



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

March 10, 2022

6:00 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:**
February 10, 2021
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. SE 2022-019(A) – 100 West Granada Boulevard, Special Exception

This is a request submitted by HEJAHA, LLC, for a Special Exception for building signage at 100 West Granada Boulevard. The property at 100 West Granada Boulevard is being redeveloped for an ice cream parlor. Section 3-48(B) of the Land Development Code allows alternative business premise signage through a Special Exception. The Special Exception seeks to allow a 25 square foot sign that is not attached to the building and would be located on a pole located between two building walls. The subject property is located at 100 West Granada Boulevard and is zoned as B-4 (Central Business) and is within the Downtown Overlay District.

B. SE 2022-019(B) – 124 West Granada Boulevard, Special Exception

This is a request submitted by HEJAHA, LLC, for a Special Exception for wall signage at 124 West Granada Boulevard. The property at 124 West Granada Boulevard is being redeveloped for a BBQ restaurant. Section 3-48(B) of the Land Development Code allows alternative business premise signage through a Special Exception. The Special Exception seeks to allow a projecting sign of approximately 30.33 square feet on the building. The subject property is located at 124 West Granada Boulevard and is zoned as B-4 (Central Business) and is within the Downtown Overlay District.

C. LUPA 2022-023 – Second Amended Interlocal Service Boundary Agreement (ISBA) Future Land Use Map Amendment (Small Scale)

This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use Map to include the expansion of the Municipal Service Area land uses consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended. The amendments are as follows:

Land area owned by RidgeHaven - 84.26 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Low Density Residential" (LDR). Proposed condition to limit density: The maximum gross density shall not exceed three (3) units per acre and total units for all lands within the RidgeHaven subdivision (including the 19.19 acres to the south) shall not exceed 298 residential units.

Parcels within individual ownership (not owned by RidgeHaven) - 5.73 acres: From existing Volusia County "Urban Medium Intensity" (UMI) to City of Ormond Beach "Medium Density Residential" (MDR). Proposed condition to allow same density as Volusia County: The maximum gross density shall not exceed eight (8) units per acre.

D. CP 2022-024 – Comprehensive Plan text amendments related to the Second Interlocal Service Boundary Agreement

This is an administrative request to amend the City of Ormond Beach Comprehensive Plan's Future Land Use and Intergovernmental Coordination to update language and references consistent with the Second Amended Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County pursuant to Chapter 171, Part II, Florida Statutes, as amended.

E. LUPA 2022-020 – Ridgehaven original ISBA Small Scale Comprehensive Plan Land Use Map Amendment (Ridgehaven – 19.19 acres (Small Scale)

This is a request by Corey D. Brown, authorized representative on behalf of Snilloc Family LP Number One and RidgeHaven LLC, property owners, for a Small-Scale Comprehensive Plan Future Land Use Map amendment for a 19.19± acre property located within the original Interlocal Service Boundary Area (ISBA) adopted in 2015. The requested land use map amendment is from City "Low Intensity Commercial" (LIC) to City "Medium Density Residential" (MDR). The maximum gross density shall not exceed 8 units per acre and total units for all lands within the RidgeHaven subdivision (including within the 84.26 acres to the north) shall not exceed 298 residential units.

VIII. OTHER BUSINESS

A. Front yard and waterbody calculated setbacks.

IX. MEMBER COMMENTS

X. ADJOURNMENT