



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

December 8, 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. PLANNING DIRECTOR'S REPORT**
- VI. PUBLIC HEARINGS**

A. PBD 2022-008(A) – Zoning Map amendment, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

This is an application submitted from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for a zoning map amendment from Volusia County RC, Resource Corridor, Volusia County A-2, Agriculture, and Ormond Beach B-8, Commercial to PBD, Planned Business Development. The subject property is approximately 19.62 acres and is located at 2011 West Granada Boulevard and 36 North Tymber Creek Road.

B. PBD 2022-008(B) – Issue of a Development Order, Tymber Creek Apartments, 2011 West Granada Boulevard and 36 North Tymber Creek Road

This is a request from Nika K. Hosseini, Esquire, Cobb Cole, on behalf of the property owner, VCP Ormond Beach II, LLC, for the issuance of a development order. The Tymber Creek Apartments Planned Business Development seeks to allow the construction of 300 multi-family residential units and associated site improvements on 19.62 acres. The subject property is located at 2011 West Granada Boulevard and 36 North Tymber Creek Road.

C. PBD 2022-092 – Planned Business Development, Development Order Amendment, Ormond Central Self-Storage, 1 South Old Kings Road, 760 West Granada Boulevard, no address (Volusia County parcel number: 4241-01-11-0130), and no address Volusia County parcel number: 4241-01-11-0120)

This is an application submitted by the property owner, Ormond Central Investors, LLC, for a Planned Business Development amendment. The Ormond Central Planned Business Development amendment seeks to allow (1) a three-story indoor self-storage use with a building of 106,140 square feet and associated site improvements as an allowed use within the Ormond Central property and to (2) amend the allowed Floor Area Ratio (FAR) from 55,000 square feet to 131,140 square feet for the entire Ormond Central property. The subject property is approximately 8.73 acres and is located at 1 South Old Kings Road, 760 West Granada Boulevard, and Volusia County Property appraiser parcel numbers 4241-01-11-0120 and 4241-01-11-0130.

D. PBD 2022-096 – Planned Business Development, Development Order Amendment, Stor-It, North Ormond, 1405 North U.S. Highway 1

This is an application submitted by the property owner, Vanacore Commercial Properties, LLC, for a Planned Business Development amendment. The Stor-It, North Ormond Planned Business Development amendment seeks to allow a three-story indoor self-storage use with a building of approximately 123,534 square feet and associated site improvements as an allowed use within the Stor-It, North Ormond Planned Business Development. The subject property is approximately 5.26 acres and is located at 1405 North U.S. Highway 1.

E. LUMA 2023-003 – Small-Scale Comprehensive Plan Land Use Map amendment, 101 Fiesta Drive

This is an application submitted by the property owner, Murphy Dugan, LLC, for a Small-Scale Comprehensive Plan Land Use Map amendment for approximately 0.30 acres located at 101 Fiesta Drive from “Low Density Residential” to “Residential, Office, Retail”. The application limits the Floor Area Ratio to zero and the residential units allowed to zero with the intention of developing a parking lot in association with the Hamlin & Associates building at 801 West Granada Boulevard. The subject property is located at 101 Fiesta Drive.

F. RZ 2023-004 – Zoning Map amendment, 101 Fiesta Drive

This is an application submitted by the property owner, Murphy Dugan, LLC, for a zoning map amendment for approximately 0.30 acres located at 101 Fiesta Drive from R-3, Single-Family Medium Density to B-1, Professional Office/Hospital. The subject property is located at 101 Fiesta Drive.

VII. OTHER BUSINESS

VIII. MEMBER COMMENTS

IX. ADJOURNMENT