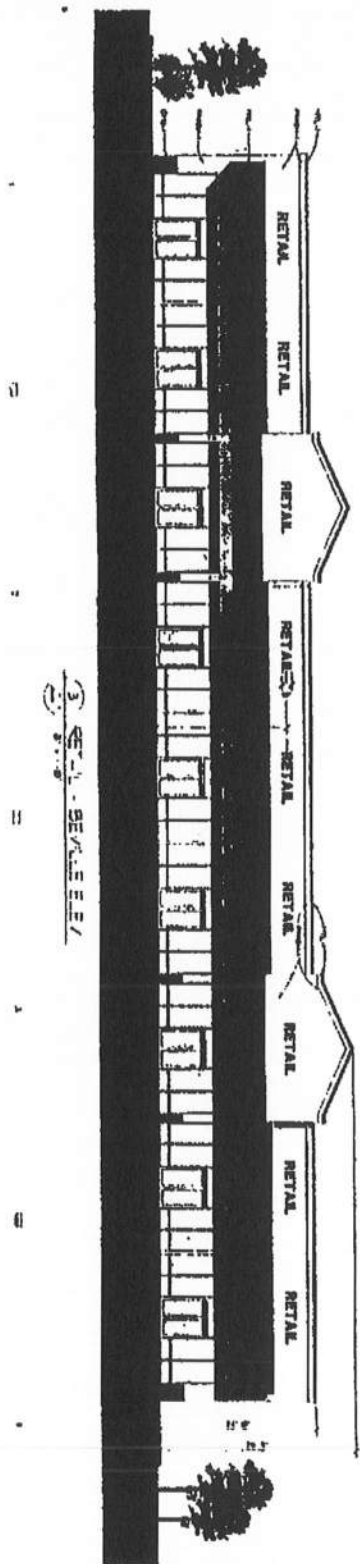
Checklist of items to be included in the landscape plan. The number of items checked is indicated by a checkmark (✓) or an 'X' in the 'CHECKED' column. The number of items not checked is indicated by a '0' in the 'NOT CHECKED' column.

NO.	DESCRIPTION	CHECKED	NOT CHECKED
1	GENERAL NOTES	✓	0
2	EXISTING CONDITIONS	✓	0
3	PROPOSED CONDITIONS	✓	0
4	PLANTING SCHEDULE	✓	0
5	PLANTING SPECIFICATIONS	✓	0
6	PLANTING LOCATIONS	✓	0
7	PLANTING QUANTITIES	✓	0
8	PLANTING MATERIALS	✓	0
9	PLANTING METHODS	✓	0
10	PLANTING MAINTENANCE	✓	0
11	PLANTING COSTS	✓	0
12	PLANTING CONTRACTORS	✓	0
13	PLANTING SCHEDULE	✓	0
14	PLANTING SPECIFICATIONS	✓	0
15	PLANTING LOCATIONS	✓	0
16	PLANTING QUANTITIES	✓	0
17	PLANTING MATERIALS	✓	0
18	PLANTING METHODS	✓	0
19	PLANTING MAINTENANCE	✓	0
20	PLANTING COSTS	✓	0
21	PLANTING CONTRACTORS	✓	0
22	PLANTING SCHEDULE	✓	0
23	PLANTING SPECIFICATIONS	✓	0
24	PLANTING LOCATIONS	✓	0
25	PLANTING QUANTITIES	✓	0
26	PLANTING MATERIALS	✓	0
27	PLANTING METHODS	✓	0
28	PLANTING MAINTENANCE	✓	0
29	PLANTING COSTS	✓	0
30	PLANTING CONTRACTORS	✓	0

REYNOLDS B. THURTTON, P.E., ARCH. REG. NO. 10000
 LANDSCAPE ARCHITECTURE REG. NO. 10000
 PLANNING CONSULTANT - "PROFESSIONAL"

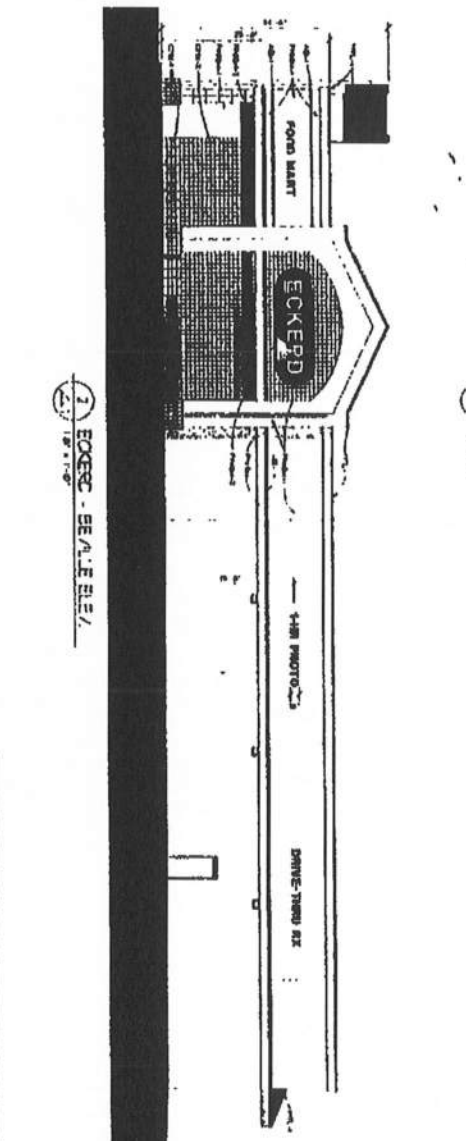
<p>LANDSCAPE PLAN ECKERDS DAYTONA BEACH, FLORIDA</p>	<p>MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 410 N. PENNSACOLA DRIVE • DAYTONA BEACH, FLORIDA 32116 • (404) 255-1000</p>	<p>DATE: 11/11/00 DRAWN BY: JAY CHECKED BY: JAY SCALE: AS SHOWN</p>	<p>REVISION</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>11/11/00</td><td>FINAL</td></tr> </table>	NO.	DATE	DESCRIPTION	1	11/11/00	FINAL
NO.	DATE	DESCRIPTION							
1	11/11/00	FINAL							

BOOK: 4625
PAGE: 959

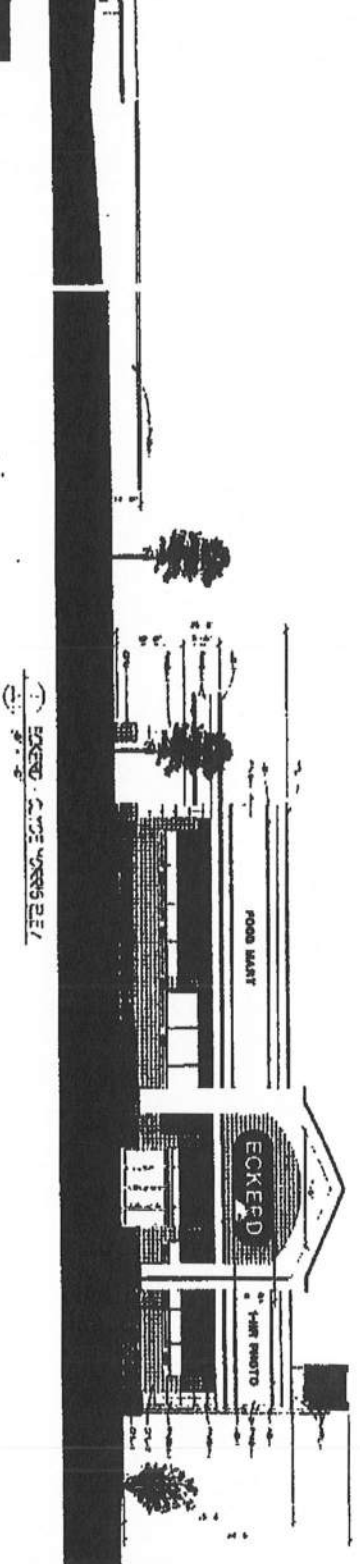


3 ECKEED - SERVICE BLDG

Item:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Product:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Quantity:	1
Notes:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Material:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Finish:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Manufacturer:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Model:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Color:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Dimensions:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Weight:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Lead Time:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Installation:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Maintenance:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Warranty:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Price:	24 1/2" DIA. V. AIR-TE. BRASSERIES
Notes:	24 1/2" DIA. V. AIR-TE. BRASSERIES



1 ECKEED - SERVICE BLDG



1 ECKEED - SERVICE BLDG

EXHIBIT "C"

ECKEED logo and other branding elements, including a stylized 'E' logo and text.

DAYTONA BEACH, FLORIDA	MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 120 N. PENNSYLVANIA ROAD • DAYTONA BEACH, FLORIDA 32114 • (407) 255-7993
ECKERDS	MARK DOWST & ASSOCIATES, INC.
SIGNAGE EXHIBIT	MARK DOWST & ASSOCIATES, INC.
6895	MARK DOWST & ASSOCIATES, INC.

EXHIBIT "D"

ECKERD

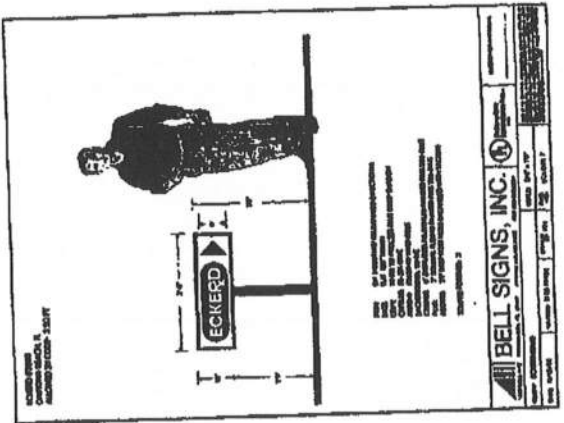
BELL SIGNS, INC.

1414 S. W. 10TH AVENUE, SUITE 100, MIAMI, FL 33135
TEL: (305) 351-1111 FAX: (305) 351-1112

WE ARE THE LEADER IN THE SIGNAGE INDUSTRY. WE HAVE BEEN SERVING OUR CLIENTS FOR OVER 40 YEARS. WE ARE THE ONLY SIGNAGE COMPANY IN THE WORLD THAT HAS BEEN AWARDED THE "SIGNAGE" AWARD FOR OVER 20 YEARS.

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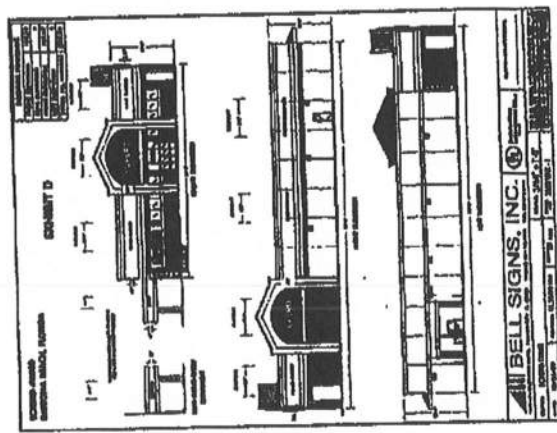
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 PAGE : 960
 Diane M. Matousek
 Volusia County, Clerk of Court

ORDINANCE NO. 02-405

AN ORDINANCE AMENDING THE SOFRAN ECKERDS PLANNED COMMERCIAL DEVELOPMENT AGREEMENT TO CHANGE THE PERMITTED USES TO ALLOW CAR WASHES, AND ESTABLISH DEVELOPMENT STANDARDS IN ASSOCIATION THEREWITH; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AMENDMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

WHEREAS, the City has entered into the Sofran Eckerds Planned Commercial Development Agreement (hereinafter the "PCD Agreement"), which is recorded at Official Records Book 4625, Page 948, Public Records of Volusia County, Florida; and

WHEREAS, Sofran Company, the Developer of the property subject to the PCD Agreement (hereinafter the "PCD Property"), and the contract purchaser of a portion of the PCD Property, have requested an amendment to the Agreement allowing car washes as a permitted use within the PCD; and

WHEREAS, City staff has recommended approval of the request, subject to certain conditions; and

WHEREAS, the Planning Board, which reviewed the request, has found the amendment to be consistent with the City's Comprehensive Plan and therefore recommends approval of the request, subject to the above-referenced conditions.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF DAYTONA BEACH, FLORIDA:

SECTION 1. Subject to such amendments to the document as are necessary to implement the recommendations made in the City staff report dated May 23, 2002, the City Commission hereby approves the First Amendment to the Sofran Eckerds Planned Commercial

Development Agreement, a copy of which is attached hereto and incorporated by reference herein.

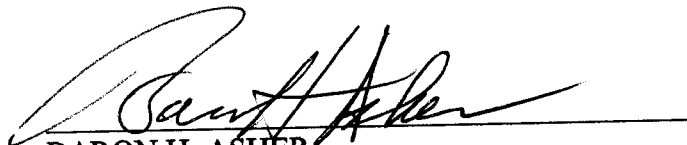
SECTION 2. The Mayor and City Clerk are hereby authorized to execute the above-referenced First Amendment, upon the City Attorney's review and approval as to legal form.

SECTION 3. A Public Hearing at 7:00 p.m., on August 21, 2002, in the Commission Chambers, 301 South Ridgewood Avenue, Daytona Beach, Florida, after notice published, is deemed to comply with chapter 166, Florida Statutes, and the City's Land Development Code.

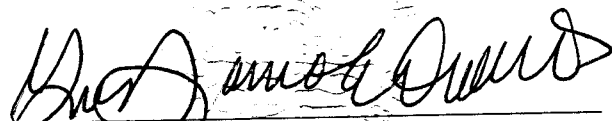
SECTION 3. The City Commission has received the report of the Planning Board determining consistency with the City's Comprehensive Plan and recommending approval of the First Amendment.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall take effect immediately upon its adoption.


BARON H. ASHER
Mayor

ATTEST:


GWEN AZAMA-EDWARDS
City Clerk

Passed on 1st Reading: July 17, 2002
Adopted on 2nd Reading: August 21, 2002

ORDINANCE NO. 02-405

AN ORDINANCE AMENDING THE SOFRAN ECKERDS PLANNED COMMERCIAL DEVELOPMENT AGREEMENT TO CHANGE THE PERMITTED USES TO ALLOW CAR WASHES, AND ESTABLISH DEVELOPMENT STANDARDS IN ASSOCIATION THEREWITH; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AMENDMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

WHEREAS, the City has entered into the Sofran Eckerds Planned Commercial Development Agreement (hereinafter the "PCD Agreement"), which is recorded at Official Records Book 4625, Page 948, Public Records of Volusia County, Florida; and

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Page: 37
Book: 4942
Instrument # 2002-0001
10/21/02

Development Agreement, a copy of which is attached hereto and incorporated by reference herein.


