



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

July 13, 2017

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: June 8, 2017**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. PBD 2016-017: 600 West Granada Boulevard, Granada Pointe Planned Business Development rezoning

This is a request by Paul F. Holub, Manager, Granada Pointe Investors, LLC for a rezoning from PBD (Planned Business Development – expired), R-3 (Single Family Medium Density) and B-9 (Boulevard) to the Granada Pointe Planned Business Development and the establishment of a development order. The project proposes commercial uses on 19.48 acres south of Granada Boulevard with the realignment of the Tomoka Avenue right-of-way, installation of a traffic signal at West Granada Boulevard and Tomoka Avenue, associated roadway improvements, an interconnected wet detention stormwater pond, and utility and site improvements. On the north side of Granada Boulevard, the project proposes a 3.05-acre commercial tract and a 10.06-acre parcel for tree protection and wetland conservation. The total site area is 32.58± acres and includes the following properties:

Address	Volusia County Parcel Number	Current Zoning
500 West Granada Boulevard	4241-01-13-0073	B-9 (Boulevard)
600 West Granada Boulevard	4241-01-13-0070	PBD (Planned Business Development) - expired
634 West Granada Boulevard	4241-01-13-0090	B-9 (Boulevard) R-3 (Single-Family Medium Density)
636 West Granada Boulevard	4241-01-13-0091	B-9 (Boulevard)
650 West Granada Boulevard	4241-01-13-0110	B-9 (Boulevard)
690 West Granada Boulevard	4241-01-13-0100	B-9 (Boulevard)
101 Bennett Lane	4241-01-14-0280	R-3 (Single-Family Medium Density)
No address (north side of Granada Blvd.)	4241-01-12-0100	B-9 (Boulevard)
No address (north side of Granada Blvd.)	4241-01-10-0070	B-9 (Boulevard)
No address (north side of Granada Blvd.)	4241-01-09-0120	B-9 (Boulevard)
No address (north side of Granada Blvd.)	4241-01-09-0110	B-9 (Boulevard)

B. CP 2017-070: “General Commercial (GC)” land use category, Floor Area Ratio (FAR), Downtown Community Redevelopment Area Comprehensive Plan Amendment”

This is an administrative request to amend the maximum Floor Area Ratio (FAR) of the existing “General Commercial (GC)” land use category, within the Future Land Use Element of the adopted Comprehensive Plan, from a maximum FAR of 0.7 to a maximum FAR of 2.0 in the Downtown Community Redevelopment area only.

- VIII. OTHER BUSINESS**
- IX. MEMBER COMMENTS**
- X. ADJOURNMENT**