



A G E N D A
ORMOND BEACH PLANNING BOARD
Regular Meeting

October 13, 2022

6:00 PM

City Commission Chambers

22 South Beach Street
Ormond Beach, FL

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

- I. ROLL CALL**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. NOTICE REGARDING ADJOURNMENT**

THE PLANNING BOARD WILL NOT HEAR NEW ITEMS AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

V. APPROVAL OF THE MINUTES:

September 08, 2022

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC HEARINGS

A. SE 2022-110 - Paradise Pointe Wall Waiver, 350 Clyde Morris Boulevard, Special Exception

This is a request for a Special Exception from Mark Dowst, P.E., Mark Dowst & Associates, Inc., with the authorization Novella Holdings, LLC, to allow a wall waiver from a six-foot (6') masonry wall to a six foot (6') decorative open aluminum fence with landscaping along the west property boundary abutting the Aberdeen at Ormond Beach subdivision as part of the proposed Paradise Pointe project located at 350 Clyde Morris Boulevard. Section 2-50(n)(14) of the Land Development Code requires a masonry wall where commercially zoned development abuts a residential zoning classification. Section 2-50(n)(14) of the Land Development Code also allows a wall waiver or other type of wall/fence material to be installed with the issuance of a Special Exception. The Special Exception application is solely to consider the wall waiver request.

B. LDC 2022-106 - Land Development Code amendment, Townhouses in the R-4, R-5 and R-6 zoning districts

This is an administrative amendment to the Land Development Code, Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-17, R-4, Single-Family Cluster & Townhouse Zoning District, Section 2-18, R-5, Multifamily Medium Density Zoning District, and Section 2-19, Multifamily Medium High Density Zoning District and Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, subsection (84) to amend the dimensional standards and conditional use criteria for townhouses.

C. LDC 2022-108 - Land Development Code amendment: Sections 2-50(z) Pools and 2-50(cc) Screen porches/enclosures

This is an administrative amendment to the Land Development Code, Chapter 2, District and General Regulations, Article III, General Regulations, Section 2-50, Accessory Uses, subsections (z) Pools and (cc) Screen porches/enclosures to: (1) amend the required rear yard setback for screen enclosures from ten feet (10') to five feet (5') and (2) amend the required side yard setback for screen enclosures from seven and one-half feet (7½') to five feet (5').

D. LDC 2022-109 - Land Development Code amendment: Section 1-14, Variance expiration

This is an administrative amendment to the Land Development Code, Chapter 1, General Administration, Article II, Administration and Enforcement, Section 1-14(3), Expiration of a development order to amend the expiration date of a variance from one (1) year to two (2) years.

E. LDC 2022-112 – Land Development Code amendment: Section 2-84, Municipal Service Area

This is an administrative amendment to the Land Development Code, Chapter 2, District and General Regulations, Article VII, North U.S. Highway 1 Interlocal Planning and Municipal Service Area, Division 2, Sec. 2-84(a) to add the Book and Page numbers for the second amended ISBA.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT