



# CITY OF ORMOND BEACH

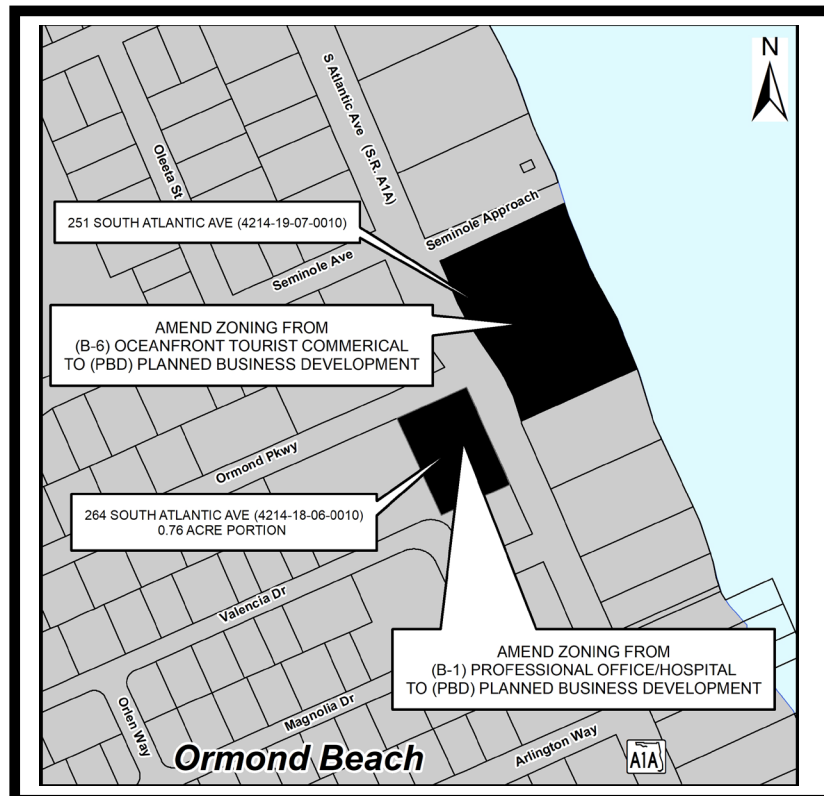
Planning • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3311 • Fax (386) 676-3361

**City Commission  
Tuesday, January 24, 2023**

**CITY OF ORMOND BEACH  
PUBLIC HEARING  
PLANNED BUSINESS DEVELOPMENT  
ZONING MAP AMENDMENT AND ISSUANCE OF A DEVELOPMENT  
ORDER**

NOTICE IS HEREBY GIVEN that the City Commission of the City of Ormond Beach, Florida, will hold a Public Hearing at **7:00 PM on Tuesday, January 24, 2023** in the City Commission Chambers, City Hall, 22 South Beach Street, Ormond Beach, Florida, to consider a request submitted by Robert A. Merrell, III, Esquire, Cobb Cole, on behalf of the property owner, Ormond Beach Holdings, LLC, for a **(1)** zoning map amendment from B-6, Tourist Commercial and B-1, Professional Office/Hospital to PBD, Planned Business Development and **(2)** the issuance of a development order. The Ormond Beach Holdings, LLC, Planned Business Development seeks to allow the construction of a five (5) story hotel of approximately 95,700 square feet with 137 rooms and parking, including a remote lot on the west side of South Atlantic Avenue, and associate site improvements. The subject property is a total of approximately 2.95 acres and is located at 251 South Atlantic Avenue (approximately 2.19 acres) and a portion of the property at 264 South Atlantic Avenue (approximately 0.76 acres). A full-length legal description is on file in the Planning Department, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

The property is shown on the map below:



The Ordinance titles are as follows:

**ORDINANCE 2023-XX**

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 2.95 ACRES LOCATED AT 251 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-19-07-0010) AND A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010) FROM B-6, TOURIST COMMERCIAL AND B-1, PROFESSIONAL OFFICE/HOSPITAL TO PBD, PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

**ORDINANCE 2023-XX**

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 251 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-19-07-0010) AND A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), TO BE KNOWN AS THE “ORMOND BEACH HOLDINGS, LLC”; AUTHORIZING THE DEVELOPMENT OF THE PROPERTY A HOTEL AND REMOTE PARKING AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

ALL PARTIES ARE INVITED to appear and submit oral or written objections or comments. The failure of a person to appear during said hearing and comment on or object to the Planned Business Development zoning map amendment and the issuance of a development order, either in person or in writing, may preclude the ability of such person to contest the Planned Business Development zoning map amendment and the issuance of a development order. Copies of the application are available for inspection by the public in the Department of Planning, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY A CITY BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PUBLIC MEETINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SUCH 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 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.