



# A G E N D A

## ORMOND BEACH PLANNING BOARD

### Regular Meeting

October 8, 2020

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 676-3297 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

- I. ROLL CALL**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. SUMMARY OF PUBLIC COMMENT PROCEDURES**

- In order to follow federal, state, and local guidelines regarding public gatherings, and to protect residents, staff, and advisory board members due to the COVID-19 virus, physical access to this meeting will be restricted as outlined below. Pursuant to Governor DeSantis' Executive Order Number 20-69, local government bodies may utilize technology and take precautions when conducting meetings. Those wishing to attend the meeting can also listen through electronic means and utilize the provided alternative commenting methods to participate.
- The Planning Board meeting shall be an in-person public meeting with an opportunity for public comments by applicant(s), abutting property owners, or any interested individuals. Based upon the COVID-19 event, the Planning Board meeting shall observe all social distancing and other recommendations in place. Social distanced seating is available in the City Commission chambers and atrium. Individuals can also wait outside the City Commission chambers until the application they are interested in is being reviewed.
- Any member of the public who wishes to listen to the meeting live can do so online at <https://www.ormondbeach.org/224/Planning-Board> .
- Written comments can be provided as followed:
  1. E-mail to [comdev@ormondbeach.org](mailto:comdev@ormondbeach.org).
  2. Dropped off at Room 104 of the Ormond Beach City Hall.
  3. Mailed to Planning Department (Planning Board), 22 South Beach Street, Room 104, Ormond Beach, FL 32174.

Agenda item comments submitted remotely through one of the above provided means before **12:00 p.m. on Thursday October 8, 2020**, will be provided to the Planning Board prior to the meeting and made part of the official meeting record. Comments after this time shall be included in the City Commission packet for the agenda item.

**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:**

August 13, 2020

**VII. PLANNING DIRECTOR'S REPORT****VIII. PUBLIC HEARINGS****A. RZ 2019-096(A): Ormond Grande residential, Portion of parcel #4206-00-00-0020, Zoning map amendment**

This is a request from Parker Mynchenberg, P.E., R.L.A, Manager of Ormond Grande, LLC for a zoning map amendment for an 8.2± acre land area from R-5 (Multi-Family Medium Density) to PRD (Planned Residential Development). The land area is a portion of Volusia County parcel number 4206-00-00-0020 and is located to the southeast of 1255 North U.S. Highway 1.

**B. DO 2019-096(B): Ormond Grande residential, Portion of parcel #4206-00-00-0020, Issuance of a Development Order**

This is a request from Parker Mynchenberg, P.E., R.L.A, Manager of Ormond Grande, LLC for the issuance of a development order to allow the construction of 60 multi-family townhome units, including specific site plans for stormwater, utilities, landscaping, fencing, and building architecture on an 8.2± land area. The property is a portion of Volusia County parcel number 4206-00-00-0020 and is located to the southeast of 1255 North U.S. Highway 1.

**C. PP 2019-096(C): Ormond Grande Preliminary Plat**

This is a request from Parker Mynchenberg, P.E., R.L.A, Manager of Ormond Grande, LLC for the subdivision of land for the entire 11.86± Ormond Grande project consisting of a 1.90± acre industrial parcel, an 8.2± acre residential multi-family townhome unit, and the preservation of wetlands in a 1.7± acre land area. The property is located at 1255 North U.S. Highway 1 and Volusia County parcel number 4206-00-00-0020.

**D. RZ 2020-075(A): U.S. 1 Business Park, 1020 to 1044 North U.S. Highway 1, Zoning map amendment**

This is a request from Kimberly A. Buck, P.E. of Alann Engineering Group, on behalf of the property owner, Triple Three Development, Inc., for a rezoning of the U.S. 1 Business Park project at 1020 to 1044 North U.S. Highway 1 from B-8 (Commercial) with a PBD (Planned Business Development) overlay to PBD (Planned Business Development). There is no new building construction or alterations associated with the existing phases 1 and 2 at 1020 to 1042 North U.S. Highway 1 known as the U.S. 1 Business Park.

**E. DO 2020-075(B): U.S. 1 Business Park, 1020 to 1044 North U.S. Highway 1, Issuance of a Development Order**

This is a request from Kimberly A. Buck, P.E. of Alann Engineering Group, on behalf of the property owner, Triple Three Development, Inc., for issuance of the third development order amendment to develop phase 3 of the U.S. 1 Business Park. The phase 3 development plan seeks to construct self-storage units for recreation vehicles and/or boats and smaller mini-warehouse units on a land area of 1.17 acres at 1044 North U.S. Highway 1. Building 1 is proposed at 7,810 square feet and building 2 is proposed at 6,600 square feet.

**F. SE 2020-081: 1670 West Granada Boulevard, RaceTrac Special Exception, electronic changeable copy signage**

This is a request by RaceTrac Petroleum, Inc., by the property owner, for a Special Exception to allow two (2) electronic changeable copy signs for the retail prices of gasoline at the RaceTrac convenience store located at 1670 West Granada Boulevard. There is no other site or building improvements proposed.

**IX. OTHER BUSINESS**

**X. MEMBER COMMENTS**

**XI. ADJOURNMENT**