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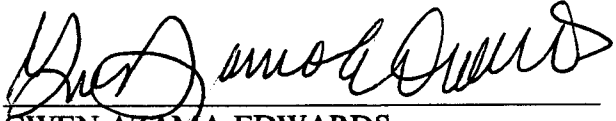
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BARON H. ASHER
Mayor

ATTEST:


GWEN AZAMA-EDWARDS
City Clerk

Passed on 1st Reading: July 17, 2002
Adopted on 2nd Reading: August 21, 2002

BOOK: 4942
PAGE: 3317

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Page: 3318

**FIRST AMENDMENT TO THE
SOFRAN ECKERDS
PLANNED COMMERCIAL DEVELOPMENT**

AGREEMENT

THE CITY OF DAYTONA BEACH, a Florida municipal corporation (hereinafter referred to as the "City), the SOFRAN COMPANY (hereinafter referred to as "DEVELOPER") previously entered a Planned Commercial Development Agreement (PCD) to govern the development of the property described on Exhibit "A" (the "PCD Property") which is attached hereto and incorporated herein by reference;

WITNESSETH:

WHEREAS, the Sofran Eckerds PCD is recorded at Official Records Book 4625, Page 948, Public Records of Volusia County, Florida; and

WHEREAS, Sofran is the Owner of Phase II of the PCD Property; and

WHEREAS, Sofran has contracted to sell Phase II of the PCD to Tim Loutzenhiser or assigns (the "Contract Purchaser") for the development of a self serve car wash; and

WHEREAS, the City has reviewed the plans and schematic architectural details of the self serve car wash to be developed by the Contract Purchaser.

NOW, THEREFORE, it is agreed by and between the City, the Developer and the contract purchaser that the Sofran Eckerds PCD is amended as follows:

1. Section 3(b) and 3(c) of the Sofran Eckerds PCD Agreement is amended to read as follows:

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Page: 3319

(b) Use: The Property will be developed with two (2) buildings as illustrated on the Civil Site Design drawings and the Dimension Plan labeled as Composite Exhibit "B" or Composite Exhibit "B-1" both of which are by reference incorporated into the terms and provisions of this Agreement. As indicated on the Amended Composite Exhibit "B", the westerly building on the PCD Property has been developed as a drug store. If the easterly building on the Property is developed as a self serve car wash with related facilities and landscaping it shall be developed as illustrated on Composite Exhibit "B-1". If the eastern building is developed as a facility for retail sales, bank, restaurant of no more than 2,000 square feet, professional services, medical services or personal services it shall be developed as illustrated on Composite Exhibit "B". The permitted restaurant shall be one that does not generate exterior cooking odors. It is intended that the permitted restaurant will be small in size offering food products that are packaged or cooked elsewhere and assembled at the restaurant. An example of the type of restaurant allowed would be a sub-sandwich shop. An example of the type of restaurant not allowed would be a fast food restaurant such as McDonalds hamburgers or a restaurant cooking food such as Barbecue on premises. Due to the small size of the restaurant and the limited menu it may offer, the restaurant will generate a relatively low volume of traffic.

(c) Building Styles and Colors: The building style and colors of Eckerds (Building 1) shall be as illustrated on the Architectural drawing prepared by Lyman, Davidson, Dooley which is attached as Exhibit "C" and by reference incorporated herein. Building 2 if built as a self serve car wash, shall be designed so as to be architecturally compatible with the existing Eckerds design and consistent with Exhibit C-1 which is attached hereto and incorporated herein by reference. Consistent exterior materials and colors shall be utilized throughout the development. Building 2

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if built as a retail, sales, bank, restaurant of two thousand (2,000) square feet, professional services, medical services or personal services building shall be designed so as to be architecturally compatible with the existing Eckerds design and consistent with Exhibit "C" which is attached hereto and incorporated herein by reference.

(d) Hours of Operation: If Building 2 is used as a car wash, a sound muffler shall be installed on the blower/dryer which is part of the automatic carwash bay and the hours of operation shall be limited to 6:00 a.m. to 9:00 p.m. Site lighting shall be consistent with the lighting plan designed by Mark Dowst and Associates dated March 1, 2002.

2. Exhibit "C-1" of the Agreement, as referenced in Section 1 of this Amendment, is attached hereto and incorporated by reference. Exhibit "C" shall remain in full force and effect, except where in specific conflict with Exhibit "C-1".

3. This First Amendment shall be effective as of the date it is executed by all parties.

4. This First Amendment shall be recorded in the Public Records of Volusia County, Florida, at the Contract Purchaser's expense.

5. The PCD Agreement, as previously enacted, shall remain in full force and effect except with respect to those matters specifically amended by this First Amendment and shall bind the parties hereto and their future successors and assigns subject to any future amendments of equal dignity.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the parties have executed this First Amendment, by and through their duly authorized representatives, on the respective dates below.

BOOK: 4942
PAGE: 3321

WITNESSES:

Christina A. Randel
Christine M. Randel
Printed Name

Flora M. Marseglia
Flora M. Marseglia
Printed Name

Fannie M. Hudson
Fannie M. Hudson
Printed Name

Paula B. Crye
PAULA B. CRYE
Printed Name

CITY OF DAYTONA BEACH, a Florida municipal corporation

By: Baron H. Asher
Baron H. "Bud" Asher, Mayor

Attest: Gwen Azama-Edwards
Gwen Azama-Edwards, City Clerk

Date: September 17, 2002

SOFRAN TAVERES (ECK) LTD., a Florida general partnership

By: **The Sofran Corporation, a Florida corporation, as General Partner**

Robert Rouleau
By: Robert Rouleau
Print Name: Robert Rouleau
As: President

Date: September 9, 2002

Susan L Best
Witness 1
SUSAN L BEST
Print Name
Fabio Fasanelli
Witness 2
FABIO FASANELLI
Print Name

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PAGE: 3322

TIM LOUTZENHISER

By: Tim Loutzenhiser
Tim Loutzenhiser

Date: 9/5/02

K. Flaherty
Witness 1

Kim Flaherty
Print Name of Witness 1

C Sartory
Witness 2

Christine Sartory
Print Name of Witness 2

Approved as to legal form:

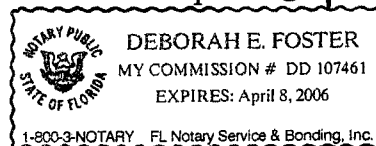
By: [Signature]
Title: City Attorney
Printed Name: Robert G. Brown

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 17th day of Sept., 2002, by Baron H. "Bud" Asher and Gwen Azama-Edwards, Mayor and City Clerk, respectively, of The City of Daytona Beach, Florida, a Florida Municipal Corporation, on behalf of the City. They are personally known to me and did not take an oath.

Deborah E. Foster
Deborah E. Foster

Type, Print or Stamp Name
My commission expires: April 8, 2006

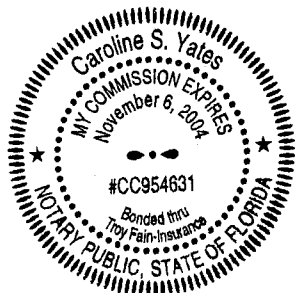


STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 9th day of September, 2002, by Robert Rouleau, as President of The Sofran Corporation as general partner of Sofran Taveres (ECK) Ltd., a Florida general partnership, on behalf of the general partnership. He/she is personally known to me or has produced N.A. as identification and did (did not) take an oath.

Caroline S. Yates
Caroline S. Yates

Type, Print or Stamp Name
My Commission Expires: 11/6/04



STATE OF FLORIDA
COUNTY OF Volusia

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PAGE: 3323

The foregoing instrument was acknowledged before me this 5th day of September, 2002, by Tim Loutzenhiser who is personally known to me or has produced _____ as identification and did (did not) take an oath.

Kim Flaherty
Type, Print or Stamp Name
My commission expires:



EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION

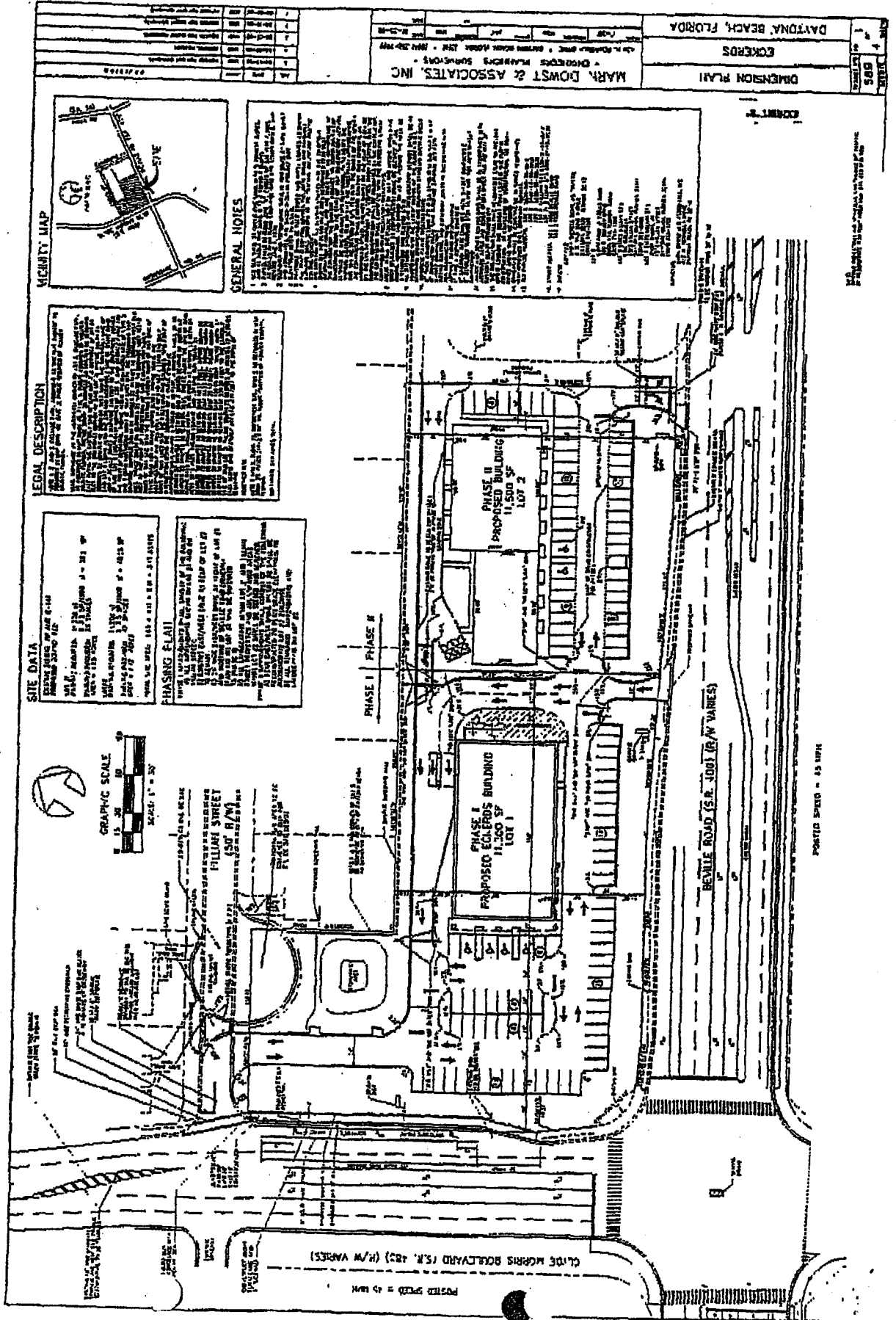
LOTS 1, 2 AND 3, CASCADE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 40, PAGE 5, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LESS: COMMENCE AT THE NORTHEAST CORNER OF LOT 3, CASCADE PARK, AS RECORDED IN MAP BOOK 40, PAGE 5, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 38 MINUTES 05 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 214.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 64 DEGREES 22 MINUTES 40 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 (BEING ALSO THE EXISTING NORTHERLY LINE OF STATE ROAD 400 - BEVILLE ROAD) A DISTANCE 140 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 (SOUTHEAST CORNER OF LOT 2, SAID CASCADE PARK) FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1 (SAID NORTHERLY RIGHT OF WAY LINE) WITH THE FOLLOWING TWO COURSES; CONTINUE SOUTH 64 DEGREES 22 MINUTES 40 SECONDS WEST 298 FEET; THENCE SOUTH 68 DEGREES 55 MINUTES 14 SECONDS WEST 103.18 FEET TO THE POINT OF INTERSECTION OF SAID EXISTING NORTHERLY RIGHT OF WAY LINE WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 483 - CLYDE MORRIS BLVD.; THENCE ALONG THE SOUTHWESTERLY AND WESTERLY LINE OF SAID LOT 1 (SAID EASTERLY RIGHT OF WAY LINE) WITH THE FOLLOWING TWO COURSES; SAID POINT OF INTERSECTION BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY; HAVING A RADIUS OF 55 FEET, A CENTRAL ANGLE OF 85 DEGREES 22 MINUTES 23 SECONDS AND A CHORD BEARING OF NORTH 88 DEGREES 23 MINUTES 35 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE 81.95 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 23 SECONDS WEST 35.18 FEET; THENCE LEAVING SAID LOT LINE RUN SOUTH 31 DEGREES 50 MINUTES 43 SECONDS EAST 48.27 FEET; THENCE SOUTH 70 DEGREES 42 MINUTES 49 SECONDS EAST 43.23 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 30 SECONDS EAST 38.43 FEET; THENCE NORTH 84 DEGREES 22 MINUTES 40 SECONDS EAST 158.60 FEET; THENCE NORTH 67 DEGREES 50 MINUTES 08 SECONDS EAST 220.29 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 25 DEGREES 38 MINUTES 12 SECONDS EAST ALONG SAID EASTERLY LOT LINE 2.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1 AND 2, BLOCK 13, RIDGECREST SUB., UNIT 2 AS RECORDED IN MAP BOOK 27, PAGES 214-215 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

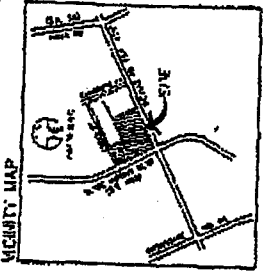
CONTAINING 3.17 ACRES TOTAL.



SITE DATA
 DATE: 08-14-10
 PROJECT: EGLEROS COMMONS
 PREPARED BY: MARR, DOWST & ASSOCIATES, INC.
 SCALE: 1" = 20'
 SHEET NO.: 1 OF 1
 TOTAL SHEETS: 1

PHASING PLAN
 THIS PLAN SHOWS THE PHASING OF THE PROPOSED DEVELOPMENT. PHASE I IS THE FIRST PHASE TO BE DEVELOPED AND PHASE II IS THE SECOND PHASE TO BE DEVELOPED. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

LEGAL DESCRIPTION
 THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: ...

