



Fuel Farm Timeline

How did we get here?



June 22, 2022

City Planning Dept. meets with Belvedere

Belvedere Terminals representatives met via Zoom with city's Site Plan Review Committee to provide an overview of the proposed fuel farm at 874 Hull Ave. According to the [meeting minutes](#) Belvedere provided details about the number of trucks (164) that will be utilizing Harmony Rd. to Hull Rd. to reach U.S. 1 in a 24 hour period. Discussion included (1) traffic concerns, (2) the need to create I-2 zoning district, (3) Harmony Ave Right-of-way; (4) annexation. Annexation would require 2 public hearings before the City Commission. Land use and zoning would require 1 public hearing in front of the Planning Board (see June 8, 2023), and 2 hearings in front of the City Commission (See July 18, 2023 & August 1, 2023).

July 6, 2022

Halifax Paving submits Pre-application for Office Building at 860 and 1399 Hull Rd.

October 1, 2022

Halifax Paving submits [Application](#) for Office Building at 860 and 1399 Hull Rd.

Construction of a 8,840 -sf two-story metal office building and associated landscape, irrigation, paving, drainage, utilities and parking improvement.

March 1, 2023

Belvedere applies for Air Permit with the FDEP [Air Permit Application](#)

May 2, 2023

Halifax Paving Annexed

According to [meeting minutes](#), City Commission unanimously approved the annexation of two parcels at 860 and 1399 Hull Road totaling 52 acres. Halifax Paving (Durrance Properties) requested annexation of the sites to connect to city utilities, which were Volusia County enclaves within the city. Annexation required land use amendments.

June 8, 2023

Public Hearing on Land Use Amendments & Creation of I-2, Heavy Industrial District

The **Planning Board** of Ormond Beach conducted a public hearing on the land use amendments and made recommendations to the City Commission. See page 19-20 of [Meeting Minutes](#) . Additional discussion.

July 7, 2023

Notice of Intent to Issue Air Permit published in Hometown News

July 18, 2023

Public Hearing on Land Use Amendments

First of two public hearings before City Commission. [Meeting minutes](#) include:

- Ordinance No. 2023-40 changing designation of Halifax Paving parcels (860 Hull Rd. and 1399 Hull Ave from Volusia county "industrial" to OB "heavy industrial."
- Ordinance No. 2023-41 creating the I-2 heavy industrial zoning district. Creating **conditions for conditional and special exception uses** ([click here for more info](#)).
- Ordinance No. 2023-33 annexing portion of Harmony Ave Right-of-way into the city of Ormond Beach.

July 21, 2023

Public comment period expires

August 1, 2023

Final Air Permit Issued [Final Air Permit](#)

August 1, 2023

City Commission unanimously approved land use amendments. Land Use Amendments [Ordinance](#) Takes Effect

Before any building permits were issued to Belvedere, City Commission and City Planners worked on the following land use amendments: [Ordinance No. 2023-41](#) (Second reading vote: July 18, 2023)

"Whereas, the City Commission finds the amendments to be consistent with the provisions of the Comprehensive Plan of the City of Ormond Beach, and in the overall best interest of the public health, safety, and welfare, now therefore."

City of Ormond Beach Land Development Code amended by adding the following definitions:

- **Bulk oil storage and fuel distribution facility.** Means petroleum products and propane gas bulk storage and distribution, including wholesale and retail sales and services of such products and equipment.
- **Industrial uses, heavy** means a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Land Development Code amended by adding the I-2 Heavy Industrial Zoning District.

- **Permitted uses:** business offices, services, construction, industrial uses, light, recycling, vehicle repair, warehouse
- **Conditional uses:** oil storage and distribution facility. Criteria for review: landscape buffer; screening and buffering from abutting residential areas; bulk storage shall not be closer than 50 feet to any property line.

Ordinance No. 2023-33 **annexing portion of Harmony Ave Right-of-way** into the city of Ormond Beach.

[Return to main page](#)

June 8, 2023 Planning Meeting ([minutes](#))

Creation of the I-2, Heavy Industrial Zoning District June 8, 2012)

- Mr. Steven Spraker, Planning Director, explained that this is a **Land Development Code (LDC) amendment for the creation of the I-2, Heavy Industrial Zoning District, providing use definitions, and creating conditions for conditional and special exception and zoning uses.** Mr. Spraker detailed the Land Development Code (LDC) sections proposed for amendments.
- Mr. Spraker stated that **staff met with representatives of Halifax Paving who provided suggestions for the definition of asphalt batching and cement plants.** Mr. Spraker stated that staff had no objections to the revision and asked that the Planning Board accept the revision to the definition as part of their approval.
- Mr. Spraker stated the **Land Development Code (LDC) amendment provides a zoning framework of heavy industrial uses. He continued that the zoning district is designed for annexed lands, not existing land areas in the city.** Mr. Spraker stated that no land areas are being assigned the I-2 zoning district with this zoning action and zoning map amendments require a separate public hearing. Mr. Spraker concluded that staff is recommending approval of the Land Development Code (LDC) amendments.

Board Discussion and Questions

- **Mr. Jorczak asked if there was any adjacent land that could be incorporated into this zoning district.** Mr. Spraker replied that there are a few parcels in Volusia County with a zoning of Volusia County I-2 that could be utilized in this zoning in the future. He continued that those properties would likely not annex until there is a utility connection. **The Board reviewed parcels in and around Hull Road that may utilize the proposed I-2 zoning district in the future. Mr. Jorczak stated that he has a concern regarding the proposed zoning and its impact on the airport that he discussed with city staff. His concern focused on ensuring that the airport runway would not be impacted. Mr. Jorczak stated that Mr. Rademacher, city Economic Development Director, and Steven Lichliter, Airport Manager, reviewed his concerns and that the zoning district would not impede airport operations. Mr. Jorczak concluded that city staff answered his concerns.**

Audience Comments/Input

There were no individuals who spoke on this item.

Board Recommendation

Chairman Thomas opened it up to the Board for a motion.

Mr. Galloway motioned to approve LDC 2023-056, Creation of the I-2, Heavy Industrial Zoning District with the amended definition for Asphalt Batching and Cement Plants. Mr. Jorczak seconded it. Vote was called, and the motion was approved (6-0).