



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

September 08, 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:

August 11, 2022

VI. PLANNING DIRECTOR'S REPORT

VII. PUBLIC HEARINGS

A. PRD 2022-082 – Tattersall at Tymber Creek – Issuance of Development Order

This is a request for a Planned Residential Development (PRD) amendment for the issuance of a development order for the Tattersall at Tymber Creek Planned Residential Development, submitted by Trey Paytas, Manager, Paylin Tymber 1 and 2, LLC with the authorization of the property owner Tymber Sky, LLC & Enclave of Timber Creek, LLC. The Planned Residential Development development order seeks to allow 129 single-family lots on 84.14+ acres and associated subdivision improvements. The Tattersall at Tymber Creek subdivision is located at the northwest intersection of Tymber Creek Road and Airport Road on 304 North Tymber Creek Road, 370 North Tymber Creek Road and 2099 Airport Road.

B. PBD 2022-075(A) – 520 & 540 Flagler Road, North Interchange: Zoning Map Amendment from B-7 (Highway Tourist Commercial) to Planned Business Development

This is a request submitted by BHT Holdings LLC, for a zoning map amendment from B-7 (Highway Tourist Commercial) to PBD (Planned Business Development). The subject property is approximately 5.73 acres and is located at 520 and 540 Flagler Road.

C. PBD 2022-075(B) – 520 & 540 Flagler Road, North Interchange: Issuance of Development Order

This is a request submitted by BHT Holdings LLC, for a zoning map amendment from B-7 (Highway Tourist Commercial) to PBD (Planned Business Development) and the issuance of a development order. The North Interchange Planned Business Development seeks to allow (1) business and storage warehouses, (2) indoor mini self-storage, (3) and outdoor RV and boat storage. The site plans submitted include two (2) buildings of 11,999 square feet for industrial flex space at 520 Flagler Road and a four (4)-story indoor self-storage facility of approximately 110,900 square feet and 28 recreational vehicle and boat storage spaces at 540 Flagler Road. The subject property is approximately 5.73 acres and is located at 520 and 540 Flagler Road.

D. RZ 2022-081 – Second Amended ISBA Zoning Map Amendment

This is an administrative request to amend the City's Official Zoning Map to include the eight (8) privately owned properties as part of the Second Amended North US 1 Highway Interlocal Service Boundary Agreement (ISBA) area. The amendment seeks a Zoning Map Amendment for eight (8) properties totaling approximately 5.7 acres from Volusia County R-4, Urban Single-Family Residential to Ormond Beach R-3, Single-Family Medium Density.

E. LUPA 2022-094 – Comprehensive Plan Text Amendment to Coastal Management Element

This is an administrative request to approve a Comprehensive Plan Amendment through the Expedited State Review (ESR) process, amending the Coastal Management Element, adding an Objective and Policies for flood risk planning in accordance with Florida Statutes Section 163.3178(2)(f). The proposed text changes are required to be included in the City's Coastal Management Element.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT