



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

April 13, 2023

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 10:00 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**
March 09, 2023
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. ZMA-2022-061(A), RidgeHaven subdivision, Zoning Map Amendment

This is a request from RidgeHaven, LLC, with authorization of the property owner, owner Snilloc Family Limited Partnership Number One, for a zoning map amendment from Volusia County R-4, Urban Single-Family Residential and Ormond Beach B-8, Commercial to Ormond Beach PRD, Planned Residential Development for 103.45 acres. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.

B. DO-2022-061(B), RidgeHaven subdivision, Issuance of a Development Order

This is a request from RidgeHaven, LLC, with authorization of the property owner Snilloc Family Limited Partnership Number One, for the issuance of a development order for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.

C. PP-2022-061(C), RidgeHaven subdivision, Preliminary Plat

This is a request from RidgeHaven, LLC, with authorization of the property owner for a preliminary plat for 286 residential lots on 103.45 acres and associated site improvements. The proposed RidgeHaven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision and includes the following Volusia County parcel numbers: 3136-01-01-0011, 3136-01-01-0012, 3136-01-33-0110, 3136-01-25-0010, 3136-01-24-0060, 3136-01-33-0080, 3136-01-01-0020, 3136-01-23-0060, and 3136-01-24-0050.

D. FLUM-2023-032, 1755 North U.S. Highway 1, Future Land Use Map Amendment

This is a request from Wayne's Solar, Inc. for a Land Use Map Amendment from LIC, "Low Intensity Commercial" to LI/U, "Light/Industrial/Utilities" for a 3.06 acre parcel located at 1755 North U.S. Highway 1.

E. ZMA-2023-033, 1755 North U.S. Highway 1, Zoning Map Amendment

This is a request from Wayne's Solar, Inc. for a Zoning Map Amendment from B-7, Highway Tourist Commercial to I-1, Light Industrial for a 3.06 acre parcel located at 1755 North U.S. Highway 1.

F. LDC-2023-043, Land Development Code Amendment: Section 2-21, T-2, Manufactured Home, Special Standards

This is an administrative request to amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-21, T-2, Manufactured Home zoning district of the Land Development Code to re-establish the special standards to allow replacement of manufactured/mobile homes, located within previously established mobile home parks, with new manufactured/mobile homes.

G. LDC-2021-019, Land Development Code Amendment: Impact Fee Study Update – Connection, Mobility, and Impact Fee amendments

This is an administrative amendment to the Land Development Code (LDC), to implement the recommendations of the impact fee study update, by amending **(1)** Section 1-25, Reserved, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to implement the water and wastewater utility system connection fee study by creating the water and wastewater connection fee section, **(2)** Section 1-26, Mobility fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to amend the person trip mobility fee per the municipal impact fee study, **(3)** Section 1-27, Impact fee, of Article IV, Schedule of Development Review and Impact Fees, of Chapter 1, General Administration to delete the stormwater impact fee, amend the local road impact fee, and create police and fire impact fee per the municipal impact fee study and police and fire impact fee study, **(4)** Section 1-30(d)(6)(e), Certificate of concurrency required, of Article V, Concurrency management, of Chapter 1, General Administration, **(5)** Section 3-57, Potable water system, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(6)** Section 3-59, Sanitary sewer systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(7)** Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(8)** Section 3-60, Reclaimed water systems, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(9)** Section 3-62, Wholesale sale of potable water, sewage treatment or reclaimed water, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards, **(10)** Section 3-65, Interim package-type wastewater treatment facilities, of Article V, Utility and Infrastructure Design Standards, of Chapter 3, Performance Standards to implement the recommendations of the water and wastewater utility system connection fee study, municipal impact fee study, and police and fire impact fee study.

VIII. PUBLIC COMMENTS

Each speaker will be allowed up to three (3) minutes to address the Planning Board on any item or topic not on the agenda within the scope of the Planning Board's duties and functions as provided in Section 1-15 of the Ormond Beach Land Development Code.

IX. OTHER BUSINESS

X. MEMBER COMMENTS

XI. ADJOURNMENT

Notes on the public hearing process:

Public hearings shall follow the order below:

1. Staff presentation: Shall be limited to no more than ten minutes.
2. Applicant presentation: Twenty minutes unless additional time is allowed by the Chairperson or by a majority of the Board.
3. Audience comments: Shall be limited to three (3) minutes per person unless additional time is allowed by the Chairperson or by a majority of the Board. A comment card is required to be submitted (at the back corner of the City Commission Chambers) to address the Planning Board. At the podium, please start your presentation with your name and address for the Planning Board minutes.
4. Board discussion, motion, and voting: After hearing from city staff, the applicant, or audience members, the Planning Board shall discuss the item and provide a recommendation. Planning Board members may ask questions of city staff, the applicant, or audience members at any time.

The Planning Board is an advisory board to the City Commission. All recommendations are forwarded to the City Commission for final action.