



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

June 08, 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**

May 11, 2023

- VI. **PLANNING DIRECTOR'S REPORT**

- VII. **PUBLIC HEARINGS**

- A. [ZMA 2021-079\(A\), Ormond Enclave, 145 North Yonge Street, Zoning Map Amendment to PBD](#)

This is a request from CST Holdings, LLC, for a Zoning Map Amendment for 0.34± acres portion of 145 North Yonge Street from B-4, Central Business to PBD, Planned Business Development.

- B. [ZMA 2021-079\(B\), Ormond Enclave, 145 North Yonge Street, Zoning Map Amendment to PRD](#)

This is a request from CST Holdings, LLC, for a Zoning Map Amendment for a 0.99± acres portion of 145 North Yonge Street from R-3, Single-Family Medium Density, to PRD, Planned Residential Development.

C. [DO 2021-079\(C\), Ormond Enclave, 145 North Yonge Street, Issuance of a Development Order](#)

This is a request from CST Holdings, LLC, for the issuance of a development order for 64 multi-family residential units and associated site improvements on 6.34± acres located at 145 North Yonge Street. The development has an existing retail use of 9,014 square feet that shall remain. The project would have zoning designations of PBD, Planned Business Development and PRD, Planned Residential Development.

D. [ZMA 2022-098\(A\), 121 East, 121 East Granada Boulevard, Planned Business Development](#)

This is a request from Robert A. Merrell, Esquire, Cobb Cole, on behalf of the property owner, Dime Rock Properties, LLC, for a Zoning Map Amendment from B-4, Central Business to PBD, Planned Business Development for the 0.76± acre property located at 121 East Granada Boulevard and located within the Downtown Community Redevelopment Area.

E. [DO 2022-098\(B\), 121 East, 121 East Granada Boulevard, Planned Business Development, Issuance of a Development Order](#)

This is a request from Robert A. Merrell, Esquire, Cobb Cole, on behalf of the property owner, Dime Rock Properties, LLC, for the issuance of a development order for 24 multi-family residential units and associated site improvements on 0.76± acres located at 121 East Granada Boulevard and located within the Downtown Community Redevelopment Area.

F. [SE 2023-045, Mister Car Wash, 49 South Yonge Street, Special Exception](#)

This is a request for a Special Exception submitted by Car Wash Headquarters, LLC, with authorization of the property owner, National Retail Properties, LP, for site modifications including the closing of an access aisle onto South Yonge Street (U.S. Highway 1), addition of vacuum stalls, and site landscaping on the 0.86± acre property located at 49 South Yonge Street and located within the Downtown Community Redevelopment Area.

G. [PP 2023-051, Archer's Mill, Phase 2, Preliminary Plat](#)

This is a request from Forestar USA Real Estate Group, Inc., for a Preliminary Plat for a 68 lot single-family subdivision on 25.32± acres. Archer's Mill, Phase 2, is located within the Plantation Oaks Planned Residential Development, east of Plantation Oaks Boulevard.

H. [PP 2023-052, Archer's Mill, Phase 3, Preliminary Plat](#)

This is a request from Forestar USA Real Estate Group, Inc., for a Preliminary Plat for a 59 lot single-family subdivision on 22.42± acre. Archer's Mill, Phase 3, is located within the Plantation Oaks Planned Residential Development, east of Plantation Oaks Boulevard.

I. FLUM 2023-055, 860 Hull Road and 1399 Hull Trail, Comprehensive Plan Amendment

This is an administrative request for a Comprehensive Plan Land Use Map amendment for the property at 860 Hull Road and 1399 Hull Trail, totaling approximately 52 acres, from Volusia County “Industrial” to Ormond Beach “Heavy Industrial” based upon annexation. The amendment would include a map annotation limiting the Floor Area Ratio to 0.60, the same as the Volusia County land use.

J. LDC 2023-056, Creation of the I-2, Heavy Industrial Zoning District

This is an administrative request for the creation of the I-2, Heavy Industrial zoning district, providing use definitions, and creating conditions for conditional and special exception uses. The creation of the I-2, Heavy Industrial zoning district proposes the following Land Development Code amendments:

1. Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words;
2. Chapter 2, District and General Regulations, Article I, Establishment of Zoning Districts and Official Zoning Map, Section 2-02, Future land use map designations and zoning districts;
3. Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-07, Zoning district designations;
4. Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-33, I-2, Heavy Industrial zoning district; and
5. Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exceptions.

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.