



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

**June 09, 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 9:00 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:**  
April 14, 2022
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

**A. 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 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.

**B. PBD 2022-041(A) – 55 North Nova Road, Splash Car Wash, Zoning Map Amendment**

This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for a zoning map amendment from B-8 (Commercial) to PBD (Planned Business Development). The subject property is approximately 2.53 acres and is located at 55 North Nova Road.

**C. PBD 2022-041(b) – 55 North Nova Road, Splash Car Wash, Issuance of a Development Order**

This is a request from Ormond Car Wash Investments LLC, with authorization of the property owner, Port Orange Investors, LLC, for the issuance of a development order. The Planned Business Development seeks to demolish the existing on-site building and redevelop the property for a full service car wash including self-service vacuum and detail stations. The subject property is approximately 2.53 acres and is located at 55 North Nova Road.

**D. PBD 2022-047- 215 Williamson Boulevard, Regal Multi-Family, Planned Business Development First Amendment**

This is a request from Southwest I-95, LLC., for a Planned Business Development amendment to allow the demolition of the existing 39,368 square foot former theater building and a maximum of 312 multi-family units on 12.00 acres at 215 Williamson Boulevard. The site plan as submitted contains 310 multi-family residential units.

**E. SE 2022-051(A) - 78 East Granada Boulevard, Ormond Memorial Art Museum and Gardens, Wall Signage Special Exception**

This is a request for a Special Exception submitted by Stephanie Mason-Teague, Executive Director, authorized agent for the Ormond Memorial Art Museum & Gardens, Inc., for a Special Exception for wall signage at 78 East Granada Boulevard. Section 3-48(B) of the Land Development Code allows alternative business premise signage (wall signage) through a Special Exception. The Special Exception seeks to allow (1) 24± square foot wall sign, in addition to the previously approved (5) wall signs of 206± square feet for a total of (6) wall signs of 230± square feet of building signage. The subject property is located at 78 East Granada Boulevard, is zoned as B-4 (Central Business) and is within the Downtown Overlay District.

**F. SE 2022-051(B) - 78 East Granada Boulevard, Ormond Memorial Art Museum and Gardens, Outdoor Activity Special Exception**

This is a request submitted from Stephanie Mason-Teague, Executive Director, authorized agent for the Ormond Memorial Art Museum & Gardens, Inc., for a Special Exception for live outdoor music at the Ormond Memorial Art Museum & Gardens. The Ormond Memorial Art Museum & Gardens, Inc. located at 78 East Granada Boulevard, seeks to allow live outdoor music as part of reserved events on the roof top terrace of the museum. Live music is sought between the hours of 11:00 a.m. to 10:00 p.m., Sunday through Saturday, as part of a scheduled outdoor event. Outdoor music is defined as an outdoor activity and would require a Special Exception with review by the Planning Board and a final action from the City Commission. No other construction is proposed and the request is only to allow the live outdoor music under certain conditions.

**G. LDC 2002-053 – Land Development Code amendment, Warehouse, Indoor Mini-Rental**

This is an administrative request to amend **(1)** Chapter 1, General Administration, Article III, Definitions and Acronyms, Section 1-22, Definitions of terms and words; **(2)** Chapter 2, District and General Regulations, Article II, District and General Regulations, Section 2-32, I-1, Light industrial Zoning District; **(3)** Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception, to provide definitions and specific conditional criteria and **(4)** Chapter 3, Performance Standards, Article III, Off-Street Parking, Circulation, and Loading, Section 3-26, Off-street parking requirements, subsection (c) Schedule of off-street parking requirements, to provide a definition and specific conditional criteria to allow Warehouse, Indoor Mini Rental as a conditional use in the I-1, Light Industrial Zoning District and amend the parking calculations for Warehouse, Indoor Mini Rental and Mini-Warehouses.

**VIII. OTHER BUSINESS**

**IX. MEMBER COMMENTS**

**X. ADJOURNMENT**