



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

May 13, 2021

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. 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:**

March 11, 2021

- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. PP 2021-029 - Plantation Oaks, Unit 1A, Preliminary Plat

This is a request from Parker Mynchenberg, P.E., Manager of Plantation Oaks of Ormond Beach I, LLC for a preliminary plat for Plantation Oaks of Ormond Beach – Phase 1A consisting of 121 single-family lots on 100.91 acres.

B. LDC 2021-057 - Off-Road Recreational Vehicle Course Land Development Code Amendment

This is a request by Grant Zimmerman, property owner of 2225 Warden Trail, to consider amending Chapter 1, Article III, Section 1-22, Definitions of terms and words; Chapter 2, Article II, Section 2-09, REA, Rural Estate/Agriculture, paragraph E; and Chapter 2, Article IV, Section 2-57, Criteria for review of specific conditional and special exception, subsection (53) to provide definitions and specific conditional criteria that would allow an Off Road Recreational Vehicle Course as a Special Exception use in the REA, Rural Estate/Agriculture, zoning district.

C. LDC 2021-051 – Utility Line Extension, Land Development Code Amendment

This is an administrative request to amend Chapter 3 – Performance Standards, Article V.-Utility and Infrastructure Design Standards, Section 3-61. - Utility line extensions to require water and sewer lines be extended across the site frontage for new development where utility extensions are required.

D. LDC 2021-052 – Mobile Food Dispensing Vehicles (Food Trucks), Land Development Code Amendment

This is an administrative request to amend Section 1-22, Definition of terms and words, of Chapter 1, General Administration, Article III, Definitions and Acronyms and Section 2-50, Accessory Uses, of Chapter 2, District and General Regulations, Article III, General Regulations, of the City of Ormond Beach Land Development Code to add definitions and accessory use standards to allow mobile food dispensing vehicles (food trucks) under certain conditions and within certain zoning districts.

E. LDC 2021-055 – Outdoor activities (Car/Motorcycle Washes), Land Development Code Amendment

This is an administrative request to amend Chapter 2 – District and General Regulations, Article III.- General Regulations, Section 2-50, Accessory Uses, subsection (v). – Outdoor activities, to amend the conditions for non-profit related car and motorcycle washes.

F. LDC 2021-053 – Downtown Overlay District, Land Development Code Amendment

This is an administrative amendment to the Land Development Code (LDC), Chapter 2, Article VI.-Overlay Districts, Section 2-70, Downtown Overlay District, to update the section consistent with the 2019 Downtown Master Plan update.

G. LDC 2021-050 – Floodplain Management, Land Development Code Amendment-

This is an administrative amendment to the Land Development Code (LDC), Chapter 1, Article III, Section 1-22, Definitions of Terms and Words; and Chapter 3, Article II, Section 3-20 Floodplain Management and Protection; to update the current regulations for floodplain management consistent with the state model ordinance and include the new requirements of the 2021 Addendum to the CRS program effective January 1, 2021.

H. LDC 2021-054 – Special Structure Provisions (Motor vehicle service station canopies), Land Development Code Amendment

This is an administrative amendment to the Land Development Code (LDC), Chapter 3, Article VI.-Architectural Design Standards, Section 3-70, Special structure provisions, to modify the requirements for motor vehicle service station canopies.

I. LDC 2021-056 – Sidewalks, Land Development Code Amendment

This is an administrative amendment to the Land Development Code (LDC), Chapter 3 – Performance Standards, Article V.-Utility and Infrastructure Design Standards, Section 3-55, Bicycle and pedestrian ways, to (1) allow payment in lieu of constructing a sidewalk under certain conditions and (2) requiring sidewalks on both sides of the street in new subdivisions.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT

*****MEETING PROCEDURES AND PUBLIC PARTICIPATION INFORMATION*****

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 pandemic, the Planning Board meeting shall observe all social distancing and other recommendations in place. Those interested in the meeting can also listen through electronic means and utilize the provided online or alternative commenting methods to participate.

How to listen live

The meeting audio will be streamed live online at <https://www.ormondbeach.org/224/Planning-Board>. Any individual who wishes to listen to the meeting live can do so at that link.

Meeting set-up

Members of the public wishing to attend the meeting in person are advised of the following guidelines:

- Those in attendance should practice social distancing when inside the building, entering the building, and exiting the building. The wearing of masks is encouraged.
- There will be limited designated socially distanced seating available in the Commission Chambers and in the atrium. All those in attendance must sit only in the designated socially distanced seating.
- If all available designated socially distanced seats are being utilized, overflow individuals will need to wait outside the building until space frees up.
- Those in attendance will be required to adhere to social distancing guidelines, including only sitting in designated socially distanced seating.

Public comments

Remote submissions

Written comments can be provided as followed:

- E-mail to comdev@ormondbeach.org.
- Dropped off at Room 104 of the Ormond Beach City Hall.

- 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, May 13, 2021**, 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.

In-person commenting:

- Those individuals wishing to make comments in-person will need to sign-up on cards at the rear of the City Commission Chambers **prior to the start of the meeting.** Requests to speak will not be accepted after the meeting begins.
- Individuals commenting in person must follow social distancing and other guidelines provided in the access restrictions portion of this page.
- Individuals commenting will be provided with three minutes to make their comments.