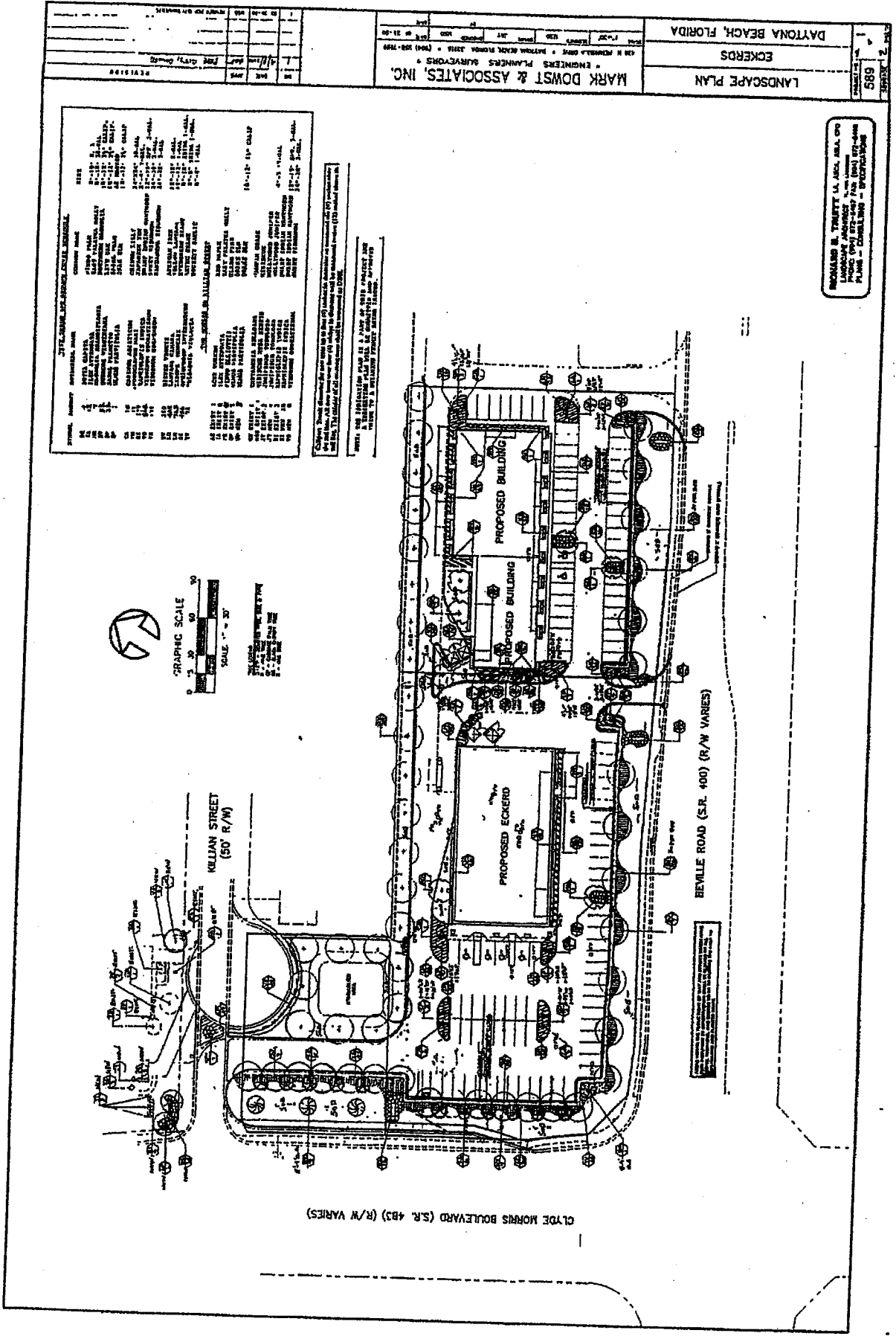


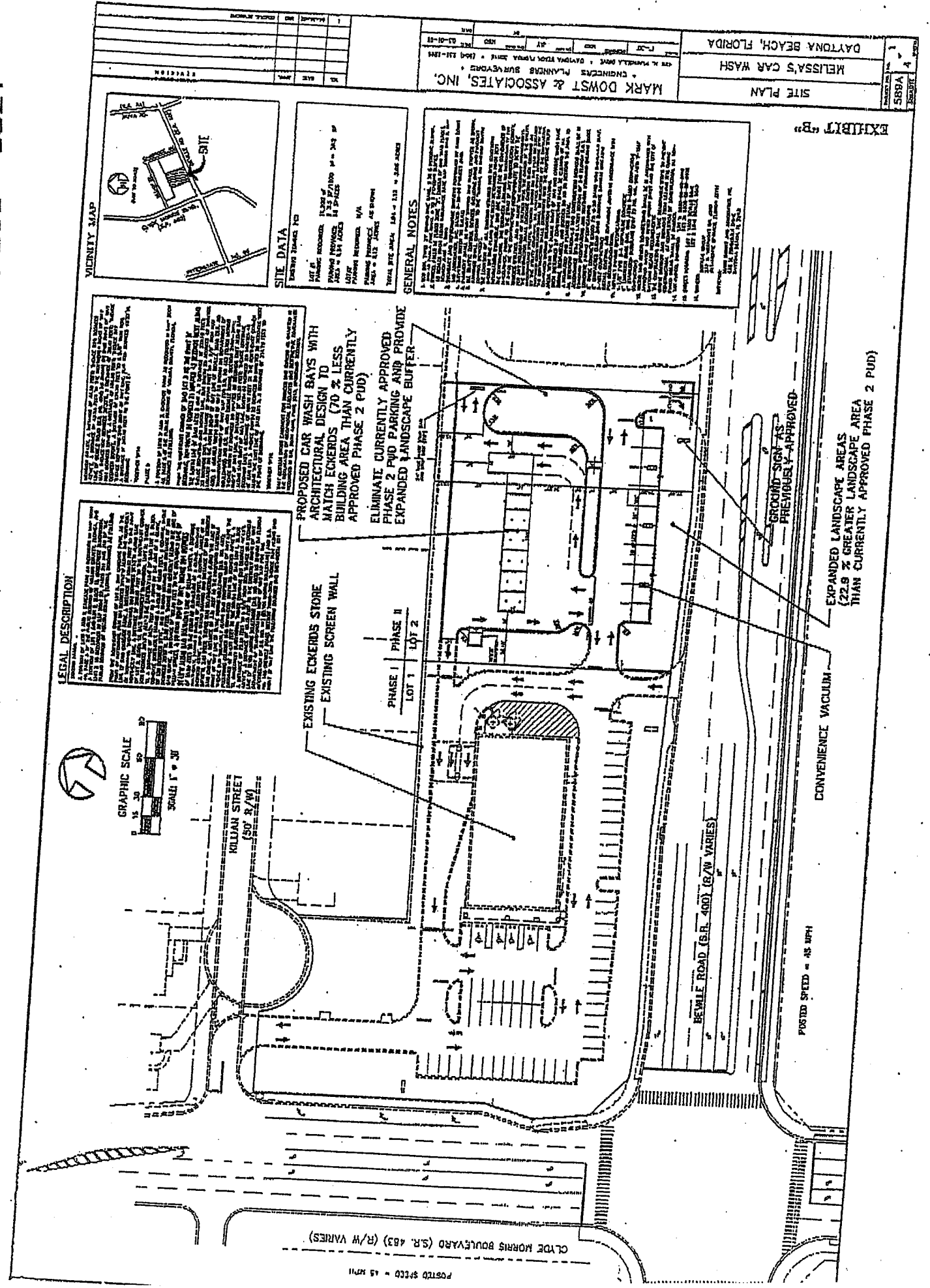
GENERAL NOTES
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.
 3. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.
 4. THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: ...

MARR, DOWST & ASSOCIATES, INC.		EGLEROS COMMONS		DAYTONA BEACH, FLORIDA	
PROJECT NO. 1001		SHEET NO. 1 OF 1		DATE: 08-14-10	

POSTED SPEED = 45 MPH

POSTED SPEED = 45 MPH



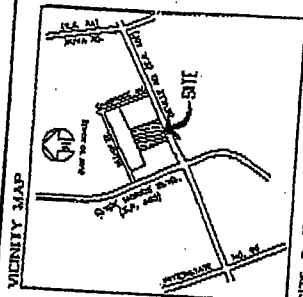


LEGAL DESCRIPTION

A portion of Lot 1 and a portion of Lot 2, both of which are located in the City of Daytona Beach, Florida, and are more particularly described as follows: ...

SITE DATA

EXISTING ZONING: PUD
 PUBLIC RECORDS: 12,290
 PLANNING REVISIONS: 14 PAGES
 LOTS: 2
 PLANNING REVISIONS: N/A
 PLANNING REVISIONS: AS SHOWN
 PAGE: 4 OF 4 PAGES
 TOTAL SITE AREA: 1.68 - 1.13 = 2.65 ACRES



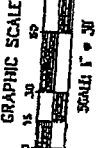
GENERAL NOTES

1. ALL NOTES AND SPECIFICATIONS SHALL BE READ AND UNDERSTOOD BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE BUFFER AND PROVIDE AN EXPANDED LANDSCAPE BUFFER.
6. THE CONTRACTOR SHALL ELIMINATE THE CURRENTLY APPROVED PHASE 2 PUD PARKING AND PROVIDE AN EXPANDED LANDSCAPE BUFFER.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ECKERD'S STORE AND ARCHITECTURAL DESIGN TO MATCH ECKERD'S.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SCREEN WALL.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES AND PROVIDE PROTECTION AS NECESSARY.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AND PROVIDE NEW SIGNAGE AS PREVIOUSLY APPROVED.
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CONVENIENCE VACUUM AND PROVIDE AN EXPANDED LANDSCAPE AREA (22.8% GREATER LANDSCAPE AREA THAN CURRENTLY APPROVED PHASE 2 PUD).
14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND PROVIDE AN EXPANDED LANDSCAPE BUFFER.
15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND PROVIDE AN EXPANDED LANDSCAPE BUFFER.
16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND PROVIDE AN EXPANDED LANDSCAPE BUFFER.

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS, PLANNERS, ARCHITECTS
 DAYTONA BEACH, FLORIDA

SITE PLAN
 MELISSA'S CAR WASH
 DAYTONA BEACH, FLORIDA

EXHIBIT "B"



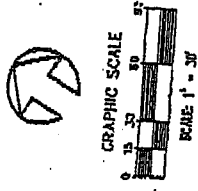
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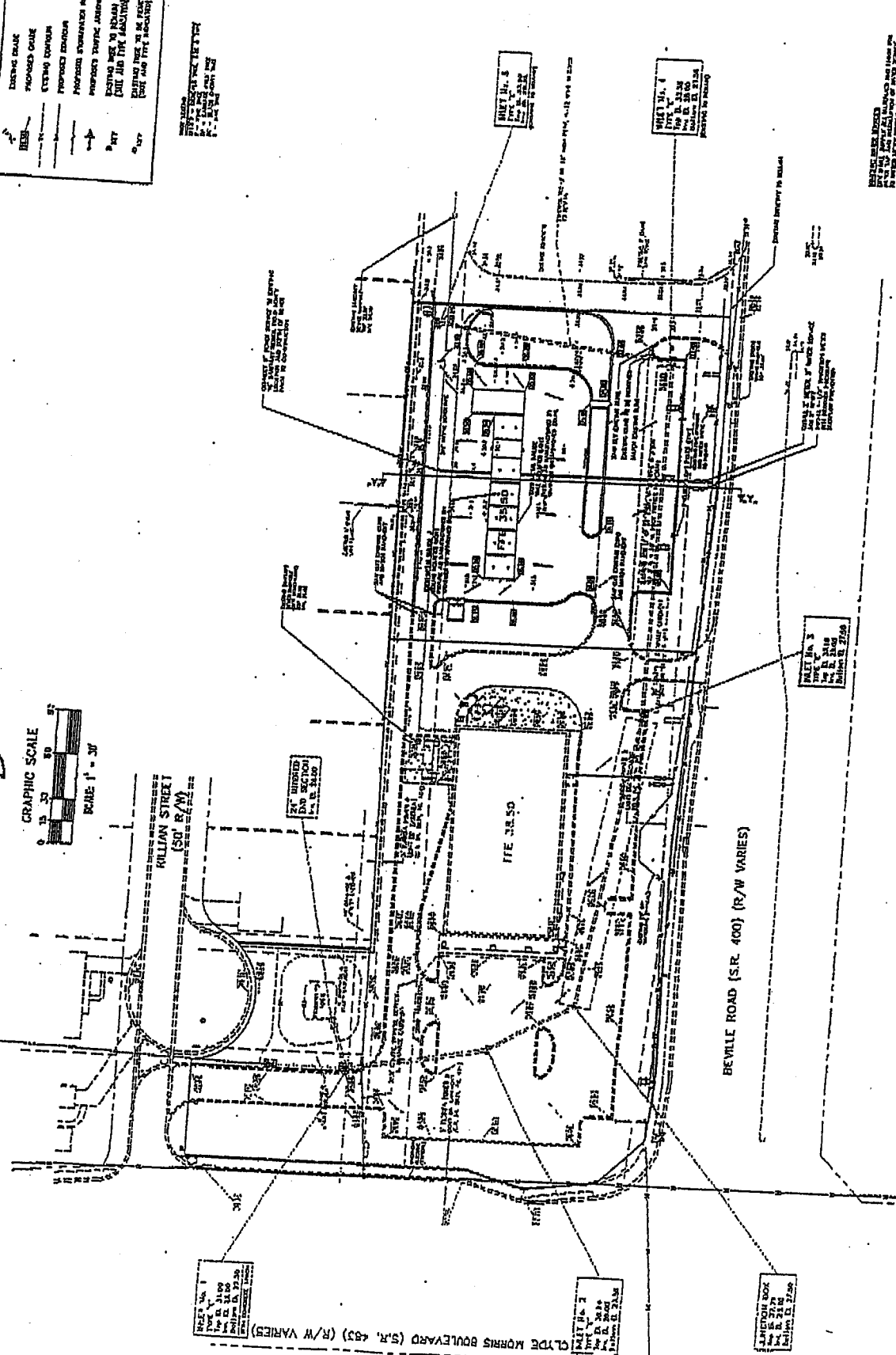
DEVELOPMENT PLAN MELISSA'S CAR WASH DAYTONA BEACH, FLORIDA			
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS	1201 L. POPELICKA DRIVE - DAYTONA BEACH, FLORIDA 32117 1994 12A-774	SHEET NO. 4 OF 4	DATE: 02-11-82 DRAWN BY: [blank] CHECKED BY: [blank]
SHEET NO. 1 SHEET NO. 2 SHEET NO. 3 SHEET NO. 4	TOTAL SHEETS: 4		

LEGEND

EXISTING DRAINAGE
 PROPOSED GRADE
 EXISTING EASEMENT
 PROPOSED EASEMENT
 PROPOSED STREET RIGHT-OF-WAY
 PROPOSED UTILITY
 PROPOSED LOT BOUNDARY
 PROPOSED BUILDING FOOTPRINT
 PROPOSED PARKING SPACE
 PROPOSED DRIVEWAY
 PROPOSED CURVED DRIVEWAY
 PROPOSED PROPERTY LINE
 PROPOSED BOUNDARY LINE
 PROPOSED RIGHT-OF-WAY LINE
 PROPOSED CENTERLINE
 PROPOSED LOT AREA
 PROPOSED BUILDING AREA
 PROPOSED PARKING AREA
 PROPOSED DRIVEWAY AREA
 PROPOSED CURVED DRIVEWAY AREA
 PROPOSED PROPERTY AREA
 PROPOSED BOUNDARY AREA
 PROPOSED RIGHT-OF-WAY AREA
 PROPOSED CENTERLINE AREA



SHEET NO. 1
 SHEET NO. 2
 SHEET NO. 3
 SHEET NO. 4



ALL RIGHTS RESERVED
 NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

OPERATION AND MAINTENANCE PROCEDURES

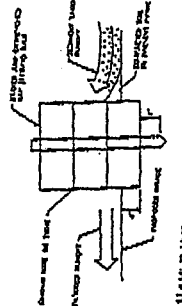
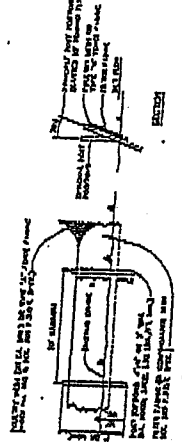
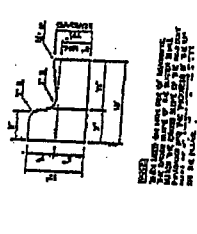
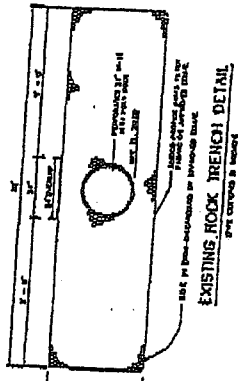
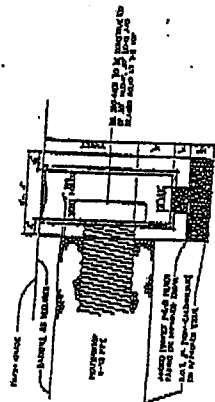
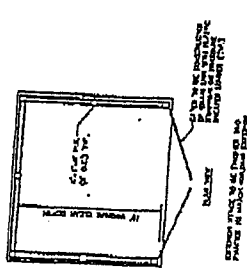
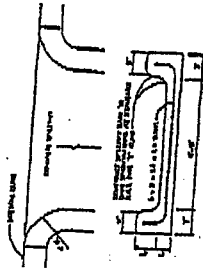
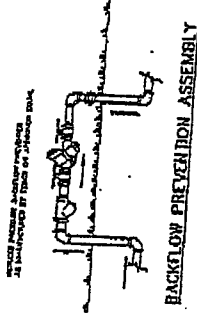
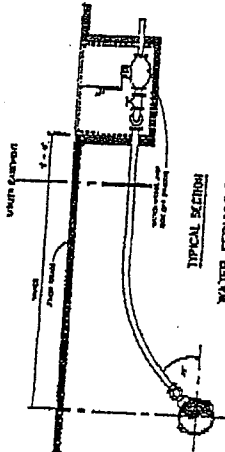
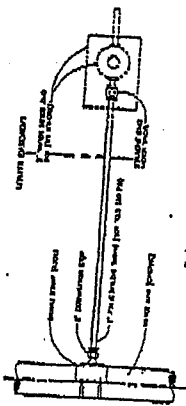
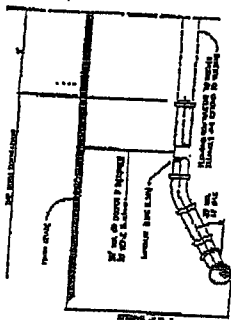
1. OPERATOR SHALL CHECK FOR BLOCKAGE OF FLOW IN TRENCH
2. OPERATOR SHALL CHECK FOR BLOCKAGE OF FLOW IN TRENCH
3. OPERATOR SHALL CHECK FOR BLOCKAGE OF FLOW IN TRENCH

EROSION AND SEDIMENT CONTROL PLAN

1. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE
2. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE
3. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE

DEWATERING NOTES

1. THE DEWATERING SYSTEM SHALL BE SUBMITTED TO THE
2. THE DEWATERING SYSTEM SHALL BE SUBMITTED TO THE
3. THE DEWATERING SYSTEM SHALL BE SUBMITTED TO THE



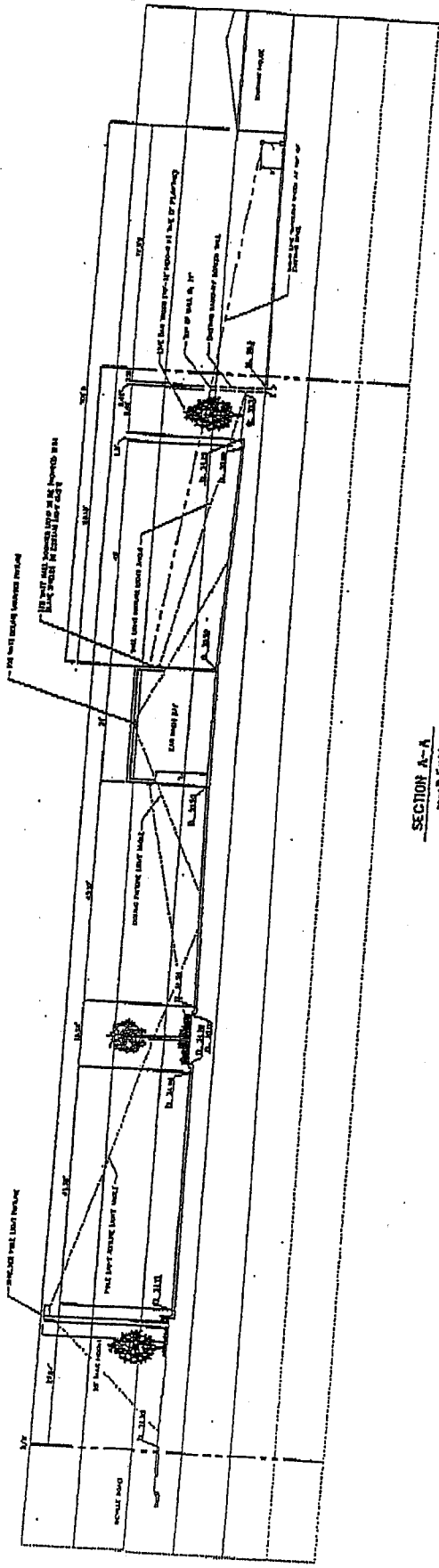
DATE	DESCRIPTION	BY	CHECKED
01/15/2011	CONSTRUCTION DETAILS	MARK DOWST	MARK DOWST
01/15/2011	OPERATION AND MAINTENANCE PROCEDURES	MARK DOWST	MARK DOWST
01/15/2011	EROSION AND SEDIMENT CONTROL PLAN	MARK DOWST	MARK DOWST
01/15/2011	DEWATERING NOTES	MARK DOWST	MARK DOWST

MARK DOWST & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
100 N. UNIVERSITY AVE. SUITE 1000 ORLANDO, FL 32801
TEL: (407) 241-1111 FAX: (407) 241-1112

MEISSA'S CAR WASH
DAYTONA BEACH, FLORIDA

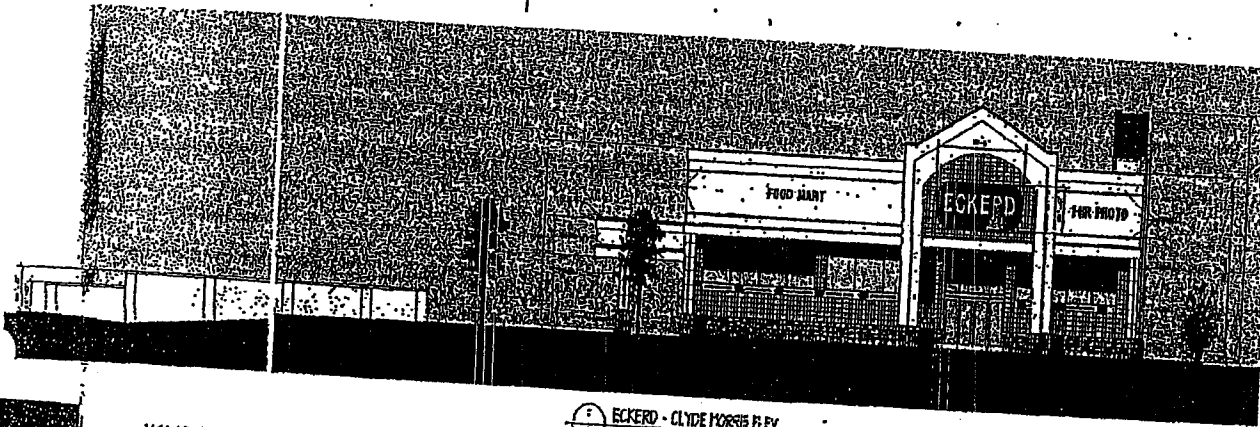
PROJECT NO. 589A
SHEET NO. 4

MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		DAYTONA BEACH, FLORIDA	
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		MELUSSA'S CAR WASH	
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		DETAIL SECTION	
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		4	
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		588A	
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		4	
MARK DOWST & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 129 N. PENNSYLVANIA AVE. DAYTONA BEACH, FLORIDA 32114 TELEPHONE: (407) 255-1242		4	



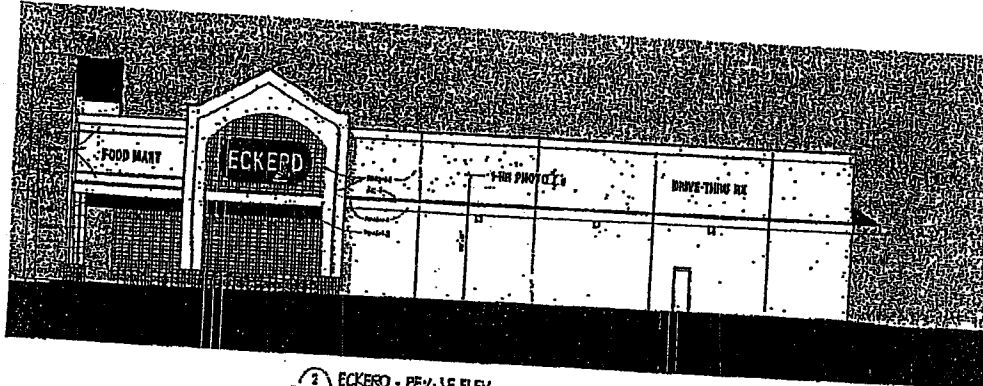
SECTION A-A
Scale: 1/4" = 1'-0"
NOTE: SEE SHEET 588B FOR DETAIL INFORMATION.

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1

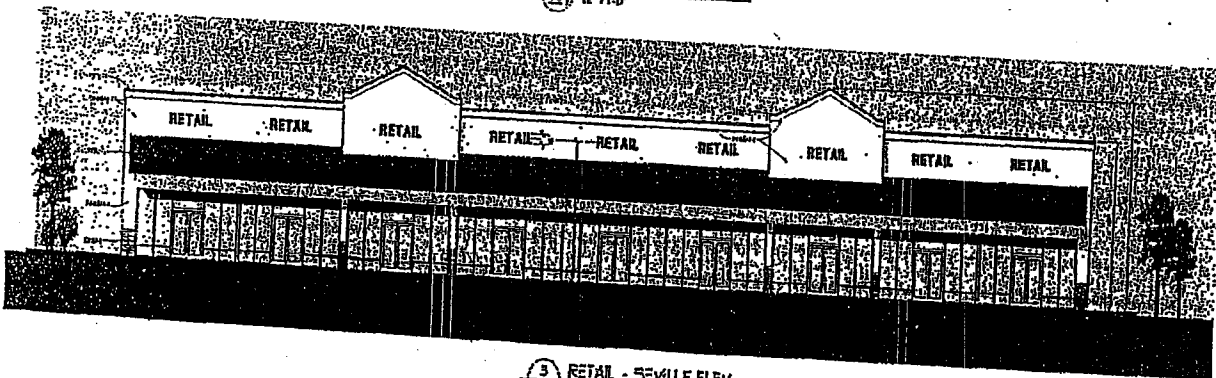


1 ECKERD - CLYDE MORRIS ELEV.
12' x 22'

- 17L-1 34 GA GALVALNEAL DUNBAR FINISH "ECKERD BLUE"
- 17A2H-1 STUCCO FINISH PAINTED TO MATCH "DRIVE THRU" SIGN
- 17A2H-2 STUCCO FINISH PAINTED TO MATCH 17A-1 "ECKERD BLUE"
- 17M-1 BRUTE FACE CONCRETE PAINTED RED "ECKERD BLUE"
- 17L-2 SINGLE BROWN CONCRETE PAINTED TO MATCH "ECKERD BLUE"
- 17L-3 BRUTE FACE CONCRETE PAINTED TO MATCH 17L-1 "ECKERD BLUE"



2 ECKERD - DEVLILE ELEV.
12' x 22'



3 RETAIL - SEVILLE ELEV.
12' x 22'

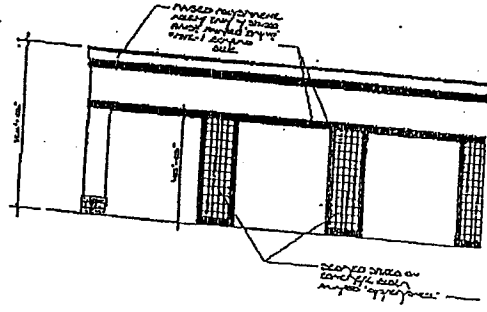
EXHIBIT C

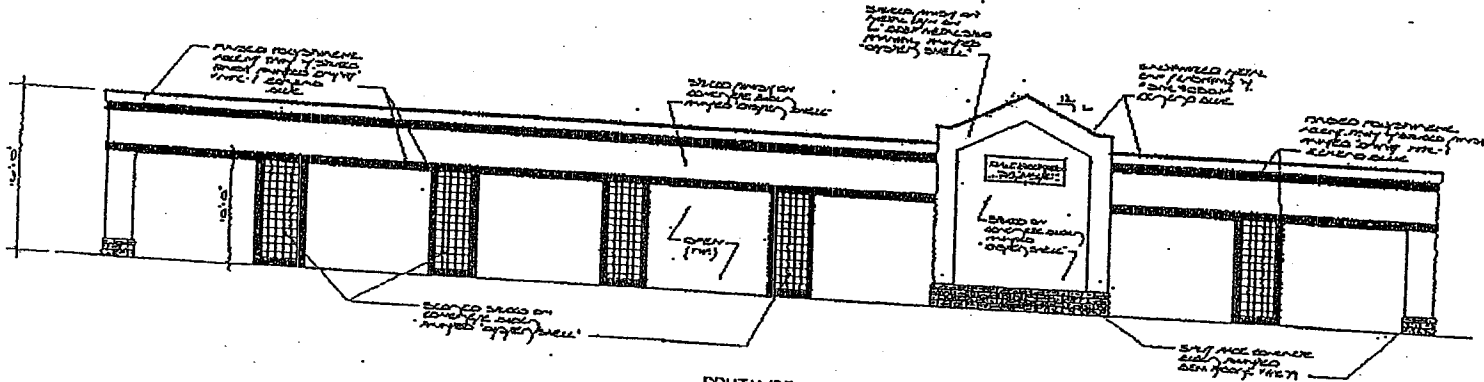
ECKERD

Lynch
Associates
Seattle, WA

Eckerd
Retail
Development
Division
St. Louis, MO

1





SOUTH (BEVILLE) ELEVATION 3/16/11-0

PROPOSED NEW BUILDING
FOR:
MELISSA'S CAR WASH

CLYDE HARRIS BLVD., BEVILLE RD. DAYTONA BEACH

DATE: 7/24/11

PROJECT: T-04

PROPOSED: CLEANING

EXHIBIT "C" 1P

A-1A

- 2

Composite
Exhibit B-1



2600 Dr. MLK Jr. Street N., Suite 600, St. Petersburg, FL 33704 #AA 0003347
(P) 727-323-5676 (F) 727-323-5826
email: info@architectonicsstudio.com http://www.architectonicsstudio.com

August 6, 2018

City of Daytona Beach
Building Department
301 S. Ridgewood Ave
Daytona Beach, FL 32114

Re: SuperSuds Application # 53-30-08-00-00-30
Address:

Responses to Building Comments are as follows:

Planner D – Note 2:

The building design and elevations will meet the design standards and will comply with all the requirements in Section 6.12.C of the LDC for buildings less than 200 feet. Walls will have changes of planes, projection or recess every 30 horizontal feet with at least 3-foot depth.

If I can be of further assistance, please call.

Sincerely



Michael Arrigo
Architect - Vice President
AR0017335

Memorandum



Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

To: Dennis Mrozek, Planning Director, City of Daytona Beach
From: Deborah D. LaCroix, CLA
Date: August 3, 2018
Client/Matter #: Supersuds Second Amendment to Planned Development-General Rezoning
DEV2018-076
Subject: Neighborhood Meeting Summary – August 2, 2018

A neighborhood meeting was held onsite at the project location at 1330 Beville Road, Daytona Beach, FL on August 2, 2018 at 6:00 p.m.

