



# 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 NOTICE OF PUBLIC HEARING ZONING MAP AMENDMENT

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 zoning map amendment from the existing zoning district designations from B-1, Professional Office/Hospital to R-3, Single-Family Medium Density. The subject property totals approximately 1.70 acres and includes a portion of 264 South Atlantic Avenue (approximately 0.80 acres), a portion of 225 Magnolia Avenue (approximately 0.19 acres) and a portion of 300 South Atlantic Avenue (approximately 0.71 acres). A full copy of the proposed amendment is on file in the Planning Department, Ormond Beach City Hall, 22 South Beach Street, Room 104, Ormond Beach, Florida.

The Ordinance title is as follows:

#### **ORDINANCE NO. 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 1.70 ACRES LOCATED AT A PORTION OF 264 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-18-06-0010), A PORTION OF 225 MAGNOLIA AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-04-0010), AND A PORTION OF 300 SOUTH ATLANTIC AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4214-20-02-0010) FROM B-1, PROFESSIONAL OFFICE/HOSPITAL TO R-3, SINGLE-FAMILY MEDIUM DENSITY; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE

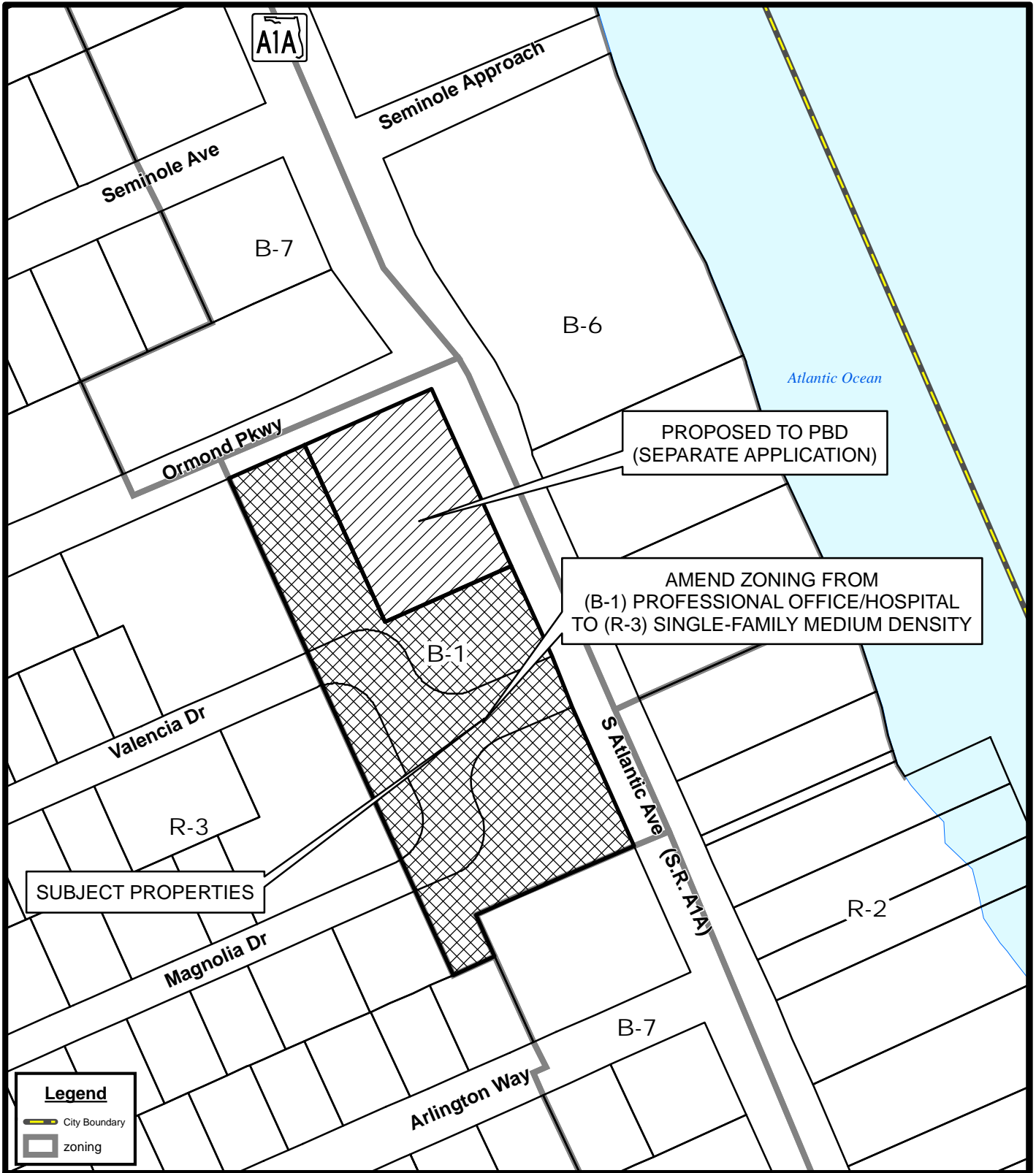
ALL PARTIES ARE INVITED to appear and submit oral or written objections or comments. The failure of a person to appear during said hearing and comment on or object to the amendment, either in person or in writing, may preclude the ability of such person to contest the amendment at a later date. Copies of the request 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.

DRAFT



**PROPOSED ZONING MAP**

portion of - 264 SOUTH ATLANTIC AVE (4214-18-06-0010)  
 portion of - 300 SOUTH ATLANTIC AVE (4214-20-02-0010)  
 portion of - 225 MAGNOLIA DR (4214-20-04-0010)

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Prepared By: The City of Ormond Beach  
 G.I.S. Department - October 11, 2022

