



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

**January 10, 2019**

**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. ADMINISTRATIVE ITEMS**

- A. Election of Chairperson and Vice Chairperson
- B. Adoption of 2018 Planning Board Calendar

**III. INVOCATION**

**IV. PLEDGE OF ALLEGIANCE**

**V. 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).

**VI. APPROVAL OF THE MINUTES: December 13, 2018**

**VII. PLANNING DIRECTOR'S REPORT**

**VIII. PUBLIC HEARINGS**

**A. PBD 2019-014, Granada Pointe Planned Business Development Amendment**

This is a request by Paul F. Holub, Manager, Granada Pointe Investors, LLC for a Planned Business Development amendment for the following amendments:

1. To allow a car wash as a permitted use under certain conditions within the Granada Pointe Planned Business Development;
2. Allow privacy wall(s) to range from a minimum of six (6') in height to a maximum of eight (8') in height;
3. Remove the required easement for eight (8) future parking spaces on the North Parcel of the Planned Business Development that was approved for the benefit of the Three Chimneys property;
4. Modify the required \$10,000 contribution to the Ormond Beach Historical Society from the construction of a walkway for pedestrian access to the

Three Chimneys historical site to allow use of the contribution for the repair and maintenance of the Three Chimneys property;

5. Clarify that two (2) outparcels are permitted on Unit 4 of the Planned Business Development contingent upon the outparcels meeting the minimum requirements of the Planned Business Development and the Land Development Code; and
6. Request approval for the removal of historic tree #19 on the North parcel of the Planned Business Development.

The Planned Business Development site area is 32.58± acres and includes the following properties on the south and north sides of West Granada Boulevard:

Address	Volusia County Parcel Number
520 West Granada Boulevard	4241-48-00-0010
550 West Granada Boulevard	4241-48-00-0020
600 West Granada Boulevard	4241-48-00-0030
650 West Granada Boulevard	4241-48-00-0040
535 Tomoka Avenue	4241-48-00-000A
101 Bennett Lane	4241-48-00-000B
655 West Granada Boulevard	4241-01-12-0100
No address (north side of Granada Blvd.)	4241-01-10-0070
No address (north side of Granada Blvd.)	4241-01-09-0120
No address (north side of Granada Blvd.)	4241-01-09-0110

**B. PBD 2018-119: 275 Interchange Boulevard, Extended Stay America, Planned Business Development Rezoning**

This is a request by Jorge Hernandez, P.E., of the Avid Group, with authorization of the property owner, Southwest I-95 Partnership, LLC, for a rezoning from B-7 (Highway Tourist Commercial) with a Planned Business Development (PBD) overlay to (PBD) Planned Business Development and issuance of a development order. The Planned Business Development rezoning seeks to allow the development of a four (4) story all suites hotel, Extended Stay America, with 124 rooms and associated site improvements. The application seeks to defer 39 parking spaces as part of the site improvements. The subject property is located at 275 Interchange Boulevard.

**C. SE 2019-013: 1560 North U.S. Highway 1, Outdoor Storage Special Exception**

This is a request for a Special Exception for outdoor storage by Harley Head, owner of Big Chief Travel Center located at 1560 North U.S. Highway 1. The request is to allow the outdoor storage of four (4) trailers behind the existing building related to the retail fruit store use. The subject property is located at 1560 North U.S. Highway 1 and is zoned as B-7 (Highway Tourist Commercial). The application does not propose any building construction.

**D. MM 19-020: 2018 Capital Improvements Element (CIE) Annual Update**

This is an administrative annual update to the schedules of CIE of the City of Ormond Beach Comprehensive Plan, in accordance with State law. This update does not include any text changes to the goals, objectives and policies of the CIE.

**IX. OTHER BUSINESS**

- A. Downtown master plan update

**X. MEMBER COMMENTS**

**XI. ADJOURNMENT**