Rob Merrell, Justin Barton, Erica Johnson and Debi LaCroix were in attendance to explain the rezoning amendment request.

The meeting was attended by only four neighbors who received the invitations to the meeting. See attached Sign-In Sheet.

The neighbors were receptive to and excited by the proposed project.

We look forward to this item being scheduled for the Planning Board at their next available meeting.

Thanks.

Deb.

SUPERSUDS
PLANNED DEVELOPMENT-GENERAL
REZONING

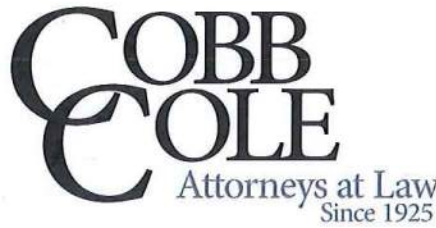
DEV2018-076

NEIGHBORHOOD MEETING
AUGUST 2, 2018 6:00 P.M.
SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
<i>[Signature]</i>	1349 Killian	412 599 8608
Talitha Austin	1349 Killian	386 843 8406
DAMARIS Ester	1355 Killian	386-212-2472
Debi Hancock	Cobb Cole	386 323 9263
Justin Barton	ZCA	386-852-6065
Rob Merrell	Cobb Cole	386-323-9263
Erica Johnson	Cobb Cole	386-323-9228
Sandy Murphy	4701/36 Park Ave	717 203 4765
Richie Squillante	1361 Killian	386 316 8643

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)
Rhoda Bess Goodson
(1950-2017)

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Kelly Parsons Kwiatek
Kathleen L. Crotty
Andrea M. Kurak
Matthew S. Welch



Daytona Beach • DeLand
149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

Michael J. Woods
Michael O. Sznajstajler
Pamela R. Masters
Robert E. Doan
Holly J. Woerschling
Rachel I. Pringle
Erica C. Johnson
Taylor M. Westfall
Sarah Zimmerman Fogle

OF COUNSEL
Harold C. Hubka
Thomas J. Leek
Larry D. Marsh
Maja Sander Bowler
William A. Parsons
Peter R. J. Thompson*

RETIRED
Thomas S. Hart

*Practice limited to federal immigration matters

July 23, 2018

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing 165 Kelley Street, LLC, the owner of 1.12+/- acres of property located at 1330 Beville Road, as shown on the attached map. The property is part of the 2.89+/- acre Sofran Eckerds Planned District, which includes the CVS property. No revisions to that property are proposed. The property is currently developed as a self-service carwash. The owner is requesting to amend the Planned District to allow the property to be developed as a full-service carwash.

As neighbors to the proposed zoning amendment, we would like to invite you to discuss the amendment on **Thursday, August 2, 2018 at 6:00 p.m.** on site at the current self-service carwash at 1330 Beville Road, Daytona Beach, FL.

We look forward to seeing you at this meeting if you are interested in discussing this zoning amendment.

Sincerely,

Robert A. Merrell III

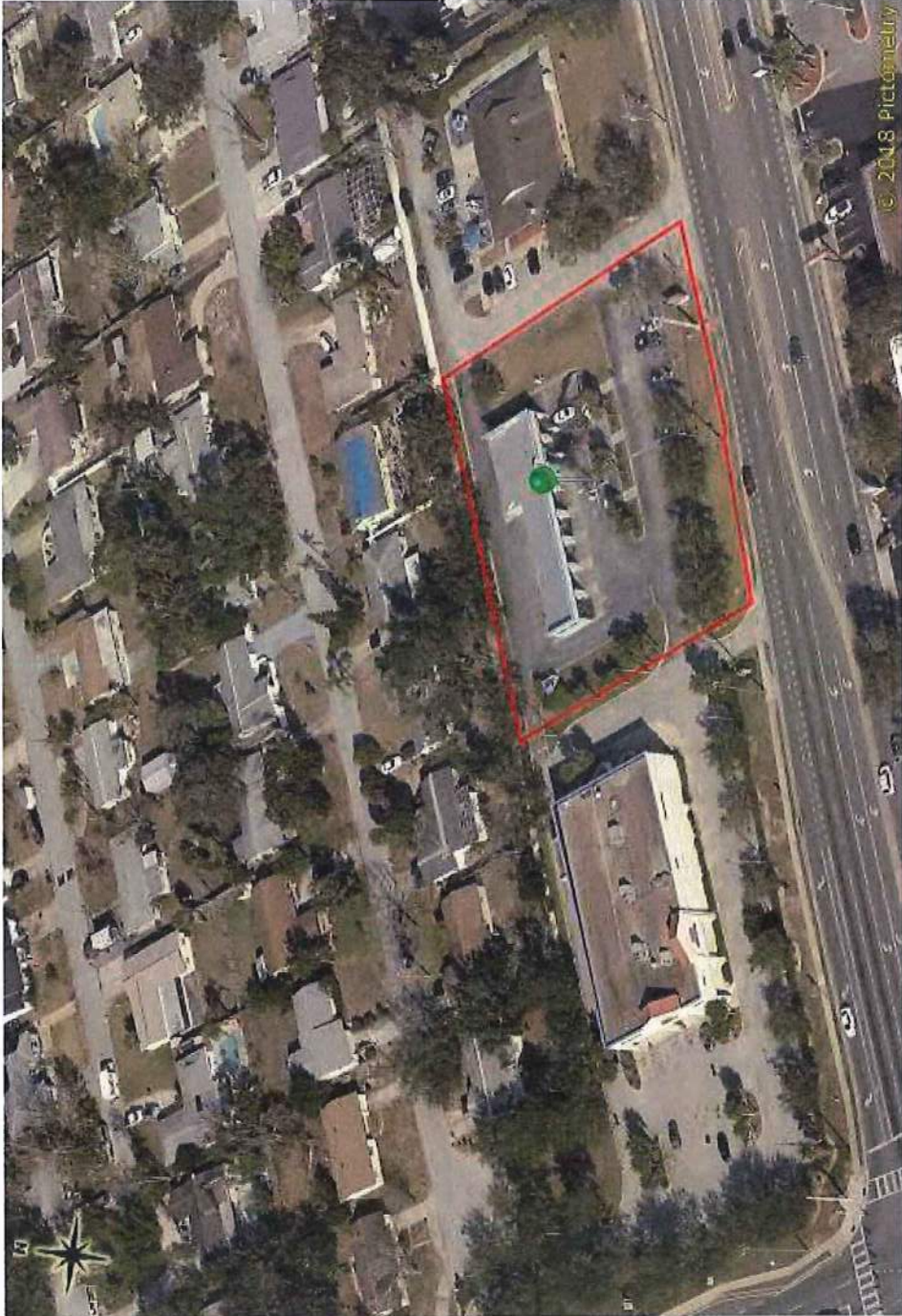
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:RIP/ddl
Enclosures

47378211330 BEVILLE RD, DAYTONA BEACH,



July 23, 2018



5330-01-14-0090
Donald B. Scola
1330 Killian Street
Daytona Beach, FL 32114

5330-01-14-0250
Tracey G. & Leslie J. Stilwell
1361 Woodbine
Daytona Beach, FL 32114

5330-01-14-0080
Talitha A. Austin
1336 Killian Street
Daytona Beach, FL 32114

5330-01-13-0020/5330-08-00-0010/5330-01-13-0010
AMBA Estates Daytona Beach FL, LLC
30 Compass Isle
Fort Lauderdale, FL 33308

5330-08-00-0050
First Union National Bank of Florida c/o Ryan, LLC
P.O. Box 2608
Carlsbad, CA 92018

5330-01-14-0220
Priscilla Cardwel
1343 Woodbine Street
Daytona Beach, FL 32114

5330-00-04-0022
Florida Capital Bank, N.A.
10151 Deerwood Park Blvd., Bldg. 300, Suite 110
Jacksonville, FL 32256

5330-01-14-0030
Hideo Kikuchi
1366 Killian Street
Daytona Beach, FL 32114

5330-07-00-0210
Mary Lynn Hastings TR
112 Marsh Wren Court
Daytona Beach, FL 32119

5330-01-14-0210
Georgia M. Green
1337 Woodbine Street
Daytona Beach, FL 32114

5330-01-13-0040
Richard Albert Squillante
1361 Killian Street
Daytona Beach, FL 32114

5330-01-14-0190
Cory V. Hayes
1325 Woodbine Street
Daytona Beach, FL 32114

5330-08-00-0040
KC Propco, LLC c/o Knowledge Learning Corp.
P.O. Box 6760
Portland, OR 97228

5330-01-13-0010
Patricio Canales
1319 Killian Street
Daytona Beach, FL 32114

8330-07-00-0001
1301 Beville Road Professional Plaza Condo Assn. Inc.
1301 Beville Road, Suite 21
Daytona Beach, FL 32119

5330-01-14-0020
A M MOR LLC TR c/o Anthony M. Morrone
2060 Kenilworth Avenue
South Daytona, FL 32119

5330-01-14-0230
Judith Closson Dyke
1349 Woodbine Street
Daytona Beach, FL 32114

5330-00-04-0021
Richard N. Johnson, Richard N. & Debra M. Johnson TR
4244 Jackson Street
Port Orange, FL 32129

5330-01-13-0080
William Junior Runner
1337 Killian Street
Daytona Beach, FL 32114

5330-01-13-0030
Ruth Goings
1367 Killian Street
Daytona Beach, FL 32114

5330-01-13-0120
George W. Tombe IV & Krista M. Tombe
PSC 2, Box 9012
APO AE 09012

5330-01-14-0060
Edward A. Dyke, Jr. & Sharon W. Dyke
1348 Killian Street
Daytona Beach, FL 32114

5330-01-14-0120
Tara L. Reisinger
1312 Killian Street
Daytona Beach, FL 32114

5330-00-04-0025
Discount Auto Parts, Inc. Attn: Tax Accounting
P.O. Box 2710
Roanoke, VA 24001

5330-01-13-0050
Talitha Austin
1355 Killian Street
Daytona Beach, FL 32114

5330-00-04-0020
Circle K Stores, Inc. Property Tax Department
1130 W. Warner Rd., Building B, DC17
Tempe, AZ 85284

5330-01-13-0090
Kavita & Kendrick Sooknarine
1331 Killian Street
Daytona Beach, FL 32114

5330-01-13-0100
Enid Yanovsky
1325 Killian Street
Daytona Beach, FL 32114

5330-01-13-0060
Talitha Austin
1349 Killian Street
Daytona Beach, FL 32114

5330-01-14-0040
Heiko H. Folkerts EST
28 Branglebrink Road
St. James, NY 11780

5330-01-14-0110
Margaret N. Myers c/o Laura Newbern
508 West Main Street
Elizabeth City, NC 27909

5330-01-14-0240
Yluyemisi & Lisa Y. Sogunro
1351 Woodbine Street
Daytona Beach, FL 32114

5330-01-13-0021
City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, FL 32114

5330-01-14-0200
Amir Hadzic
1331 Woodbine Street
Daytona Beach, FL 32114

5330-01-13-0070
Kimberly Brunson
14033 Hazelwood Court
Jacksonville, FL 32224

5330-01-14-0050
Monica Annette Bairos
1354 Killian Street
Daytona Beach, FL 32114

5330-01-14-0070
Mariano Rosa
1342 Killian Street
Daytona Beach, FL 32114

5330-01-14-0100
Roger C. Corrigan
1324 Killian Street
Daytona Beach, FL 32114

5330-07-00-0200
AHC Enterprises, LLC
19 Southern Trace Blvd.
Ormond Beach, FL 32174

5330-01-14-0010
Derek Kraje
122 S. Hamilton Avenue
Greensburg, PA 15601

5330-01-14-0260
Robert L. Marn, Jr.
1367 Woodbine Street
Daytona Beach, FL 32114

5330-05-00-0011
Central Florida KFC, Inc.
2501 Hollywood Blvd., Suite 200
Hollywood, FL 33020

5330-05-00-0021
Barnett Bank of Volusia County NC1 001 03 81
101 N. Tryon Street
Charlotte, NC 28255

5330-01-14-0270
Pavlos Kasselouris
3810 Wimbledon Drive
Lake Mary, FL 32746

5330-01-14-0280
Paul R. Flanders, Jr.
1379 Woodbine Street
Daytona Beach, FL 32114

5330-05-00-0010
Walgreen Co.
P.O. Box 1159
Deerfield, IL 60015

5330-00-04-0023
Olde Property Corporation
719 Griswold Street, Suite 1700
Detroit, MI 48226

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON 8/2/18 AT 6:00 PM TO INTRODUCE THE FOLLOWING APPLICATION FOR THIS PROPERTY:

Planned District Amendment- Devon 18-076

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:
Here - 1330 Beville Rd, D.B. FL

INTERESTED PARTIES CAN CONTACT Cobb Co
AT 386 323-9263 FOR FURTHER INFORMATION.

SUPERSUDS CAR WASH

CITY OF DAYTONA BEACH - VOLUSIA COUNTY, FL

PLANNED DEVELOPMENT-GENERAL

DEV2018-076

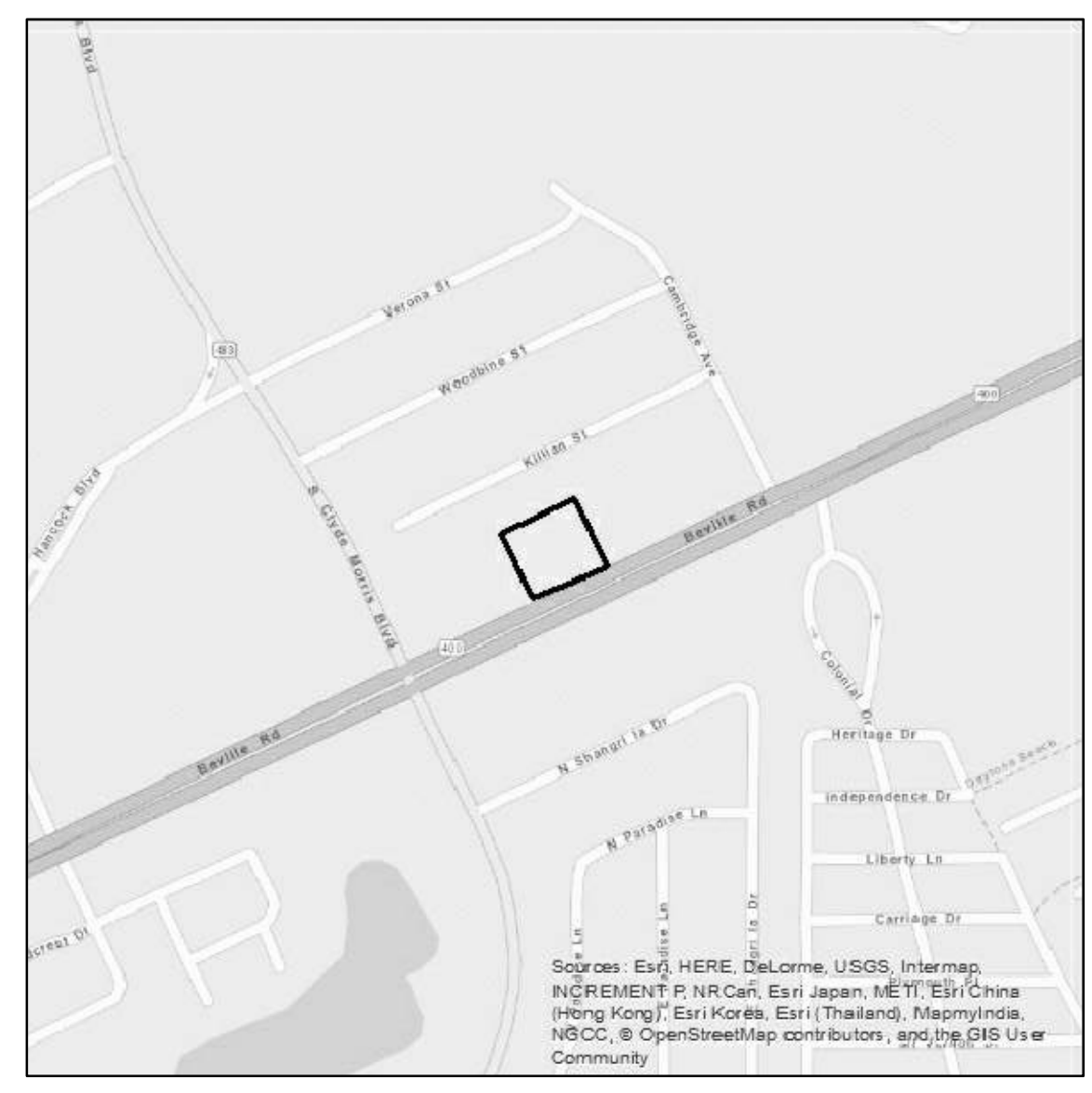


CLIENT: BRIAN BRIGGS
 13127 BRIDGEPORT CROSSING
 LAKEWOOD RANCH FL 32411
 (603) 396-5827
CONTACT: BRIAN BRIGGS
 e-mail: brian.briggs@mb3companies.com

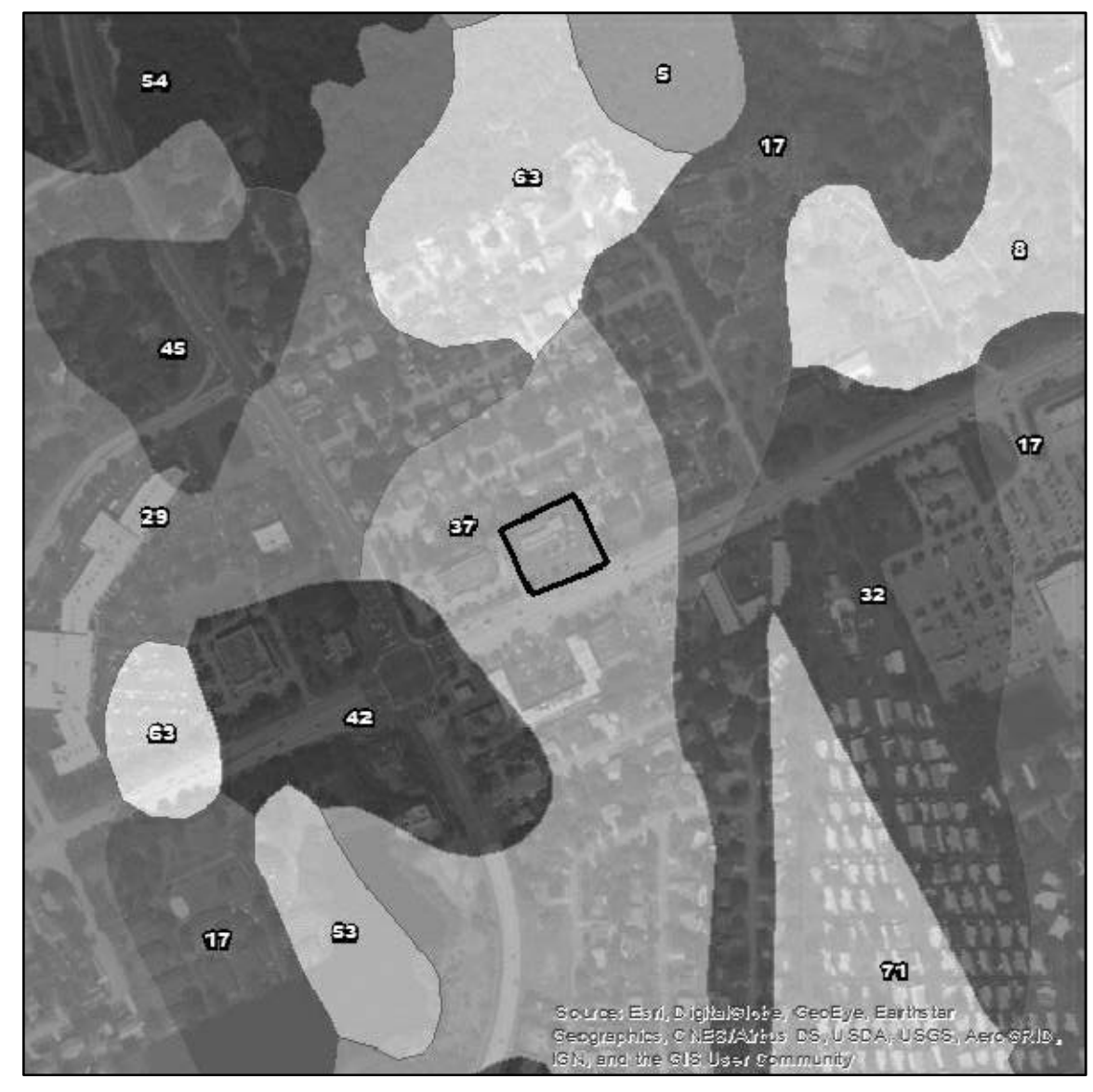
CIVIL ENGINEER: ZEV COHEN & ASSOC., INC.
 300 INTERCHANGE BOULEVARD
 ORMOND BEACH, FL., 32174
 (386) 677-2482
 (386) 677-2505 (FAX)
CONTACT: JUSTIN BARTON, P.E.
 e-mail: jbarton@zevcohen.com

ENVIRONMENTAL ENGINEER: ZEV COHEN & ASSOC., INC.
 300 INTERCHANGE BOULEVARD
 ORMOND BEACH, FL., 32174
 (386) 677-2482
 (386) 677-2505 (FAX)
CONTACT: BILL LITES
 e-mail: blites@zevcohen.com

SURVEYOR: WILBERT JR. LAND SURVEYING, INC
 P.O. BOX 1497
 ORMOND BEACH, FL. 32175
 (386) 676-9056
CONTACT: ANDY WILBERT
 e-mail: wilbertsurveying@cfl.rr.com



VICINITY MAP
 SCALE: 1" = 500'



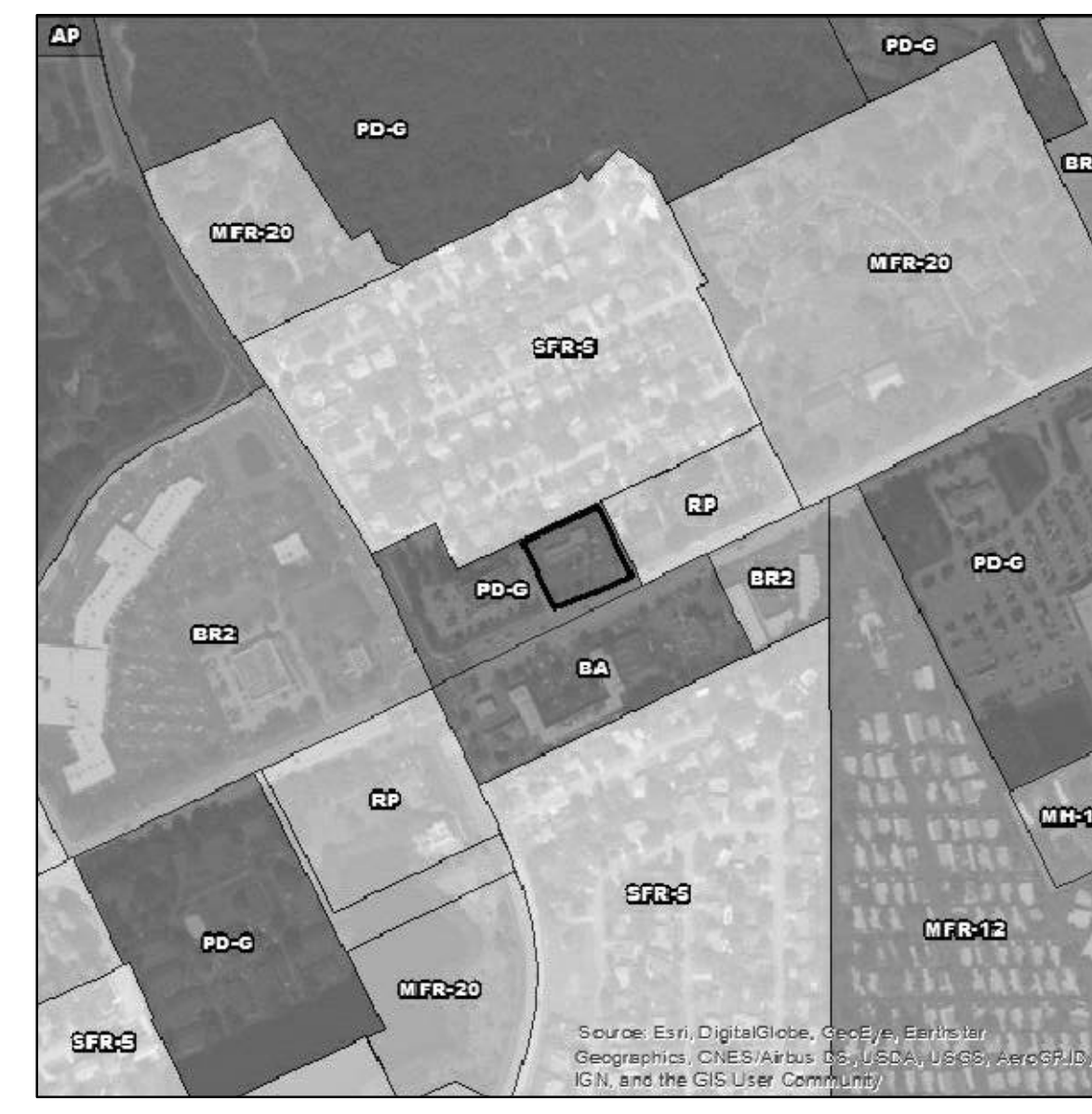
SOILS MAP
 SCALE: 1" = 500'
 THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS:

- 49 POMONA FINE SAND (B/D)
- 50 POMONA FINE SAND - DEPRESSIONAL (B/D)
- 53 POMPANO-PLACID COMPLEX (A/D)



FLOOD ZONE MAP
 SCALE: 1" = 500'

THE PROPERTY LIES IN:
 FLOOD ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 FEMA MAP 12127C0366H REVISED FEBRUARY 19, 2014



ZONING MAP
 SCALE: 1" = 500'

CURRENT ZONING FOR THIS SITE IS: PD-G

LEGAL DESCRIPTION:

PROPERTY DESCRIPTION (PROVIDED BY CLIENT)

PARCEL 1 (FEE SIMPLE):
 A PORTION OF LOTS 2 AND 3, CASCADE PARK, AS RECORDED IN MAP BOOK 40, PAGE 5, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID LOT 3 AS THE POINT OF BEGINNING, RUN SOUTH 64°21'43" WEST ALONG THE NORTH LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 229.10 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 25°42'23" EAST, A DISTANCE OF 207.16 FEET TO 5/8TH INCH IRON ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BEVILLE ROAD (S.R. NO. 400), A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR S.R. 483 (CLYDE MORRIS BOULEVARD) AND S.R. NO. 400 (BEVILLE ROAD), SECTION 79001-2511; THENCE NORTH 67°50'09" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 123.92 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 64°22'40" EAST, A DISTANCE OF 105.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 25°38'05" WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 214.70 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT):
 NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 4598, PAGE 2343, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROJECT DESCRIPTION:
 THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SELF-SERVICE CARWASH. A NEW FULL SERVICE CAR WASH BUILDING WILL BE CONSTRUCTED TOTALING 4,486 SF. SITE IMPROVEMENTS INCLUDE ADDITIONAL PARKING AND STORMWATER IMPROVEMENTS.

SITE INFORMATION:

- SITE ADDRESS : 1330 BEVILLE ROAD
- TAX PARCEL ID : 5330-08-00-0030
- EXISTING ZONING : PD-G
- PROPOSED ZONING : PD-G
- EXISTING USE : SELF SERVE CAR WASH
- PROPOSED USE : FULL SERVICE CAR WASH
- PROPERTY AREA : 1.12 AC
- EXISTING BUILDING AREA : 3,850 SF = 0.088 AC
- PROPOSED BUILDING AREA : 4,486 SF = 0.103 AC
- PROPOSED BUILDING HEIGHT : 22'-8"
- EXISTING IMPERVIOUS AREA : 0.75 AC
- PROPOSED IMPERVIOUS AREA : 0.75 AC
- EXISTING PERVIOUS AREA : 0.37 AC
- PROPOSED PERVIOUS AREA : 0.37 AC
- EXISTING LANDSCAPE AREA : 16,100 SF
- PROPOSED LANDSCAPE AREA : 16,137 SF

PLANNED DEVELOPMENT SHEET INDEX:

- PD-1 COVER SHEET
- PD-2 EXISTING CONDITIONS
- PD-3 OVERALL DEVELOPMENT PLAN
- PD-4 LANDSCAPE PLAN

UTILITIES:
 POTABLE WATER, FIRE PROTECTION, AND SEWER SYSTEMS WILL UTILIZLE EXISTING SYSTEMS AND CONNECTIONS IN ACCORDANCE WITH CITY OF DAYTONA BEACH LAND DEVELOPMENT CODE.

STORMWATER:
 ON-SITE STORMWATER MANAGEMENT AND TREATMENT WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF DAYTONA BEACH LAND DEVELOPMENT CODE.

