



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

**May 8, 2014**

**7:00 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 10:00 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: April 10, 2014**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

**A. LUPA 14-079: 815, 855, 915, and 935 Ocean Shore Boulevard Condominium Associations, Small Scale Comprehensive Plan Amendment**

This is a request submitted by Gary Mann, authorized agent on behalf of the property owners of Shoreham Beach Condominium, Ormond Ocean Club North, Ormond Holiday Club, and The Bent Palm Club properties located at 815, 855, 915, and 935 Ocean Shore Boulevard, respectively, for a Small Scale Comprehensive Plan Land Use Map amendment. This application seeks to amend the four properties with a total acreage of  $\pm 7.62$  from the existing land use designation of City of Ormond Beach "High Density Residential" to Ormond Beach "Tourist Commercial" to continue historical short-term rental/transient lodging.

**B. RZ 14-080: 815, 855, 915, and 935 Ocean Shore Boulevard Condominium Associations, Amendment to Official Zoning Map**

This is a request to amend the City's Official Zoning Map by Gary Mann, authorized agent on behalf of the property owners of Shoreham Beach Condominium, Ormond Ocean Club North, Ormond Holiday Club, and The Bent Palm Club properties located at 815, 855, 915, and 935 Ocean Shore Boulevard, respectively. This application seeks to amend the four properties with a total acreage of +7.62 from the existing zoning classification of R-6 (Multifamily Medium-High Density Zoning District) to B-6 (Oceanfront Tourist Commercial Zoning District)

**C. SE 14-078: 200 Highland Avenue – A1A Landscaping, LLC, Special Exception for Outdoor Activity Use**

This is a request for a Special Exception submitted by Tom Anthony, A1A Landscaping (applicant), to allow an outdoor activity use to include permanent product display including pavers and pergolas, and sales of finished hardscape material under certain conditions. The subject property is located at 200 Highland Avenue and zoned B-4 (Central Business).

**D. LUPA 14-074: 640 North Nova Road, Tomoka Oakwood North Condominium Association, Small Scale Comprehensive Plan Amendment**

This is a request submitted by Martin Wohl, authorized representative of the property owners for the Tomoka Oakwood North Condominium, to change the existing Future Land Use designation of a ±4.64-acre parcel from "Medium Density Residential" to Ormond Beach "High Density Residential" located at 640 N. Nova Road. The purpose of this application to provide a land use designation that would allow the existing developed site density of 19.38 units per acre to be conforming with the city's Comprehensive Plan.

**E. RZ 14-075: 640 North Nova Road, Tomoka Oakwood North Condominium Association, Amendment to Official Zoning Map**

This is a request submitted by Martin Wohl, authorized representative of the property owners for the Tomoka Oakwood North Condominium, to amend the City's Official Zoning Map for the Tomoka Oakwood North Condominiums, a 90 unit Condominium on a ±4.64-acre parcel located at 640 North Nova Road from the existing zoning classification of R-5 (Multifamily Medium Density Zoning District) to R-6 (Multifamily Medium-High Density Zoning District).

**F. LDC 14-076: LDC Amendment – Amending the Multifamily Density and Height of Section 2-19, R-6 Multifamily Medium High Density Zoning District**

This is a request by Martin Wohl, authorized representative of the property owners for the Tomoka Oakwood North Condo Association to amend Chapter 2, Article II, District Regulations, Section 2-19, R-6, Multifamily Medium-High Density Zoning District of the Land Development Code (LDC). The amendment proposes to amend the dimensional standards for the multifamily density from 12 units per acre to 32 units per acre and the multifamily maximum building height from 30' to 75'.

**G. SE 14-081: Special Exception - 815 and 821 North US Highway 1, Special Exception for Recreational Facilities, Outdoor.**

This is a request submitted by George Moremen (applicant), with authorization of the property owner, L & J Building Enterprises, Inc., for a Special Exception to allow recreational facilities, outdoor at 815 and 821 North US Highway 1 within the B-8 (Commercial) zoning district. The request proposes a phased project that would provide an office and parking at 821 North US Highway 1. Kayak/canoe/paddle board launching, outdoor storage of kayaks/canoes/paddle boards, walking paths, volleyball area, gazeboes, picnic tables, game toss area and other related outdoor recreational activities are proposed at 815 North US Highway 1.

**VIII. OTHER BUSINESS**

**IX. MEMBER COMMENTS**

**X. ADJOURNMENT**