



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

**August 10, 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: July 13, 2017**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

**A. PP 2017-027: Cypress Trails subdivision, Preliminary Plat**

This is a request by Andrew Norgart, Manager, Grande Champion Partners, LLC, for preliminary plat approval of 48 lots within the Cypress Trails subdivision. The subject property is located at 355 Clyde Morris Boulevard, south of the intersection of Clyde Morris Boulevard and Hand Avenue.

**B. PP 2017-079: The Gardens at Addison Oaks, Preliminary Plat**

This is a request by Rachael Bennett, Cogito, LLC, on behalf of the property owners (1) Gregory Fretwell, (2) Beverly and Michael Hanagan, (3) Silver Creek Development, Inc., (4) Ronnie Bledsoe, Bledsoe & Bledsoe General, (5) Warren Greenberg, and (6) Aubry Oyler for preliminary plat approval of “The Gardens at Addison Oaks” for 72 units. Twelve of the 72 units have been completed and are occupied. The purpose of the application is to amend the form of ownership from condominium to fee simple townhomes. The application does not seek to amend any of the original approval in terms of number of units, architecture, landscaping or any other development standard and the infrastructure for the project has been constructed. The project is located along Destiny Drive, approximately 340 linear feet east of the intersection of North U.S. Highway 1 and Destiny Drive.

**C. SE 2017-029: Shoppes on Granada, Phase 2 Wall Waiver, Special Exception**

This is a request by Roger Strcula, P.E., President of Upham, Inc., with the authorization of multiple property owners including, Virginia Roney (1268 West Granada Boulevard), Salzburg Animal Hospital, Inc. (1254 West Granada Boulevard), John and Ruth Vinall (7 Mirror Lake Drive) Shirley Hess (21 Mirror lake Drive), and Seacoast National bank (1240 West Granada Boulevard) for a Special Exception to allow a wall waiver from a six foot (6’) masonry wall to a six foot (6’) PVC vinyl fence as part of the proposed Shoppes on Granada, Phase 2 project.

**D. PBD 2017-066: Tomoka Estates Apartments, PBD Rezoning**

This is a request by Ken Bowron, Jr., Beneficial Communities authorized agent on behalf of the property owner, Southwest I-95 Partnership, LLC, for a rezoning from B-7 (Highway Tourist Commercial) with a Planned Business Development Overlay (Southwest I-95 Complex) to (PBD) Planned Business Development and issuance of a development order. The Planned Business Development rezoning seeks to allow the development of 100 multi-family units within four buildings and a clubhouse on 6.5 acres with associated site improvements. The subject property is located at 275 Interchange Boulevard (Volusia County parcel number: 4125-10-00-006B) and no address, Interchange Boulevard (Volusia County parcel number: 4125-09-00-0070).

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