SUPERSUDS CAR WASH
1330 BEVILLE ROAD
PD-G MASTER PLAN
COVER SHEET

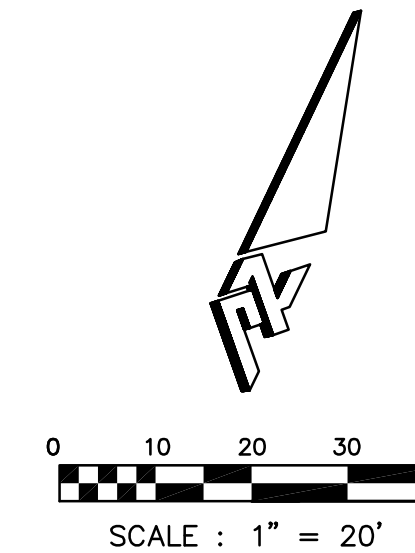
VOLUSIA COUNTY, FLORIDA
 CITY OF DAYTONA BEACH

PROJECT NO: ZC16091
ISSUE DATE: 7-10-2018
DESIGNED BY: JB
DRAFTED BY: CW
CHECKED BY: BB
DRAWING FILE: C01 BPUD-1519200V XREFS: RPD 151921TB XREFS:
NOT VALID WITHOUT SEAL JUSTIN A. BARTON, P.E. NO. 67368
SCALE: AS SHOWN
SHEET: PD-1 OF 4

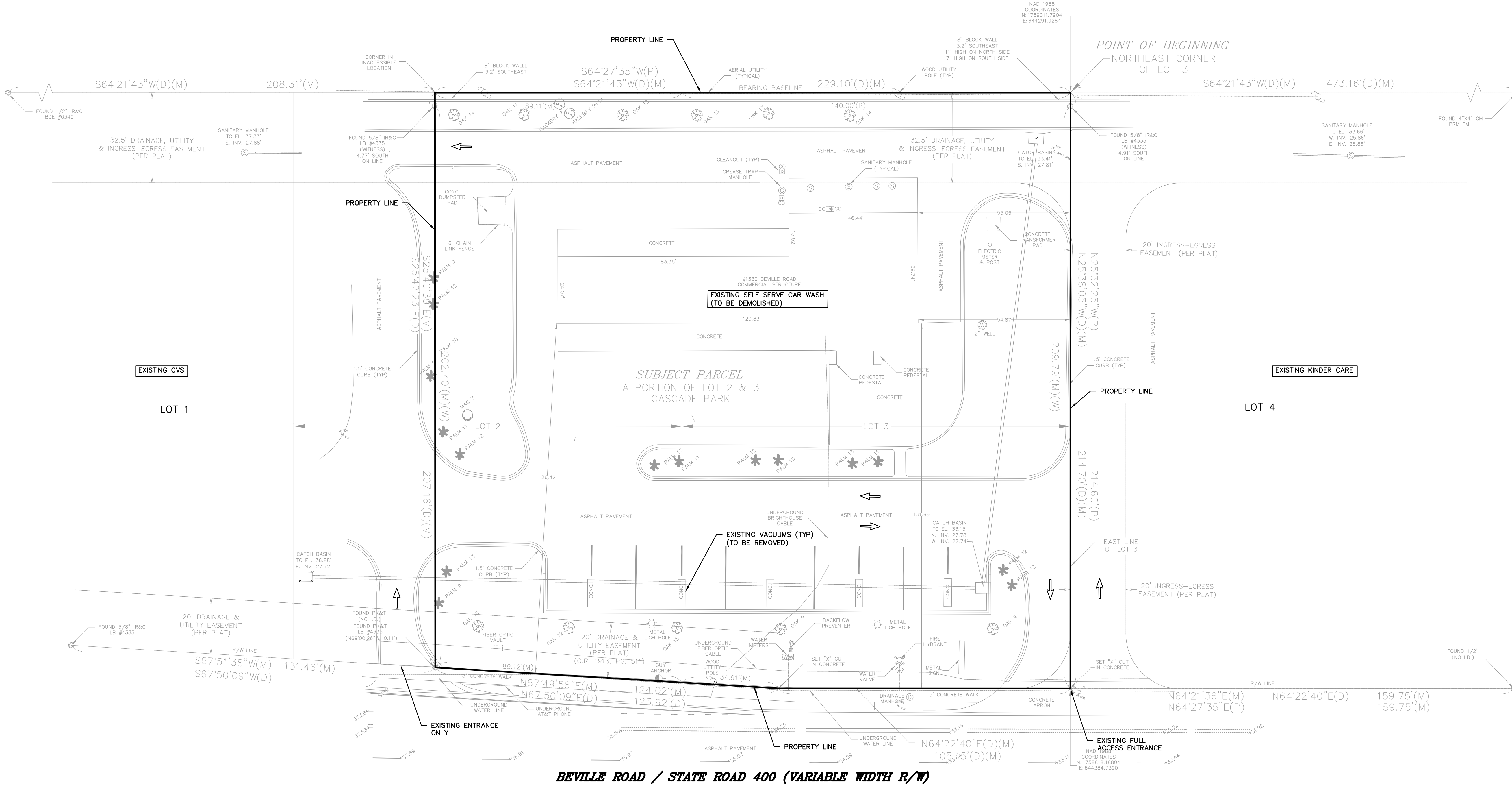
DEV2018-076



ORMOND BEACH CIVIL ENGINEERS, ARCHITECTS, PLANNERS • TRANSPORTATION • ENVIRONMENTAL
3001 W. UNIVERSITY BLVD., SUITE 100
ORMOND BEACH, FL 32174
(386) 677-2482 FAX (386) 677-2505
ST. AUGUSTINE
8277 AIA SOUTH STE. #102, OFFICE 4
ST. AUGUSTINE, FL 32080
(904) 797-1610 FAX (386) 677-2505
EDGEWATER
1840 AIRPARK ROAD
EDGEWATER, FL 32132
(386) 677-4206 FAX (386) 677-2505
WWW.ZEVCOHEN.COM



BLOCK 13, RIDGECREST
SUBDIVISION UNIT 2
(M.B. 27, PG. 215)



BEVILLE ROAD / STATE ROAD 400 (VARIABLE WIDTH R/W)

NO.	DATE	REVISIONS

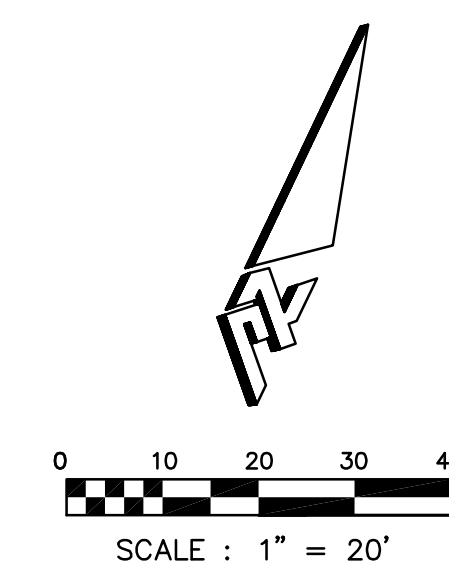
SUPERSUDS CAR WASH
1330 BEVILLE ROAD
PD-G MASTER PLAN
EXISTING CONDITIONS
 VOLUSIA COUNTY, FLORIDA
 CITY OF DAYTONA BEACH

PROJECT NO: ZC16091
 ISSUE DATE: 7-10-2018
 DESIGNED BY: JB
 DRAFTED BY: JB
 CHECKED BY: BB
 DRAWING FILE: C02 RPU0-16091SLP
 XREFS: RPD 151921B
 XREFS:

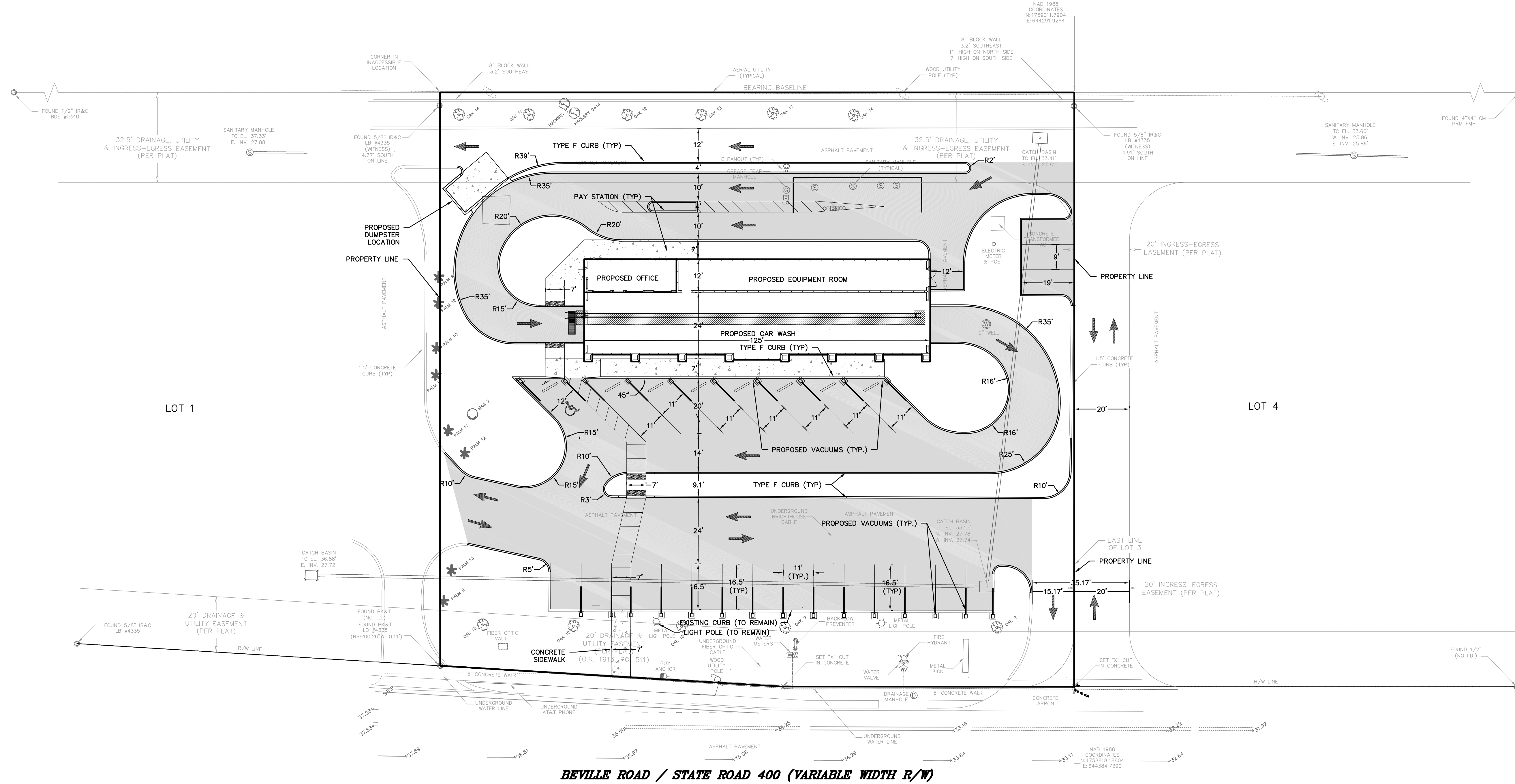
NOT VALID WITHOUT SEAL
JUSTIN A. BARTON, P.E. NO. 67368

EXHIBIT - B

DEV2018-076



BLOCK 13, RIDGECREST SUBDIVISION UNIT 2 (M.B. 27, PG. 215)



BEVILLE ROAD / STATE ROAD 400 (VARIABLE WIDTH R/W)

ORMOND BEACH
3005 W. PALM BEACH BLVD., SUITE C
ORMOND BEACH, FL 32174
(386) 677-2482 FAX (386) 677-2505
ST. AUGUSTINE
6377 AIA SOUTH STE #102 OFFICE 4
ST. AUGUSTINE, FL 32080
(904) 797-1610 FAX (904) 677-2505
EDGEWATER
1240 AIRPARK ROAD
EDGEWATER, FL 33132
(386) 677-4266 FAX (386) 677-2505

NO.	DATE	REVISIONS

SUPERSUDS CAR WASH
1330 BEVILLE ROAD
PD-G MASTER PLAN
SITE LAYOUT PLAN
VOLUSIA COUNTY, FLORIDA
CITY OF DAYTONA BEACH

PROJECT NO: ZC16091
 ISSUE DATE: 7-10-2018
 DESIGNED BY: JB
 DRAFTED BY: JB
 CHECKED BY: BB
 DRAWING FILE: C02 RPU-16091SLP
 XREFS: RPD 151927B
 XREFS:
 NOT VALID WITHOUT SEAL
 JUSTIN A. BARTON, P.E. NO. 67368



WWW.ZEVCOHEN.COM

DEV2018-076

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

BY

NO. DATE SUBMITTALS / REVISIONS

VOLUSIA COUNTY, FL

**SUPERSUDS CARWASH
1330 BEVILLE ROAD
PD-G MASTER PLAN
LANDSCAPE PLAN**

PROJECT NO: ZC 16091

DESIGNED BY: SMG

DRAFTED BY: SMG

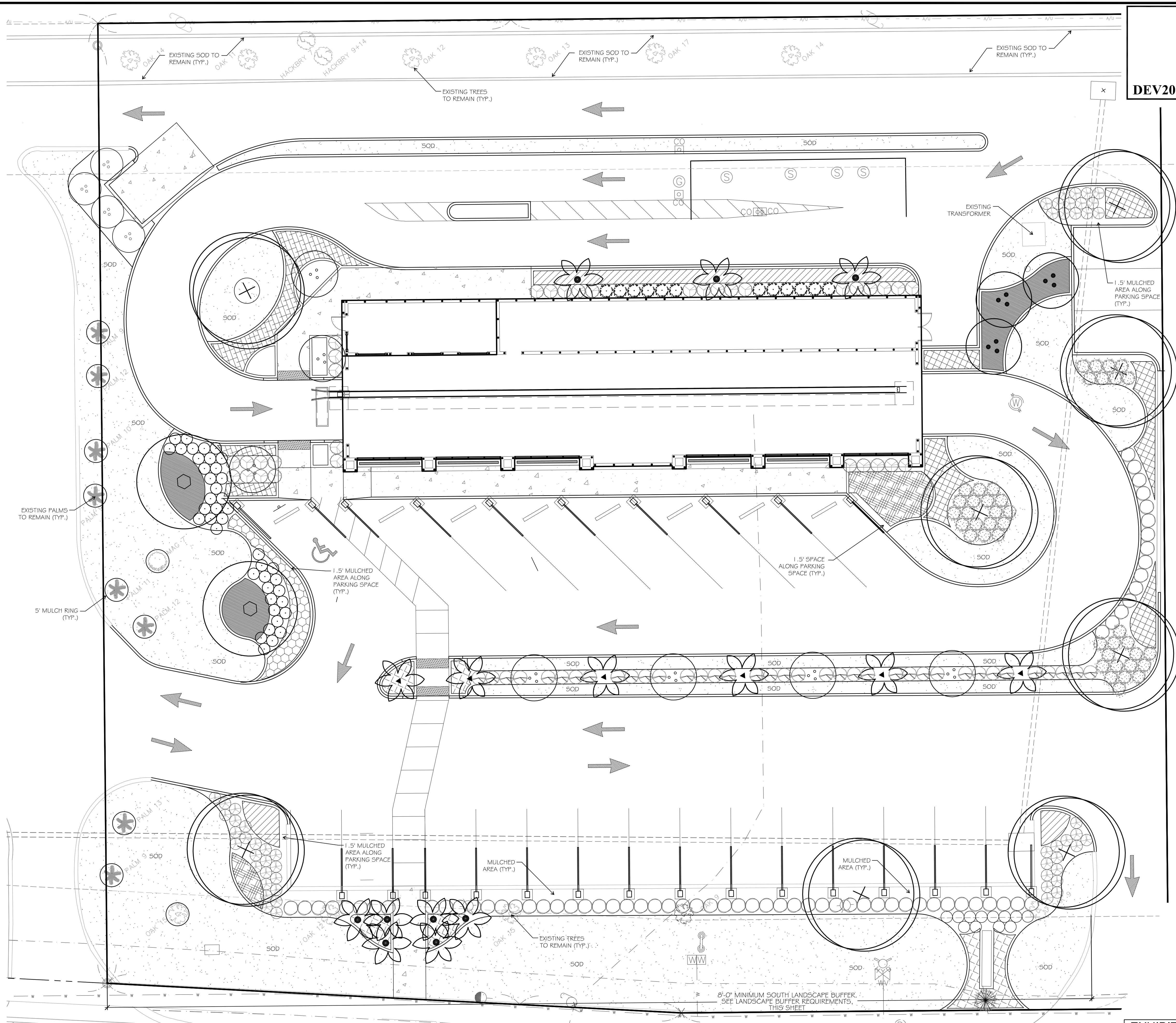
CHECKED BY: SRB

DRAWING FILE: 16091PUD LADWG
XREFS: 16091BAS.DWG
XREFS: 16091SURV.DWG

STEPHEN R. BURNS, R.L.A. NO. 986
NOT VALID WITHOUT SEAL

SCALE: AS SHOWN

SHEET: PD-4 OF 4



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN

LANDSCAPE BUFFER REQUIREMENTS

SOUTH	BEVILLE ROAD (210 L.F.)	REQUIRED	PROVIDED
MINIMUM WIDTH		8'	8'
5 SHADE TREES PER 100 L.F.		11	*11
CONTINUOUS OPAQUE SCREEN		YES	YES

