



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

**April 14, 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 9:00 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 10, 2021

**VI. PLANNING DIRECTOR'S REPORT**

**VII. PUBLIC HEARINGS**

**A. PRD 2021-101. Plantation Oaks Subdivision, Planned Residential Development Amendment**

This is a request from Parker Mynchenberg, P.E., R.L.A., Manager of Plantation Oaks of Ormond Beach LLC., for a Planned Residential Development (PRD) amendment to add 291 single-family homes within the Plantation Oaks development, approved for 1,577 residential units, on land previously identified for a public-school site (53.41 acres) and a golf course (145.68 acres). The amendments propose the following:

1. Phase 1: Convert a portion of the 145.68-acre golf course within Phase 1 to add 80 non-age restricted, fee simple lots. This phase was approved for 669 single-family lots and the amendment seeks to allow 749 lots. This phase is a private community with private streets maintained by the Homeowners' Association (HOA).

2. Phase 2: No changes proposed. Phase 2 allows 427 age-restricted manufactured homes on leased lots. This phase is a private community with private streets maintained by the HOA.
3. Phase 3: Lift age restriction, prohibit manufactured homes, and convert Phase 3 portion of 145.68-acre golf course to add 86 non-age restricted, fee simple lots. This phase was approved for 481 single-family lots and the amendment seeks to allow 567 lots. This phase is a private community with private streets maintained by the HOA.
4. Phase 4: Convert the land area of 53.41 acres, identified as a public-school site, to 125 fee simple lots, with no manufactured housing permitted. There has been a determination by Volusia County Schools that the site is no longer needed for a public-school site. This phase proposes public streets.
5. Remove a tract of land from the Plantation Oaks Planned Residential Development of approximately 33.10 acres purchased by Volusia County from the Plantation Oaks Planned Residential Development.

The property is generally located along Plantation Oaks Boulevard east of Interstate 95, south of Halifax Plantation subdivision, west of Old Dixie Highway, and north of U.S. Highway 1. The property is approximately 1,049.34 acres and currently zoned as Planned Residential Development.

**B. LDC 2022-037. Land Development Code Amendment, Additional Front and Waterbody Yard Setbacks**

This is an administrative request to amend front and waterfront yard setbacks of Chapter 2, District And General Regulations, Article II, District Regulations, Sections 2-09, REA, Rural Estate Agricultural Zoning District; 2-10 RR, Rural Residential Zoning District; 2-12, R-1, Residential Estate Zoning District; 2-13, R-2, Single Family Low Density Zoning District; 2-19, R-6, Multifamily Medium High Density Zoning District; Section 2-40, Exceptions and Supplemental Standards to provide consistency of language between zoning districts, clarification for existing criteria and new review criteria under the Waterbody setbacks that will protect the view corridor of abutting properties along the Tomoka and Halifax River and reduce the necessity for most variances.

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