



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

January 12, 2017

7:00 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. ADMINISTRATIVE ITEMS

- A.** Election of Chairperson and Vice Chairperson
- B.** Adoption of 2017 Planning Board Calendar
- C.** Adoption of 2017 Rules of Procedures

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. 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 10:00 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).

VI. APPROVAL OF THE MINUTES: December 8, 2016

VII. PLANNING DIRECTOR'S REPORT

VIII. PUBLIC HEARINGS**A. LUPA 2017-006: 1268 West Granada Boulevard, Small Scale Comprehensive Land Use Amendment**

This is an administrative request for a Small Scale Comprehensive Plan Land Use Map amendment for a ±1.75-acre property at 1268 West Granada Boulevard from the existing land use designation of Volusia County “Urban Medium Intensity (UMI)” to City of Ormond Beach “Residential, Office, Retail” as the result of annexation.

B. RZ 2017-007: 1268 West Granada Boulevard - Zoning Map Amendment

This is an administrative request to amend the City’s Official Zoning Map, for a 1.75-acre property at 1268 West Granada Boulevard from the existing zoning designation of Volusia County R-4 (Urban Single-Family Residential) to City of Ormond Beach B-10 (Suburban Boulevard) as the result of annexation.

IX. OTHER BUSINESS**X. MEMBER COMMENTS****XI. ADJOURNMENT**

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board Members

FROM: S. Laureen Kornel, AICP, Senior Planner

DATE: December 29, 2016

SUBJECT: Planning Board Administrative Items

This is the first meeting of the Planning Board for the year 2017. As such, the Board is required to address the following 3 administrative items:

1. The election of the chairperson/vice-chairperson;
2. Adoption of the 2016 Calendar; and
3. Adoption of the rules of procedures.

Section 1-15.B.3 of the Land Development Code states at the first meeting of the Board each year, the secretary shall call the meeting to order and shall then call for nominations for chairperson. There have been no changes made to the 2016 Rules of Procedure. If there are any questions, I can be contacted at 676.3345 or by e-mail at Laureen.kornel@ormondbeach.org. Thank you.

2017 Planning Board Public Hearing Schedule

Deadline for Submittal to SPRC	SPRC Meeting: Projects are Determined on/ off Agenda	15 Sets of Site Plans for PB	Post Property (by applicant) 14 Days Prior to Meeting	PB Mail Notification and NJ advertisement by staff	Final Staff Reports and Agenda sent to PB	Planning Board Meeting Date	Packet to City Attorney's Office	City Commission – 1 st Reading	City Commission – 2 nd Reading
Nov 29	Dec 13	Dec 22	Dec 29	Dec 28	Jan 5	January 12	Jan 25	Feb 21	Mar 7
Dec 27	Jan 10	Jan 19	Jan 26	Jan 25	Feb 2	February 9	Feb 22	Mar 21	Apr 4
Jan 24	Feb 7	Feb 16	Feb 23	Feb 22	Mar 2	March 9	Mar 22	Apr 18	May 2
Feb 28	Mar 14	Mar 23	Mar 30	Mar 29	Apr 6	April 13	Apr 26	May 16	Jun 6
Mar 28	Apr 11	Apr 20	Apr 27	Apr 26	May 4	May 11	May 24	Jun 20	Jul 18
Apr 25	May 9	May 18	May 25	May 24	Jun 1	June 8	Jun 21	Jul 18	Aug 2
May 30	Jun 13	Jun 22	Jun 29	Jun 28	Jul 6	July 13	Jul 26	Aug 16	Sep 5
Jun 27	Jul 11	Jul 20	Jul 27	Jul 26	Aug 3	August 10	Aug 23	Sept 19	Oct 3
Aug 1	Aug 15	Aug 24	Aug 31	Aug 30	Sep 7	September 14	Sep 27	Oct 17	Nov 7
Aug 29	Sep 12	Sep 21	Sep 28	Sep 27	Oct 5	October 12	Oct 25	Nov 21	Dec 5
Sep 26	Oct 10	Oct 19	Oct 26	Oct 25	Nov 2	November 9	Nov 22	Dec 19	Jan 2
Oct 31	Nov 14	Nov 22	Nov 30	Nov 29	Dec 7	December 14	Dec 27	Jan 16	Feb 6

**RULES OF PROCEDURE
OF THE
PLANNING BOARD
FOR THE
CITY OF ORMOND BEACH**

The Planning Board of the City of Ormond Beach, Florida shall be governed by the terms of the Charter, the Code of Ordinances, and the Land Development Code of the City of Ormond Beach, and the Rules of Procedure set forth herein and adopted by the Board.

SECTION 1. OFFICERS, MEMBERS AND DUTIES

1.1 Chairman. A Chairman shall be elected by the Board, in accordance with Subsection 1-15:B3 of the Land Development Code. The Chairman shall decide upon all points of order and procedure subject to these rules, unless otherwise directed by a majority of the Board in session at the time. The Chairman shall appoint any subcommittee found necessary to investigate matters before the Board. The Chairman shall sign all minutes of the Board and all pertinent correspondence.

1.2 Vice-Chairman. A Vice-Chairman shall be elected by the Board, in accordance with Section 1-15:B3 of the Land Development Code. The Vice-Chairman shall serve as Acting Chairman in the absence of the Chairman and, at such times, shall have the same powers and duties as the Chairman.

1.3 Secretary. The Secretary shall be the Director of Planning or the designee of the said Director. The Secretary shall keep all records, shall conduct all correspondence of the Board, shall cause to be given the required legal notice of each public hearing and shall generally take charge of the clerical work of the Board. The Secretary shall take, or cause to be taken, the minutes of every meeting of the Board. These shall show the record of all important facts pertaining to each meeting and hearing, every resolution acted upon by the Board, and all votes of members of the Board upon any resolution or upon the final determination of any questions, in dictating the names of members absent or failing to vote. The Secretary shall endeavor to present the final copy of the minutes to the Chairman for signature not later than five (5) days before the next regular meeting. The Secretary shall keep all records open to the public at all times during normal business hours (8:00 AM-5:00 PM), but shall in no event relinquish the original of any record to any person, unless such authority is granted by the Chairman of the Board.

1.4 Members. As required by the Land Development Code Subsection 1-15:B1, members of the Board shall be appointed by the City Commission. Terms and conditions of appointment shall be governed by Article I, inclusive. Members shall provide the Secretary with their current home address and home and/or office telephone number, unless such information is made confidential by law. Such information shall be kept current by the members. In the event that a member of the Board shall be unable to attend a regularly scheduled meeting, the member shall notify the Secretary of the member's expected absence no later than five (5) days before that meeting. The five (5)

days notice of absence shall not apply to emergency absences beyond the member's control, nor to special meetings described in Subsection 2.2 below.

- 1.5 Viewing. The Board members shall make every effort to view any site being considered for recommendation. The Secretary shall provide each member with a map showing the subject site.
- 1.6 Schedule of Meetings. Pursuant to Subsection 4-03:C of the Land Development Code, the Board members shall approve a yearly calendar of meetings at its inaugural meeting each year. This schedule of meetings will establish timeframes for application submittal and SPRC review.