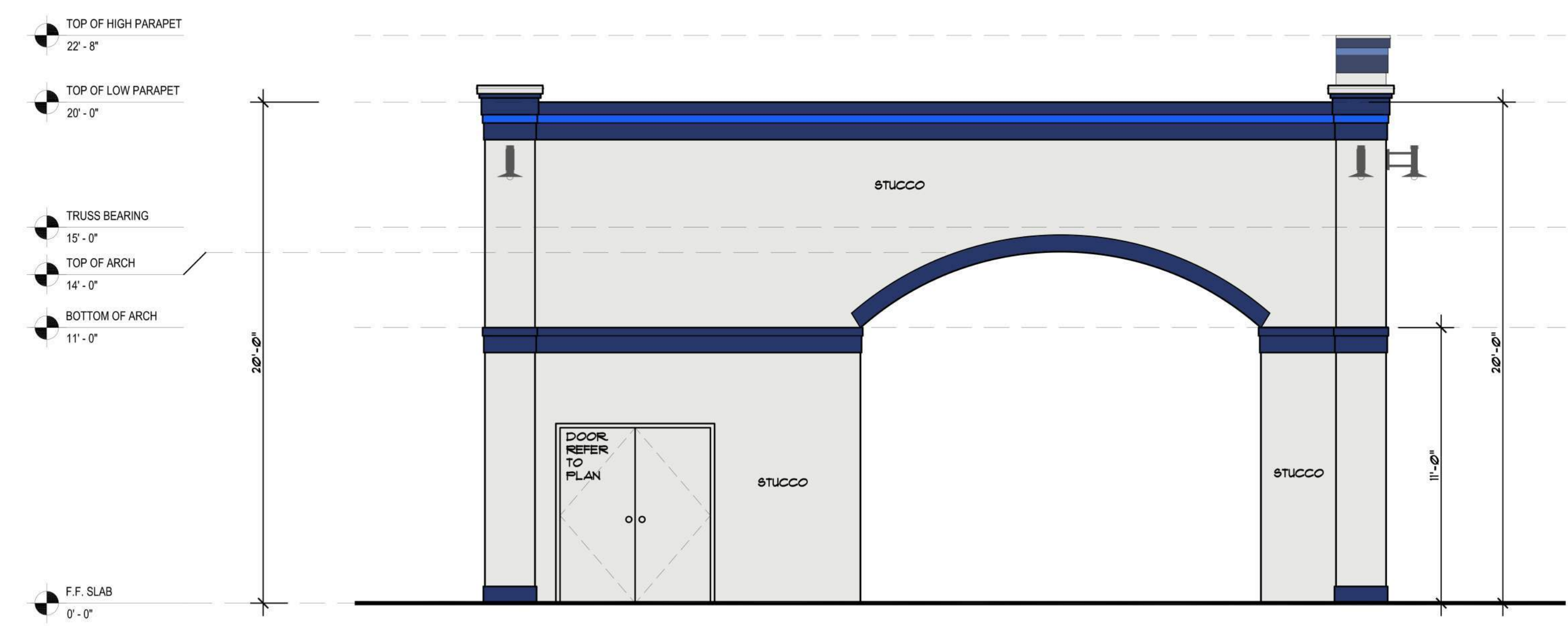
MINIMUM ON SITE TREES

MINIMUM TREES REQUIRED ON SITE	20
CALCULATION: 48,787 S.F. / 2,500 S.F. = 20	
EXISTING TREES TO BE PRESERVED	*18
NUMBER OF TREES PROVIDED ON LANDSCAPE PLAN	10
NUMBER OF PALMS PROVIDED:	14 / 2 = 7
TOTAL NUMBER OF TREES EXISTING PLUS PROVIDED	35

INTERIOR LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPE AREA REQUIRED	10%
IMPERVIOUS PARKING AND DRIVE AREA	20,066 S.F.
INTERIOR LANDSCAPE REQUIRED	3,000 S.F.
(CALCULATION: 20,066 x 15% = 3,000)	
INTERIOR LANDSCAPE AREA PROVIDED	5,837 S.F.

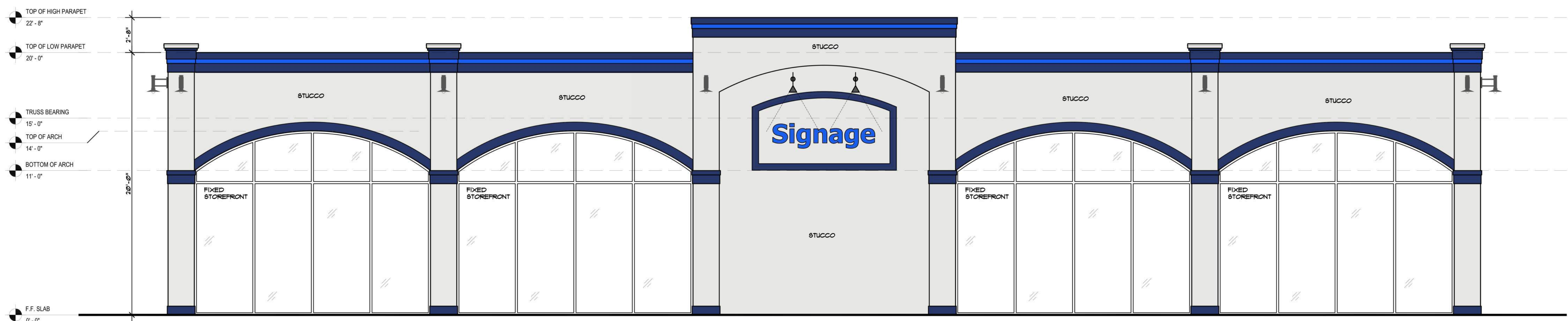
EXHIBIT - B



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.



FRONT ELEVATION

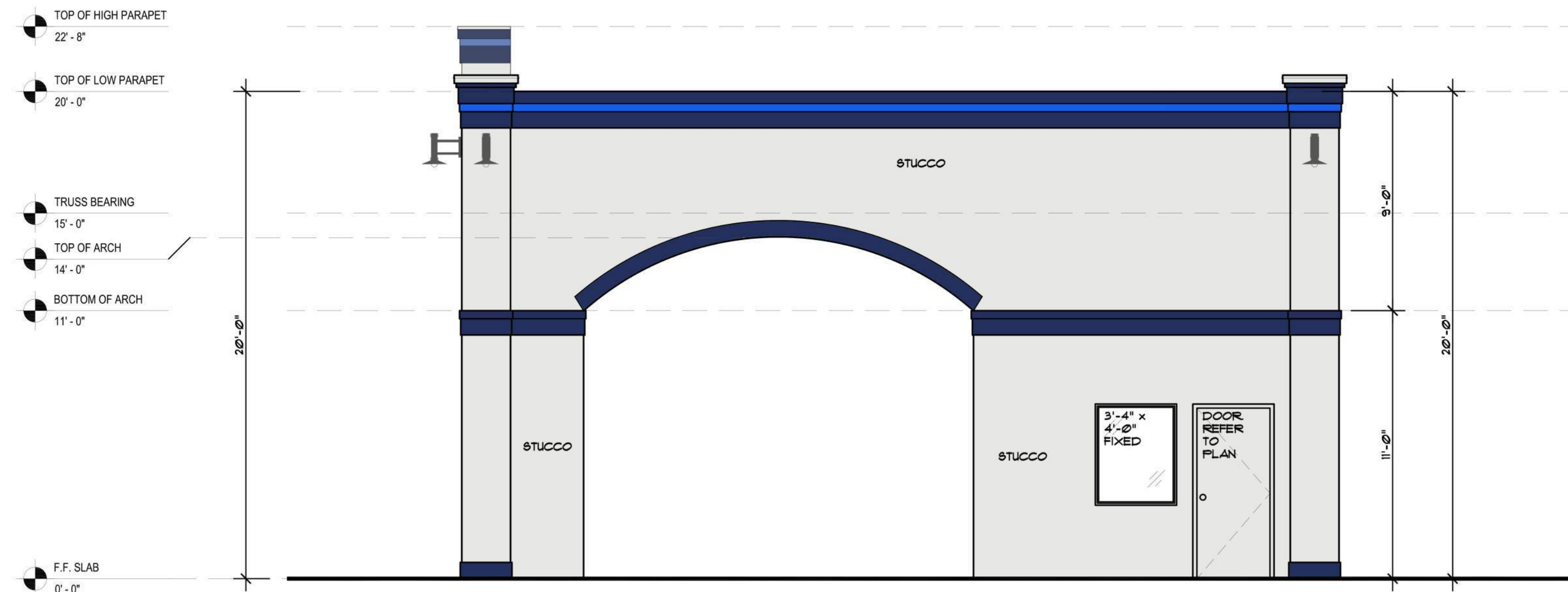
SCALE: 1/4" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC. ARE 3'-0"X8'-0", 2'-0"X4'-0", ETC.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC. ARE 3'-0"X8'-0", 2'-0"X4'-0", ETC.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

Super Suds
 New Construction
 1330 Beville Road
 Daytona Beach, Florida

Elevations

Revisions:






Project No.
 2018-039C
 Date:
 May 2, 2018









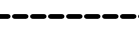
MICHAEL ARRIGO
 LIC. NO. AR0017335

a2.2

LEGEND:

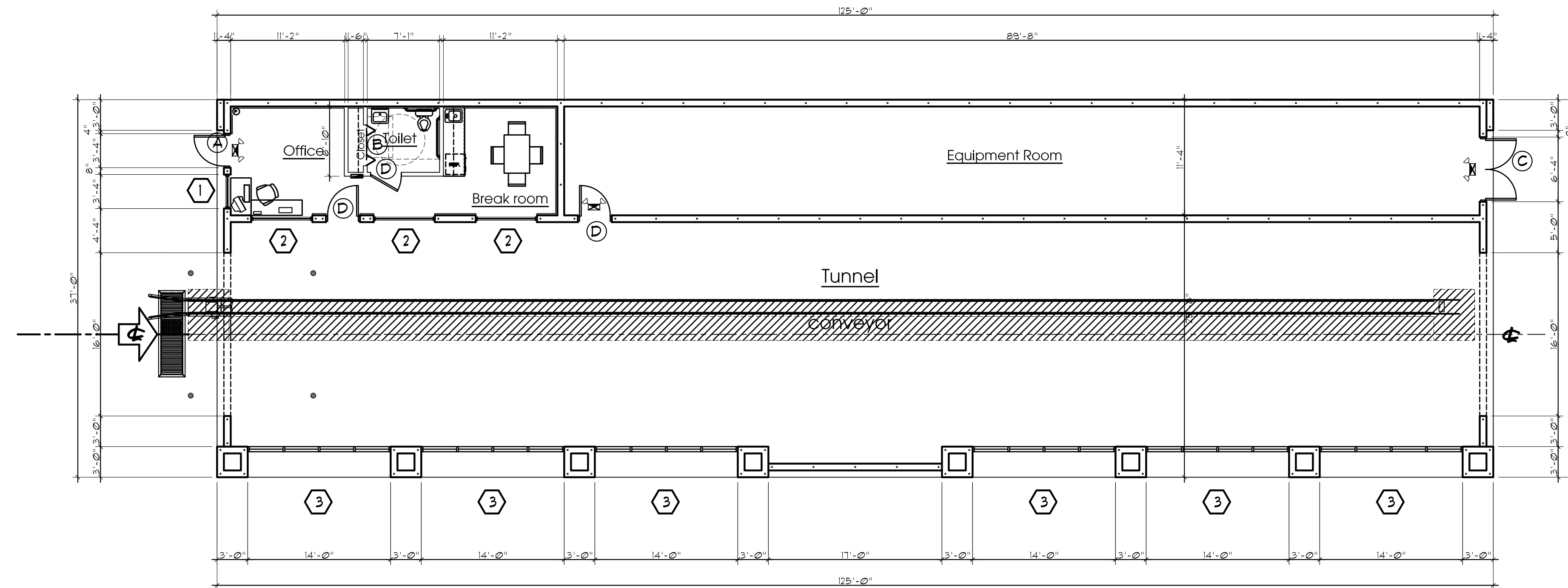
-  WALL TYPES
-  GENERAL CONSTRUCTION NOTE
-  SECTION DETAIL
-  PLAN DETAIL
-  ELEVATION SYMBOL

LIFE SAFETY LEGEND:

-  EXISTING COMBO EMERGENCY LIGHT/ FIRE EXIT SIGN, TYP (HIGHLIGHTED DEPICTS DIRECTION)
-  EXISTING EMERGENCY LIGHT, TYP
-  EXISTING FIRE EXIT SIGN, TYP (HIGHLIGHTED DEPICTS DIRECTION)
-  NEW COMBO EMERGENCY LIGHT/ FIRE EXIT SIGN, TYP (HIGHLIGHTED DEPICTS DIRECTION)
-  NEW FIRE EXIT SIGN, TYP (HIGHLIGHTED DEPICTS DIRECTION)
-  FIRE EXTINGUISHER BRACKET AND EXTINGUISHER, TYPE ABC
-  MAXIMUM TRAVEL DISTANCE

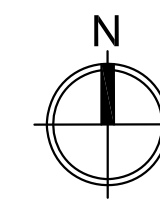
DOOR SCHEDULE	
(A)	3'-0" x 6'-8" HOLLOW METAL DOORS w/ HOLLOW METAL FRAMES
(B)	(2) 2'-0" x 6'-8" BI-FOLD DOORS
(C)	PAIR 3'-0" x 6'-8" METAL CLAD DOORS w/ HOLLOW METAL FRAMES
(D)	3'-0" x 6'-8" FIBERGLASS DOOR w/ FIBERGLASS FRAME (SOLID CORE)

WINDOW SCHEDULE	
(1)	3'-4" x 4'-0" FIXED
(2)	6'-0" x 4'-0" FIXED
(3)	14'-0" WIDE FIXED STOREFRONT



FLOOR PLAN

SCALE: 1/8" = 1'-0"



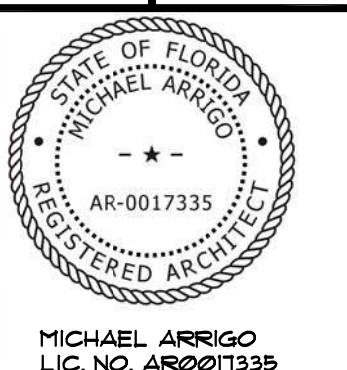
ARCHITECTONICS
architects • planners

Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
St. Petersburg, FL 33704
(813) 727-323-5676
www.architectonicsstudio.com

Super Suds
New Construction
1330 Beville Road
Daytona Beach,
Florida

Floor Plan

Revisions:
Project No. 2018-038C
Date: May 2, 2018



MICHAEL ARRIGO
LIC. NO. AR2017335

a1.1

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.