



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

December 5, 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. ADMINISTRATIVE ITEMS

A. Election of Chairperson

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. PRESENTATIONS

VI. 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).

VII. APPROVAL OF THE MINUTES:

October 13, 2022

VIII. PLANNING DIRECTOR'S REPORT

IX. PUBLIC HEARINGS

A. LUMA 2022-018(A) – Small-Scale Comprehensive Plan Land Use Map amendment, 264 South Atlantic Avenue, 225 Magnolia Drive, and 300 South Atlantic Avenue

This is a request from Robert A. Merrell, III, Esquire, Cobb Cole, on behalf of the property owner, Ormond Beach Holdings, LLC, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 4.25 acres located at 264 South Atlantic Avenue, 225 Magnolia Drive, and 300 South Atlantic Avenue from “Public/Institutional” to “Low Intensity Commercial” for approximately 0.76 acres and from “Public/Institutional” to “Low Density Residential” for approximately 3.49 acres.

B. PBD 2022-018(B)(1) – Zoning Map amendment, Ormond Beach Holdings LLC, 251 South Atlantic Avenue and a portion of 264 South Atlantic Avenue

This is a request for a zoning map amendment submitted by Robert A. Merrell, III, Esquire, Cobb Cole, on behalf of the property owner, Ormond Beach Holdings, LLC, from the existing zoning district designations of B-6, Tourist Commercial and B-1, Professional Office/Hospital to PBD, Planned Business Development. The subject property is a total of approximately 2.95 acres and is located at 251 South Atlantic Avenue (approximately 2.19 acres) and a portion of the property at 264 South Atlantic Avenue (approximately 0.76 acres).

C. PBD 2022-018(B)(2) – Issue of a Development Order, Ormond Beach Holdings LLC, 251 South Atlantic Avenue and a portion of 264 South Atlantic Avenue

This is a request for the issuance of a development order submitted by Robert A. Merrell, III, Esquire, Cobb Cole, on behalf of the property owner, Ormond Beach Holdings, LLC. The Ormond Holdings, LLC Planned Business Development seeks to allow the construction of a five (5) story hotel of approximately 95,700 square feet with 137 rooms and parking, including a remote lot on the west side of South Atlantic Avenue, and associated site improvements. The subject property is a total of approximately 2.95 acres and is located at 251 South Atlantic Avenue (approximately 2.19 acres) and a portion of the property at 264 South Atlantic Avenue (approximately 0.76 acres).

D. RZ 2022-018(D) – Zoning Map amendment, Ormond Beach Holdings LLC, portions of 264 South Atlantic Avenue, 225 Magnolia Avenue, and 300 South Atlantic Avenue

This is a request for a zoning map amendment submitted by Robert A. Merrell, III, Esquire, Cobb Cole, on behalf of the property owner, Ormond Beach Holdings, LLC, from the existing zoning district designation of B-1, Professional Office/Hospital to R-3, Single-Family Medium Density. The subject property area totals approximately 1.70 acres and includes a portion of 264 South Atlantic Avenue (approximately 0.80 acres), a portion of 225 Magnolia Avenue (approximately 0.19 acres) and a portion of 300 South Atlantic Avenue (approximately 0.71 acres).

E. PP 2022-018(C) – Tides Edge Preliminary Plat, a portion of 264 South Atlantic Avenue, 225 Magnolia Avenue, and 300 South Atlantic Avenue

This is a request for a Preliminary Plat submitted by Ormond Beach Holdings, LLC, for the subdivision of 3.49 acres into fifteen (15) single-family lots and associated site improvements. The subject property includes a portion of 264 South Atlantic Avenue, 225 Magnolia Avenue, and 300 South Atlantic Avenue.

F. PP 2022-091 – Archer's Mills, Phase 3A Preliminary Plat, Plantation Oaks Planned Residential Development

This is a request for a Preliminary Plat submitted by Plantation Oaks of Ormond Beach, LLC, for the subdivision of 42.38 acres into 94 single-family lots and associated site improvements. The subject property is located within the Plantation Oaks Planned Residential Development.

G. LUMA 2023-005 – Small-Scale Comprehensive Plan Land Use Map amendment, RidgeHaven West

This is a request from RCM Properties, LLC, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from “Low Intensity Commercial” to “Medium Density Residential”. The land use amendment shall maintain the existing land use limitation of a maximum of eight (8) units per acre for residential development.

H. RZ 2023-006 – Zoning Map amendment, RidgeHaven West

This is a request for a zoning map amendment submitted by RCM Properties, LLC, for a Zoning Map amendment for approximately 13.13-acres generally located south of the platted road of Pennsylvania Avenue and along the platted roadways of Rosemary Street and Benton Street, west of Plantation Oaks Boulevard, Volusia County Property Appraiser parcel identification numbers: 3136-01-08-0010 and 3136-01-09-0001, from B-7, Highway Tourist Commercial to R-4, Single-Family Cluster and Townhouse.

X. OTHER BUSINESS

XI. MEMBER COMMENTS

XII. ADJOURNMENT