SECTION 2. MEETINGS

2.1 Regular Meetings. Regular meetings of the Planning Board shall be held generally on the second Thursday of each month, at 7:00 PM, in the City Hall Commission Chambers. If the Chambers are not available, an alternate location shall be noted on the agenda and in all related advertising and noticing. The time and place of the regular monthly meeting may be changed by affirmative vote of a majority of the Board.

2.2 Special Meetings. Special meetings of the Board may be called at any time by the Chairman, or at the direction of any three (3) members of the Board. At least seventy-two (72) hours advance notice of the time and place of special meetings shall be given by the Secretary or Chairman to each member of the Board.

2.3 Cancellation of Meetings. Whenever there is no business for the Board, or whenever so many members notify the Secretary of inability to attend that a quorum will not be available, the Chairman may dispense with the regular meeting by instructing the Secretary to give written or oral notice to all members not less than twenty-four (24) hours prior to the time set for the meeting.

2.4 Quorum. A quorum shall consist of four (4) members for the transaction of business.

2.5 Conduct of Meeting. All meetings shall be open to the public. The order of business at regular meetings shall be as follows:

- a. Roll Call
- b. Invocation
- c. Pledge of Allegiance
- d. Notice Relative to Adjournment
- e. Approval of the Minutes
- f. Planning Director's Report
- g. Public Hearings
- h. Other Business and Discussion Items
- i. Member Comments
- j. Adjournment

2.6 Continued Meetings. The Board may continue a regular or special meeting if all business cannot be disposed of on the day set, and no further public notice shall be necessary for resuming such a meeting if the time and place of its resumption is stated at the time of continuance and is not thereafter changed.

2.7 Adjournment. New items will not be heard by the Board after 10:00 PM unless authorized by a majority vote of the Board members present. Items which have not been heard before 10:00 PM may be continued to a date and time certain, or to the next regular meeting, as determined by affirmative vote of the majority of the Board members present.

SECTION 3. VOTING

3.1 Vote. The affirmative vote of a majority of the members present and legally entitled to vote at any meeting shall be necessary to make any recommendation on any matter coming before the Board. The Chairman shall have one (1) vote on all issues voted upon by the Board.

3.2 Voting Conflict of Interest. No member of the Board shall participate in any matter which would inure to the member's special private gain or loss, which the member knows would inure to the special private gain or loss of any principal by whom the member is retained, or to the parent organization or subsidiary of a corporate principal by which the member is retained; or which the member knows would inure to the special private gain or loss of a relative or business associate of the member without first disclosing the nature of the member's interest in the matter.

Such disclosure, indicating the nature of the conflict, shall be made in a written memorandum filed with the Secretary prior to the meeting in which consideration of the matter will take place, and shall be incorporated in the minutes. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the Board, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

In the event that disclosure has not been made prior to the meeting, or that any conflict is unknown prior to the meeting, the disclosure shall be made orally at the meeting when it becomes known that a conflict exists. A written memorandum disclosing the nature of the conflict shall then be filed within fifteen (15) days after the oral disclosure with the Secretary and shall be incorporated into the minutes of the meeting at which the oral disclosure was made. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the Board, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

Any member of the Board who, after written notice and public hearing, is found to have violated the provisions listed above, shall have the member's membership on the Board immediately terminated.

3.3 Abstention. All members of the Board shall vote in favor of, or in opposition to, all matters coming before the Board for vote, and such vote shall be recorded in the official records of the Board. However, no member shall vote upon any matter which would inure to the member's special private gain or loss; which the member knows would inure to the special private gain or loss of any principal by whom the member is retained or to the parent organization or subsidiary of a corporate principal by which the member is retained, other than an agency as defined in Florida Statutes, Section 112.312(2); or which the member knows would inure to the special private gain or loss of a relative or business associate of the member. Any member so required to abstain shall, prior to the vote being taken, publicly state to the assembly the nature of the member's interest in the matter from which the member is abstaining from voting and, within fifteen (15) days after the vote occurs, disclose the nature of the member's interest as a public record in a memorandum filed with the Secretary, who shall incorporate the memorandum in the minutes.

3.4 Policy. It shall be the policy of the Board to provide sufficient findings of fact in making a recommendation for denial, approval or approval with conditions. All findings of fact shall be based on the applicable standards and regulations contained in the Land Development Code, the information provided by the applicant, Planning staff's review of the application and appropriate information or evidence and testimony presented at the public hearing.

SECTION 4. ATTENDANCE

Attendance of the Planning Board members shall be subject to the standards contained in the Code of Ordinances, Chapter 2 Administration, Article VI Boards, Commissions, Committees and Other Agencies, Division 1. Generally, Section 2-202, Attendance of Members, as amended.

SECTION 5. RESIDENCY REQUIREMENTS

All Board members must be residents of the City of Ormond Beach. A member who, after appointment or selection to the Board, ceases to be a resident of the city shall promptly tender a resignation, which shall be effective immediately upon its tender. Failure to resign shall result in the person's membership on the Board being terminated by the City Commission. A member who locates his permanent residence outside of the zone from which he was appointed shall also be required to tender a resignation from the Board. Failure to tender the resignation, with continuous residency outside the zone from which he was appointed for more than sixty (60) days, shall be presumed to constitute residency outside the zone and the membership shall be terminated by the City Commission. Upon request of the person involved and upon a showing of good cause, the City Commission may extend such time.

SECTION 6. APPLICATIONS

All applications for Board action shall be complete and filed in the manner provided for in the Land Development Code.

SECTION 7. CONDUCT OF HEARINGS

The applicant may appear in person or by agent or by attorney at the hearing. The order of procedure for each hearing shall be as follows:

7.1 The Chairman, the Chairman's designee, shall present a summary explanation of the application;

7.2 The staff shall present its analysis and recommendations regarding the application;

7.3 The applicant or the applicant's agent shall be afforded the opportunity to speak in behalf of the application;

7.4 Any Board member, with permission of the Chairman, may request additional staff input or question the application or his agent;

7.5 The Chairman shall direct persons wishing to speak in favor of, or in opposition to, the application shall be allowed to do so after signing in and stating their name and address - such presentation shall be made at the podium. The Chairman shall ensure that there is sufficient time allocated to the staff, applicant and public to provide comments and to address questions, comments and recommendations raised by the Planning Board members in their discussion of the application;

7.6 In order to allow the meeting to proceed in an orderly fashion, the Board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for City staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the Board. The Chairman may also direct speakers to limit their comments to issues which have not been previously stated;

7.7 Arguments between the parties shall not be permitted - all remarks shall be addressed to the Chair;

7.8 Where there is no opposition to an application, the Chairman, by consensus of the Board and upon confirmation that all Board members have read the staff report, may waive the staff analysis (Section 7.2);

7.9 Members shall at all times speak directly into the microphones to facilitate the recording of the meetings; and

7.10 Copies of any and all letters, exhibits, or any information not otherwise provided prior to the meeting are required to be presented to the recording secretary for inclusion in the Board minutes.

SECTION 8. DECISIONS

8.1 Time. Decisions by the Board shall be made in the form of a motion upon completion of the hearing.

8.2 Notification. The Secretary shall send a copy of the Board's recommendations to the City Commission and to the applicant within fifteen (15) days of the date of decision by the Board. A copy of the Board's recommendation shall be inserted in the applicant's file.

SECTION 9. AGENDA

Each matter shall be placed upon the agenda of the Board by the Secretary. The order shall be set by the Chairman with emphasis placed on anticipated audience interest. There may be a cut-off date established by the Board after which no further matters shall be added to the agenda. The agenda of matters to be heard shall be mailed or delivered to each member of the Board at least five (5) days before the regular meeting.

SECTION 10. RECONSIDERATION

Once a motion has been adopted, the Board may reconsider that matter at the same meeting, provided a motion to reconsider is made by a member who voted with the prevailing side.

SECTION 11. AMENDMENTS

These Rules of Procedures may be amended or modified by an affirmative vote of not less than four (4) members of the Board, provided that such amendment be presented in writing at a regular meeting and action taken thereon at a subsequent regular meeting.

SECTION 12. MOTIONS

Every motion shall require an affirmative vote of the majority of the Board members present and voting. Prior to polling the board, the Chairman shall announce the movant and the second.

SECTION 13. ROBERT'S RULES OF ORDER

Any point of procedure not otherwise addressed by these Rules shall be governed by the current edition of Robert's Rules of Order, Newly Revised.

PRESENTED IN WRITING at a regular meeting of the Board on January 12, 2017.

M I N U T E S
ORMOND BEACH PLANNING BOARD
Regular Meeting

December 8, 2016

7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL 32174

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I. ROLL CALL

Members Present

Patricia Behnke
Harold Briley, Vice Chair
Lewis Heaster
Al Jorczak
Rita Press
Lori Tolland
Doug Thomas, Chair

Staff Present

Ric Goss, Planning Director
Steven Spraker, Senior Planner
Randy Hayes, City Attorney
Melanie Nagel, Recording Technician

II. INVOCATION

Chairman Thomas led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 10:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 10:00 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. MINUTES

October 13, 2016

Mr. Heaster moved to approve the October 13, 2016 Minutes as presented. Mr. Briley seconded the motion. Hearing no objections, the minutes were unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Ric Goss, Planning Director, stated that this past month the City Commission approved the Bike Plan. As a result of the bike plan, there is funding for the Forest Creek Trail in 2017, and we have a feasibility study funded for the Thompson Creek Trail from Division to Wilmette. The Greenway Trail is under a feasibility study funded by DOT as part of the Sun Trail. The bike trail from Inglesa down to Sanchez, will have funding from DOT in 2018-2019, and there should be actual choosing of the corridor and design approval.

VII. PUBLIC HEARINGS

A. RZ 2017-008: 100 N Halifax Drive, Amendment to Official Zoning Map

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated that this is a request for a Zoning Map Amendment to go from an R-2 Zoning District to the R-5 Zoning District. Previously the Planning Board reviewed a Land Use Amendment for the subject property to go from "Public Institutional" to "Medium Density Residential". Mr. Spraker reviewed the steps that the project needs to go through. The first step was the Land Use Amendment. The next step is the Zoning, to take it from R-2, Single Family Low Density to R-5, Multifamily Medium Density. Eventually the project will likely go to a Planned Residential Development (PRD), but in order to do that, they can't go straight from R-2 to the PRD, because there is a five acre minimum, and this site is about 1.5 acres. So an interim step has to be done to go from R-2 to R-5, and then there would be two options; to either develop under the R-5 zoning district, or to go to a PRD. Either scenario would require a neighborhood meeting.

Mr. Spraker explained the location, orientation, and characteristics of the subject property and presented the Staff Report. Mr. Spraker stated staff is recommending approval.

Mr. Heaster asked that when we changed the property to "Medium Density Residential" a couple of months ago, had there been a site plan, or rendering of the building, showing how many units there will be? Mr. Spraker stated that when they had a neighborhood meeting, there had been a concept plan. He will let the applicant address how many units they are seeking.

Mr. Ed Schwarz, owner of 100 N. Halifax, stated that he is excited about the project. They have a conceptual site plan for 10 townhouse units, which are still in the preliminary planning stage. There seems to be a lot of excitement in the neighborhood about it, and it should be a great project for the area. It is conducive to the adjoining properties, and the density is reasonable.

Ms. Behnke asked if there has been any negative feedback from anyone in the 600' radius. Mr. Schwarz stated that when they had the last meeting, it needed to go to people within 300' and at that meeting there wasn't any pushback from anyone in attendance. Most of them were curious about what was being planned.

Ms. Press stated that previously Mr. Schwarz had stated that this would be a great location for people who use Oceanside Country Club. Mr. Schwarz stated that this would be a great location for members who could just go across the street in a golf cart. The primary target market are people who presently live in large single family homes in that vicinity and are looking to downsize and not have to take care of a yard.

Ms. Tolland stated that she did attend the neighborhood meeting with Mr. Schwarz, and she wanted to compliment him on the meeting itself. Mr. Schwarz handled it very well and had a nice turnout of people from the area, and everybody appeared to be curious and excited about the project. The biggest concern was how it would affect the properties on Orchard Street, since the houses would back right up to it. Ms. Tolland understands that there will be a nice buffer between the properties, and it shouldn't affect these people at all.

Mr. Briley made a motion to approve RZ 2017-008: 100 N Halifax Drive, Amendment to Official Zoning Map. Mr. Heaster seconded the motion. Vote was called, and the motion unanimously approved (7-0).

B. LDC 2017-013: Land Development Code Amendment, New Britain Avenue height amendment

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated that this is a Land Development Code specifically to an overlay district, which is Section 2-70 of the city's Land Development Code (LDC). The goal of the amendment is to delete the 2-story height requirement for properties along the north side of New Britain Avenue, between N Beach and N Ridgewood, abutting the Lincoln Avenue historic district. The LDC has written proposals for additional landscape buffering and setback standards if a building height were to exceed two stories on the north side of New Britain.

Mr. Spraker summarized the Staff Report. There is no specific project development, but all of the standards are contained in the LDC. This section is part of the Downtown Overlay District and there is a special district that governs how the downtown area is to be developed. There is a master Land Development Code, and then within this overlay district there are specific regulations. Mr. Spraker reviewed some of the history of legislation that affected the downtown area, and then reviewed the location, orientation, characteristics, and capital projects around the area of the subject properties.

Mr. Spraker explained the six parts of the Land Development Code. The first part amends Section C-4 of Section 2-70, which states that any increase in building height, the setback has to increase to be the same as the building height. If the building were 40' in height, then the minimum setback would have to increase to 40'. The current setback is 0 – 5% of the lot depth.

Mr. Spraker stated that the second part is about a regulation that governs the use of the downtown area within the River District, and the amendment would allow buildings on the north side of New Britain from 2-5 stories, and would also allow mixed use. The third aspect is that any development would require a landscape buffer and a masonry screen wall 6' in height, if the building were to exceed 2 stories in height.

Mr. Spraker continued that the fourth part is the same as the first one, concerning the rear yard setback requirements, but one is within the digital format and the other is for the text format. The fifth part of the proposed amendment removes the section stating that redevelopment along the portion of New Britain adjacent to the Lincoln Historic District shall not exceed 2 stories. Mr. Spraker stated that the last part of the amendment is an exhibit, and the graphic shows how site development would be required, it shows the building at the edge of the property line, the increased setback, landscaping and wall, with parking between the landscaping and building.

Mr. Spraker stated that City Staff has received six correspondences regarding the application. Two of them were included in the packet, and the other four were received after the packets were mailed, but were forwarded by email to Board members, and copies were given out at this meeting.

Mr. Spraker stated that Staff has provided a case against the amendment, and a case for the amendment. This is an application where someone can easily argue either side. The points against the amendment include that the existing regulations limiting building heights was designed to protect the historic homes along Lincoln Avenue, why amend the LDC when there is no imminent project, new structures would alter the historic character of the neighborhood, traffic will increase on surrounding streets, and the additional height on New Britain would negatively impact existing historic homes along Lincoln Avenue.

Mr. Spraker stated that the points for the amendment include that the 2010 form based code reduced existing heights along New Britain Avenue to be lower than what is allowed under the B-1 and lower than surrounding residential zoning of 30', the additional allowable height would require additional setbacks, landscape buffers and a wall, regulations need to be in place for future development due to time to assemble land and obtain financing, and the height alone does not make projects incompatible with surrounding uses.

Mr. Spraker stated that within the Staff Report there are four options being presented to the Planning Board. Option 1 is approval of the LDC amendment as proposed. Option 2 is denial of the LDC amendment. Option 3 is approval of a height limit less than 5 stories. Option 4 would allow a certain height as a staff approval, either 2 or 3 stories, and require any additional building height to be allowed as a public hearing. The Staff Report recommends approval of the project.

Mr. Heaster asked if any of the building footprints have actually been laid out on the land affected by this amendment. Mr. Spraker stated that what was shown is just an example, but it shows the area for the off-street parking and storm water, and then shows the building up to the Right of Way. There is no site plan or development plan at this time. The depths of the lots range from 200' – 215'. Mr.

Heaster stated that he is trying to visualize what the depth would be from the back of the buildings to the neighbors on the south side of Lincoln. Mr. Spraker explained that a typical 2-way traffic area is 64' plus 5-10' to the building, plus another 10'-15' would be around 80' from the rear of the building to the rear lot line.

Mr. Glenn Storch, attorney for the applicant, stated that he is excited about what is happening in downtown Ormond Beach, and is surprised by the potential vibrancy that there is for the downtown. There really is no basis for residential use on New Britain because this is a spill-over area for commercial use. This is a first step of a plan for the future, and encouraging investment in this area and the downtown.

Development in downtown Ormond Beach has to go to the north or the south. Since City Hall is on the south side, the potential to develop has to be on the north side. The homes on New Britain need to be re-vitalized, the whole area needs to be re-vitalized, and in such a way that it has no impact on the historic district as well.

Mr. Storch stated that the most important goal is walkability, and an area that encourages walking and bicycling. You do this by creating a walkable downtown, where people will want to walk around and stay to shop and eat. There needs to be a transition area that is attractive and a gateway to the area. Good planning is creating a good transition between the downtown and the higher density residential areas. Unfortunately, a few years ago when the allowable height was reduced, any potential for high density development was stopped.

Mr. Storch continued that one way to achieve some goals is to create flexible standards that encourage investment. You want to encourage people to spend money and invest in your community, and they will do that if they believe that they will be successful. They will not invest if they feel it is a huge risk and they will not be successful. There are several people in the downtown area right now who have taken a risk, and have rolled the dice, and have been successful. This needs to be built on, and downtown expansion needs to be encouraged.

Mr. Storch stated that mixed-use development is really good planning, if something can be done with a combination of shops and restaurants and residential. There needs to be sufficient separation and buffering, so that whatever is done in the downtown area does not impact the adjoining properties. The height of buildings seems to be the key to all of this. The 2-story height will not allow for the density, since there has been no new investment since this was changed in 2010.

Mr. Storch stated that the first steps have already been taken by putting in a parking lot in the historic district, there are storm water areas in the historic district, there is a proposal for a revitalization and reconstruction and widening of New Britain Avenue. These steps are absolutely critical. Proposed regulations would duplicate what is in the River District, which allows 2-5 stories, but a PBD is required to use the density. That means that any proposals would come back before the Board, the City Commission and the neighbors, to be sure that everything stays consistent.

Mr. Storch continued that the northerly setback issue is a great thing, because it encourages the minimum height necessary to get the investment and a plan, but at the same time allows for as much buffer as necessary. It also requires the

construction of a masonry wall along the buffer, as has been done in other areas that abut residential areas. In a PBD, the landscape area should be mature vegetation that would actually act as a screen.

Mr. Storch stated that one of the criteria would be that sufficient parking is provided, and that the traffic is dealt with. Another concern is the visual impact. Under the existing regulations, there is no requirement for a landscape buffer, and the buffer is 0-5%, or 0-10' and neighbors along Lincoln Street could have a building nearly in their back yard. Under the new regulation, if a 5-story building were put in, there would be a 60' setback, with a minimum of a 10' of landscape and vegetation, and a 6' buffer wall.

Mr. Storch continued that additional traffic in the neighborhood is another concern. New Britain is going to be part of the downtown traffic area. This is something that can be worked out with additional parking, people living right there so they can walk to the area, reducing the amount of traffic, and work on a sufficient and newly built provision.

Mr. Storch stated that he has been involved with bike paths in the area, working with the State, landowners, cities and counties, and will end up with about 64 miles of really great bike paths, that will also feed into other systems. This development is perfect for that and the sort of thing that is planned for the bike paths, and people accessing areas by bike.

Mr. Storch continued that another concern that was addressed in letters was that someone purchased the property with the 2-story height restrictions and should have known better. That is not true. The property owner started buying these properties prior to 2010, working with existing regulations, prior to it being reduced to 2 stories, with the idea that they would be able to develop taller buildings on this property. It was only after the 2010 regulations, when the height was reduced, that it created the problem. The result is that the investment has not been made because the height restrictions have prevented it.

Mr. Storch stated the concern that the development would not be consistent with the character of the area. First, this is not a development, but this is a proposal for a land development code change that is consistent with the River District and other areas that allow for 5-story uses. This is exactly what should be there, but more importantly when the project is done, it is made to be consistent with the commercial and historical area through the planned commercial development process.

Mr. Storch presented pictures of other areas such as Gainesville, Hyde Park and Winter Park, which are all upscale areas that have put commercial and multi-family development next to residential areas. By putting in a development, property values in the area will increase, because people will want to live in the area. When this project is done, it will be setting the stage for what will be the Ormond Beach style. Styles and colors will create a synergy to make other things happen.

Mr. Storch ended by stating that all that is being looked at tonight is whether this is good planning or not. The planners have done a good job by allowing 5-story buildings in other areas, but this is the crown jewel. This is the area that should be

developed, next to the commercial properties. If the Board wants to create a downtown area, this is the way to do it and the location to do it. It will encourage investment in and development of the commercial area, it will create a walkable community which reduces traffic and increases value, it will encourage the creation of a core downtown area, and yet will maintain the small town feel of Ormond Beach. Poverty does not save the environment. The developers are trying to encourage investment, and to encourage upscale investments in such a way that it is being planned better than other areas. That is what Ormond Beach deserves.

Ms. Behnke stated that Mr. Storch had talked about bringing in hotels and businesses, and she is wondering where he would put a hotel in the downtown. Mr. Storch stated that he doesn't know if they are, but he just wanted to show that it has been done in other areas. Ms. Behnke stated that it is just an example but something that isn't practical. Mr. Storch stated that it could be fascinating to watch what the area needs, and if you have an area that is really cool and wonderful to walk around in, you also might suddenly have the potential for a hotel. Ms. Behnke stated that people who own homes in that area would not want a hotel and people coming and going all the time. Ms. Behnke asked how deep the property was, and if it was possible to put two buildings side by side, as opposed to putting in one 5-story building. Mr. Storch stated that then the buffer would be taken out. And again, the question is what kind of downtown do you want. Do you want to encourage investment and encourage people to live here? He doesn't know if the village concept would attract businesses. And he also thought the idea was to create the buffer between the development and Lincoln Street homes, which there would only be with the taller buildings.

Ms. Dorian Burt, 203 Pine Cone Trail, stated that she wanted to give some background. In 2000 she was the executive director of Ormond Mainstreet, which is an organization that works on the redevelopment of downtown. While she was involved with this group, she convinced Bill Jones to purchase a piece of property. Then he fell in love with the downtown, and he has made Ormond Beach his hobby. He loves this place, as evidenced by what he has helped create. Ms. Burt explained that she had 10 days to get a conceptual drawing done up for this area. It is just that – conceptual. Normally a project like this will stagger the buildings. There will be alcoves and different façades, and a project like this would be done in phases. There would be interest that would blend the new, so it lives in harmony with the old.

Mr. Storch stated that it is so hard to get investment into a downtown area, and the fact that there is someone local who is willing to spend the money to actually do development and cares what it will look like, is so important. Typically on projects of this size, it is people from outside the area and their only goal is profit. Everything here is trying to be a class act and trying to do what is best for the area and the redevelopment of the downtown. This is the first step that allows for the investment to begin the process.

Ms. Behnke wanted to know how they would maintain the historic value of the homes in the area. Mr. Storch stated that most of the examples that he showed in his presentation had a historic look to them. The buildings look old, but are brand new. The trick to Ormond Beach is to do something that is consistent with the style of the Lincoln Avenue area. Ms. Behnke stated that it worries her when they are

dealing with a conceptual plan and there is no actual plan in place. Mr. Storch stated that in order to get the density to make this work, they have to come back to the Board and work together. This is one step in the process, but it doesn't allow them to do anything other than to look at the issues.

Chairman Thomas asked Mr. Spraker to explain the process again and the steps that the project would have to go through before any of this would become fruition. Mr. Spraker stated that the developer would have to do a site plan, which would be reviewed by city staff and a neighborhood meeting would be required. Depending on the option selected, they could need a Planned Business Development (PBD). But, it depends on the project. If the Board wants to be sure that it comes back to the Board and City Commission, then it should look at Option 4, which basically says the Board will approve a number of stories by right, which means they could do things at staff level with a neighborhood meeting, but anything over 2 or 3 stories would have to come back as a Planned Development before the Planning Board and City Commission.

Mr. Jorczak stated that it appeared to him when looking at the illustrations that were provided, that the Board was looking at 4-story buildings, as opposed to 5-story buildings. So, from the vertical height of 60' conceptually some of the aesthetics may not be truly representative of a 5-story structure. Mr. Storch stated that the pictures show 5-story buildings, but the idea is to design in such a way where it minimizes the look of height and fits in with the neighborhood.

Ms. Press doesn't understand why we state everything in stories, when a story could be 9' or 11', so a 5-story building could be 45' – 55'. It would be interesting to see what the height is that would be allowed. Mr. Storch stated that the amendment states 60' maximum. If you look at other areas, and you have varying heights, it could go much higher. But, due to this being an overlay district, there was a provision put in that the height could be no more than 60'.

Ms. Tolland asked that when the height restriction of 2 stories was put on in 2010, what was it before that. Mr. Spraker stated that it was a B-1 zoning district which allows 30' for multi-family and 40' for commercial. Ms. Tolland asked what happened that made it change to 2 stories. Mr. Spraker couldn't find any specific reference, but he thinks that the overall concern was protecting the value of the Lincoln Avenue historic district.

Mr. Heaster asked if there was anywhere else in the River District from US 1 to Beach Street, other than Granada, that will allow 5 stories. Mr. Spraker stated that if it is zoned B-4, then it would be allowed. The area right behind the Sunoco gas station and Maria Bonita would allow 5 stories. Mr. Heaster is trying to understand the reasoning behind the history of the decision, since the surrounding area allows 5 stories. Mr. Spraker stated that the only answer he can give is that it was to protect the historic district.

Mr. Heaster then stated that the City has obviously made a focus on this area with the parking lot, the park, and the storm water retention. How long has this focus been in the works with the City, and how much does the City have invested in this. Mr. Spraker stated that it started with the 2007 Master Plan that provided a list of capital projects. Mr. Spraker does not have any figures in front of him. Mr.

Heaster stated that it is a substantial investment, and if the City has had this focus for almost 10 years now, with a goal of having multi-family downtown, why is it that the applicant is a private owner that doesn't encompass all this property that the Board may change tonight, why hasn't the City initiated this, since they have made quite an investment in the surrounding area. Mr. Spraker stated that the City doesn't amend the LDC lightly, and basically the regulations that are in place are valid and were put there for a valid purpose. The applicant, through their research and their holdings, has said this is an area that needs to be looked at. That is not a staff driven process. This is an applicant initiated amendment. Staff does the analysis and tries to present both sides, and then it is up to the Planning Board and City Commission to determine if the 2010 regulations were correct, or the applicant has brought up some good points, the Lincoln Avenue historic district can still be protected and the Land Development Code should be amended.

Ms. Behnke asked how much land will be lost by property owners when New Britain Avenue is widened. Mr. Spraker stated approximately 35'. If the property owner were to try and provide storm water individually, they would lose about 20% of their property. By doing the storm water as part of the streetscape, they gain the developability of the property. Instead of digging a hole that is 30' x 40', and losing that land, it will all be within the street.

Ms. Jarey Lee Cortwright, 18 Heather Lane, stated that she has lived in Ormond Beach since 2001, and she supports the applicant's request as presented in the Staff Report, to remove the existing 2-story height limitation along New Britain Avenue from N. Beach Street to N. Ridgewood Avenue, abutting the N. Lincoln Historic District. Ms. Cortwright supports the redevelopment of the downtown area of New Britain Avenue into a higher density, mixed-use, urban area that would be attractive to millennials seeking a more urban life style, as well as retirees who wish to remain in Ormond Beach, but who are no longer interested in maintaining single family suburban housing. The businesses along the downtown section of W. Granada are also dependent on higher density for profitability. Though this amendment represents a change from the housing currently along New Britain Avenue, it is her opinion that it represents a vision of a revitalized downtown that will increase tax revenues from higher density housing. It will also attract businesses providing services to residents of downtown Ormond Beach, as well as the others who visit Ormond Beach because it has a variety of businesses and housing, and looks alive as only a well-developed urban area can.

Ms. Ellen Needham, 48 Lincoln Avenue, stated that she and her husband have lived at this address for 20 years, and they do not support having 5 stories behind their home. It is sad that she is here again, protecting the historic district. They love the downtown area, the boardwalk, and she understands that you want to bring more life to the downtown area, and she supports Bill Jones and what he has done, but to put 5 stories on W. Granada where there are no 5-story buildings is excessive. She does not support it. The drawings shown tonight are lovely, but are not in character with the rest of the city, especially downtown. Ms. Needham believes that it will visually impact their property, and if there is a complete street of apartments behind their home, it will not raise the value of their home. She doesn't think that using The Heritage as an example of a taller building against a historic district is appropriate. What you are doing is setting a precedence, if the Board removes the 2-story maximum height limit. It is not known what will go in there, and that scares

her. She does not support 5 stories. Also, if anyone is interested, her husband put up a flag in their back yard that is 30' and if anyone wants to drive down Lincoln Avenue and take a look behind their home to see the 30' flag, please do. What this amendment is for is 60', which is twice the height of any of the homes on Lincoln Avenue. She does not support 5 stories.

Mr. Ron DeFilippo, 1081 Ocean Shore Blvd., stated that he is a resident of Gainesville, Florida and has a second home in Ormond Beach. He whole heartedly supports this. Ormond Beach needs an identity and Bill Jones has done a tremendous job, and he needs the key to the city for what he has done. Mr. DeFilippo would trust Mr. Jones for what he wants to do. He also respects the people who have historic homes in the historic area. There are ways to accommodate everybody. Ormond Beach is really struggling to create an identity compared to other smaller beach towns. This is the first time he sees something really positive going on. What Ed Schwartz is doing (100 N. Halifax Drive) is tremendous because it will put some density there for some housing, but it will be a little more expensive than what millennials can afford. Creating affordable housing will do a lot more for the community than is even realized. Being able to walk and commute in the neighborhood is tremendous. If Mr. DeFilippo had made investments in New Smyrna it would have doubled. In Flagler, it would have tripled. But, in Ormond Beach it has remained stagnant. The Board needs to recognize these things and what is going on around Florida, and how many people want to come to Ormond Beach and be part of it. There are older neighborhoods that need to be respected, but there are also new people that need to come here and enjoy it as much as we do. Being up higher also gives a person a better perspective of what's available here. There is great history here, and you are sitting on your hands a little bit on your development and where you're going, and where you need to be.

Mr. Jeff Boyle, 614 N. Halifax Dr. stated that this is a city that keeps its promises, as it did during the hurricane, to serve and protect us. The 2-story height limit on New Britain is a written promise, specific in the Comp Plan Code, and is a contract without condition. The purpose of it was clear, to protect Lincoln Avenue, the historic district, as testified by city staff here tonight, to protect the aesthetic profile and historic character of Lincoln. Staff recommends striking this language, and Mr. Boyle finds that breaking of a promise to be disappointing, as are some of their analogies to make their case. Quote: "No substantially adverse aesthetic impact to Lincoln Avenue." Mr. Boyle would submit that the impact would be substantial. We heard tonight, and at the July meeting, a threat that if it remains at 2 stories, there is going to be reduced setbacks there will be something a lot worse. Mr. Boyle is also a big fan of Bill Jones. He is a hero in this community. He has never seen anything that he has done, that did not work with two stories. This whole idea is out of character. Staff says that we have an urban lull and we have new market demands of the millennials, to break from this contract. When did the needs of the millennials outweigh the incumbent citizens on Lincoln Avenue? Certainly the Heritage and Orchard Lane is not about precedence for this case. Mr. Boyle is worried about spot zoning in the Comp Plan. He is worried when a property owner buys property that is restricted, comes to the City and gets the restriction lifted, and then sees the value rise exponentially. Legal, yes. Ethical, no. And the City should not be encouraging this process. Once the 2-story language is gone, Lincoln

Avenue has no protection. So, he is against anything other than 2 story. Everyone in the City has ownership of this area. He would ask the Board to recommend denial to the City Commission, keep the promise in the code, honor the contract, maintain the good word and integrity of this City and the faith and trust of the people that we placed in it. When you get the equation factored down, it comes down to a very simple principle. It's money against the principle of the City and the code.

Mr. Rob Wasserbeck, 48 Charles Terrace, stated that he will be impacted by this since he will see it from his back yard. He moved to Ormond Beach about six years ago and lived several years out on the ocean on A1A, and he moved to Charles Terrace about 2-1/2 years ago. When he looks at the whole proposal, he sees nothing but corporate greed, he sees underhanded deals, he sees that the land on Lincoln was owned by Bill Jones, and traded for a property on Granada Blvd. in which he is building a 2-story property. Code says he could build 5, so why isn't he building 5? Because it wouldn't fit in with his downtown that he owns. The drainage being put in is for New Britain Avenue, not Lincoln Avenue. The parking lot was built for overflow parking, because there isn't enough parking on New Britain. Mr. Wasserbeck has been down to the restaurants many times, in fact, he walks there from his house. Mr. Wasserbeck stated that Ormond Beach is a quaint little city, a city that he loves. He wouldn't live anywhere else in Florida. He has lived in many different cities, and he made home here six years ago. He makes a good living in this area, and he can say that the millennials will not be able to afford the proposed housing, because they don't make enough money. So, deals have been struck and have been in place for a long time. Two stories is what needs to be there. There's money to be made at 3 stories, money to be made at 4 stories, but a lot of money to be made at 5 stories. And that's why they are going for 5. This is all about corporate greed and underhanded deals that have made this possible in the first place.

Ms. Julia Truilo, 307 John Anderson Dr, and she is here this evening representing Ormond Mainstreet, and they do support this application. Ormond Mainstreet supports it because the creation of an economically viable project that will bring more high quality living space to downtown is important. Cities that want to thrive need living spaces that have walkable access to downtown amenities. These places are popular with both millennials and retirees, and we are not talking about a project that will be out of the ground by next year. But, we need to look to what our city can and will become for the next generation. Both groups are looking for a life that requires less dependence on costs. Mixed use development is one way to bring this kind of living space into a standing downtown, with not a whole lot of room to stretch. The proposed increase in the size of New Britain itself, with its wider roadway, its parking and wider sidewalks and pedestrian amenities can balance the potential height of a project on New Britain. And the setbacks, and guarding of property lines and sight lines, can protect the neighbors on Lincoln. Most importantly this project, as has been discussed, will be sheperded by a developer who is known for the quality of his projects, for the care he takes with detail, for the respect he has for historic buildings. Not every building, not every restaurant on Granada Blvd is a re-creation. There are beautiful restoration projects that Bill Jones has spent many, many millions of dollars on. This kind of development will build on the progress that we've seen over the last decade. So many people who

come to speak to us at Mainstreet are surprised, gratified and excited by the changes. We need to keep going in that direction.

Mr. Norman Lane, 1314 Northside Drive, stated that he has been in Ormond Beach his entire life and we all want a better downtown. Mr. Jones has done a really fabulous job with what he's got, but we really have to spread out and get away from Granada. It is just too busy, and this use on New Britain is the way to go. However, putting 5-story buildings in that area are going to make a massive impact on the character of that neighborhood. New Britain is a small road, and even with the expansion, putting a 5-story building on both sides of it is going to be oppressive. Other small cities with nice downtowns mostly have 2 and 3 story buildings. Look at Deland. It's a great place. All of the really nice things that Mr. Storch and others have said about this development, will be equally true with a 3-story building, and with much less impact. The justification offered to change the height limit was that 5 stories are required to make it economically viable, but no evidence has been given for that. Mr. Lane personally doesn't think that 5-story buildings belong there. Putting a tin roof on a 5-story building is not going to change anything. Mr. Lane believes that Option 4, with a maximum of 2 stories, is the best one to consider at this point. That way changes can be evaluated based on real projects. It can be decided if there is an economic justification for this. Over time, ideas change, perspectives change, and he would hate to set in concrete something that people really don't understand.

Mr. Gray Kilpatrick, 97 Hilldale Ave, stated that his concerns are with the 5 story limit. He does feel that this will be too much. He is concerned that we don't know what is going to be there, or what is going to happen. He feels it is a much smarter idea to wait until there is a proposal and then evaluate it based on that proposal.

Mr. Jerry Valcik, 236 Ormwood Dr, stated that he is a "rewired" professional engineer, and his wife is a former educator, and they reside on the beachside. They are proud residents of the Ormond Beach community with its exceptional quality of life, and have lived here for over a decade. To them it was no surprise that the community was recently named the Best Place to Retire to in the Country, by the AARP. They are very pleased to see the progress being made in enhancing the main street area of the city. Mr. Valcik stated that he came here tonight, not aware of the Staff Report or having the benefit of seeing the project laid out the way it has been tonight. So, continuing with his prepared remarks, Mr. Valcik stated that from his perspective, and several of his friends, including Pat Sample, the president of the Ormond Beach Historical Society, they feel the New Britain area is conducive to development including townhomes. These homes would bring people into an area where there are now businesses, and could create more useful support of businesses in the area. Accordingly, it seems that 3 stories should be sufficient for this type of development. Parking could be accommodated on one level, even partially underground, thereby minimizing the need for external parking areas. We feel the parking issue has not been sufficiently addressed to this point. Four story structures abutting nearby residences do not appear to be necessary or a wise idea. The affected residents will feel like they are staring at a wall. Good planning is called for, and an element of landscape or openness to the environment, preservation of the historic structures in places will only add to the charm. All of these elements can only add to the dollar value of properties in the area. The developers and the public should be educated well. In conclusion, in terms of our

knowledge to this point, we feel that a requested 4-story height limitation is not necessary. A height limitation of 3 stories appears to be sufficient. Mr. Valcik wanted to know who the applicant is.

Mr. Storch stated that his client is the Highlander Corp. but there are also several owners along this area. The areas have been aggregated. When you are trying to deal with small parcels and lots, to do any kind of redevelopment, you have to aggregate, so he represents the persons who have aggregated, and the persons who own the properties.

Mr. Ralph Potter, 51 Lincoln Ave, sent in an email, but he wants to make one point tonight. In the time that Mr. Storch spoke, he talked about a vision, as though the vision of the Planning Board and of Ormond Beach are basically the same. He talked about everything being upscale. Mr. Potter stated that we are living in a vision of Ormond Beach right now. It's a miracle of mixed income housing. It's a wonderful place to live. Mr. Potter doesn't think that the downtown needs to be built up, and he likes New Britain just the way it is. It is a quiet, safe, fabulous place to live. We don't need a plan. We are living in our plan right now.

Ms. Betty Cartwright, 56 Lincoln Ave, stated that she has lived there for 38 years, and if anyone lives in an older home, you know it is an investment of blood, sweat and tears and a lot of money. Ms. Cartwright does love the neighborhood, but she is really concerned about 5 story buildings. That is just too tall and would loom over the rest of the neighborhood. Also, it would bring in a number of people with cars. Even though we might like to think that people are going to walk everywhere, and ride bicycles, we know that Americans like their cars. Cars are noisy. It just will be an awful lot of increase in population for that little area. Even though they are going to widen the street, Granada is still very congested. Ms. Cartwright would appreciate the Board thinking about that and she does want to preserve the historic district.

Ms. Margaret Hodge, 36 N Ridgewood, which is at the corner of New Britain, stated that she can appreciate the families that live on Lincoln. Her house would be directly facing the 5 story building, and the people on Lincoln would just be looking at the back of the building. She would like to have this developer have the opportunity to show them a 5-story rendition. They have to come back with something for this Board. They need to show something with 5 stories, and then skip a space, instead of going 3 stories all the way across. You've got more opportunities if you let the developer be able to do a 5-story or 4-story. Also, they try to put the air conditioning units on top of the buildings, and so the additional space needs to be there, but not necessarily for people to live. Ms. Hodge's house is probably 30' tall, and has a full basement, and you can stand in the attic. Her bedroom window would look out onto this beautiful property, because she knows they would do a great job. She sees trees because they are so big, so she doesn't even think she'll be able to see the buildings. So she is here today to say that she will be looking at it, and she thinks they need the opportunity to design it as they need to.

Ms. Patricia Sample, 1 John Anderson Dr, stated that she is president of the Ormond Beach Historical Society, and she just wants to state that at this time there is not a consensus among the members for this project.

Mr. Storch stated that it is always interesting to listen to comments from citizens, both those who support and those who oppose the concept. One of the comments that was consistent is that we want investment in the downtown and we want it on New Britain. The thing that concerns him is that all the developers are trying to do is get some flexibility to allow for investment and the design process to start. They are not suggesting that they are going to build anything until they come back to the Board, and work with you and the neighbors. This is the logical way that things should be designed. The City is already looking at the idea of re-doing New Britain. It's creating the parking and it's doing the storm water for the area. If there was a place that was designed for what they are talking about, this is it, for the downtown. This is where you are going to create your downtown, if you want to create one. This is a logical step. We all need to work together to resolve the issues.

Ms. Press stated that she likes what Mr. Storch said, and she is going to make a proposal. She has given this LDC amendment a great deal of thought, she has met with Ms. Burt and walked the property, she has met with Mr. Spraker with questions, and she has emailed the City attorney about CRA questions. She has also searched the internet to find other developments that are like ours. The ones that Mr. Storch showed examples of are not exactly like Ormond Beach. The Lofts in Daytona Beach, which are 2-story, with a store underneath, are what she envisions, and they are very charming.

Ms. Press continued that the consensus tonight seems to have two sore spots. It's not the development, because she would give Mr. Jones anything he wanted, generally speaking. He has a vision like no one else has. Not only a vision, but the financials to back that vision. However, we can't pass something just on this vision, because this will be for anyone who wants to build on New Britain. That is something to consider.

Ms. Press stated that most people agree that it would be wonderful to have housing downtown. The height is something that is troublesome. And the second thing is that there is no site plan. Ms. Press proposes that the developers are allowed 3 stories, and they are allowed as much as they need for any kind of architectural enhancements. You could make it 3 stories, but would be allowed to add to that to make it interesting. Also, she would want a PBD done, so that the Board could come back and look at the site. If you do 3 stories, there will be more room, because you won't have to give up as much room in the back for the setbacks. You will have a better project, because you can have more amenities to add to it, because you have more space. The size of the proposed project is out of scale, because on the south side there are the smaller restaurants, and it is in an area where there aren't any 5-story buildings.

Ms. Behnke agrees with Ms. Press completely. When she looked at the historic district, they live under an extremely restricted area. They do not have the ability to paint their house red, or tear it down and put up a big mansion. The homeowners have to maintain what they have. And they all do that with pride. Ms. Behnke saw a picture of a home with a 60' tree behind it, and when you saw the height of the tree next to the 2-story house, the difference was amazing. Ms. Behnke has nothing against business, and the downtown needs business, but she doesn't think the shops we have are a big draw, and she is wondering what kinds of businesses would go

into these stores. She would like to go with Option 4, changing the 2 stories to 3 stories, and then coming back with a plan that we can see, and can say yes we like it, or no we don't like it. Option 4 is the only one she could agree with.

Ms. Tolland stated that she has a big sense of community, and she strongly supports smart growth and planned growth is very important. She sees that what Mr. Storch is presenting is more protective of our historic area than the way it is now. If we allow the 5-stories, there is that much more room for buffering, and that is way more attractive than a 0-10' rear yard setback. We can keep the small town charm, by creating a vibrant downtown area. The mixed use properties is the way to go. Ms. Tolland has been in Charlotte, Nashville and Richmond recently and all their downtown areas are going to the mixed use, regeneration of their downtowns. Ms. Tolland has 7 children and she would love for them to come back home and enjoy the downtown area. Right now when they come home, they go down to the Seabreeze area. We should give the developers the chance to create and be a little more flexible. Ms. Tolland is probably more naïve and trusting that Mr. Jones will create something beautiful like he has already, and that he will form consensus with the neighbors. He hasn't let us down thus far. Ms. Tolland thinks we should give the developers some flexibility, but we should hold them accountable to the historic district and to our small town charm.

Mr. Heaster stated that he has served on the Planning Board for four years, and he has never spent as much time on an item as he has this one the last couple of weeks. He also spoke with the applicant, with Mr. Spraker, Ms. Needham who lives on Lincoln, walked the area and drove by it many times. Mr. Heaster has lived here all his life, and we are on the cusp of some really great things in our downtown. There have been people making huge investments in the downtown, including himself, because he believes in it so much. Mr. Heaster lives near the downtown, because he likes being near the activities and likes the synergy of what is going on. The downtown is the heart of any city and community. Most of the testimonies from tonight show that most people are in support of developing the area, but they just have a concern about what is going to be in their backyard. We always have to continue to grow and change, and having a project like this, can attract so many more people, who may want to relocate to our area. With all that being said, Mr. Heaster does have an issue with how many stories it should be. From a developers side, you have to make the numbers work. He would support the downtown, the developer and the vision for downtown and having multi-family in the downtown area, but also taking into consideration the people who live in this neighborhood. He would like to see another option beside the 5-story – he isn't sure if that is 4 or 3 stories. But that is the direction he is going.

Mr. Jorczak stated that this board spent a lot of time several years ago, going over the codes and what other cities are doing. Mr. Goss spent a lot of time putting together a future vision for the City, where the Board hadn't looked at an entire concept before. The look was always to the future and where we are going to be 10, 15, 20 years from now. We've tried to set a pattern for where we should develop and what we should be looking for, and also changing opinions of how people want to live and what they want to do. Mayor Partington sent out some information to the board members, giving us additional data about what some of those changing opinions are and how they are being deployed, and it was appropriate to the discussion we are having tonight. Mr. Jorczak has been in Ormond Beach for 25

years, and has lived in many small towns and was privileged to see how those communities developed, and the kinds of things that they tried to do. They were a little more rural in their structure, but they were trying to cope with development that came, that they could not stop, especially around major arteries that ran through their communities. The general concept about how to make the downtown more livable and more usable for a broad section of your community is very appropriate. Mr. Jorczak has also walked New Britain from one end to the other, and the work that has been done to date to address a basic problem is well founded for the infrastructure that has to be done if we are going to do something to that area. The basic idea of using this type of mixed-use development which is in line with everything that has been done with the form based code, is appropriate for that area. Mr. Jorczak is concerned with the overall character of the community in terms of not only how the people who live here perceive it, but where it will be for our children and grandchildren, and people who come into town. We do need to visit the height issue with any kind of development that goes in there. Five stories just isn't in character with the community, and while it would give the developers a lot more flexibility economically, he is not sure that until we see something specific in a planned development that we can attach numbers to, he has no qualms about something that can be done that is architecturally compatible with what we want to see here. An area of severe concern is presented when we start talking about height because it conveys a perception of crowdedness. Mr. Jorczak would much prefer that we start with a limit of 3 stories, and go from there as we see a concept plan.

Mr. Briley stated that we have looked at the downtown for a quite a long time, and being a life-long resident of this community, he is more excited about the downtown than he has ever been. Back in 1994-1995, when he started on the revitalization task force, and later served on Ormond Mainstreet, and we were told that if we had a blank canvas, what would we want to see, most stated that they would like to see some sort of mixed-use, commercial and residential. The problem is, what parcels are in the downtown area where you can do that. New Britain Avenue is that canvas, where you can do mixed-use, with transitions from commercial to residential. Mr. Briley doesn't think 2-story buildings will work for a couple of reason. To have commercial on the bottom and one store of residential above, will not be economically feasible. A market analysis would let the developer know that they have to have more than 2 stories, and maybe even more than three. As far as the height and the neighborhood behind it, he completely understands the concerns of the people in the historic district. Perhaps if there was increased vegetation and trees, or perhaps a wall that was 8-10 feet, it might give a little more buffer between the commercial use and residential houses. He appreciates the comments from the residents that have come out tonight, and from fellow board members.

Chairman Thomas stated that at the end of this month, it will be the end of his 26th year on the Planning Board. He has seen this many times before. He remembers during a discussion about Breakaway Trails, a lady got up to speak and she said that Breakaway Trails would absolutely destroy Ormond Beach because it would be so far out, and it would create urban sprawl, and it would surely be to the detriment of Ormond Beach. Chairman Thomas stated that he asked the woman how long she had lived in Ormond Beach and she had moved here 6 months before that. The people on Lincoln Avenue have lived there for quite a while and they have reason

for concern. But, based on everything that Chairman Thomas has experienced from Ormond Lakes to anything that has been done in this City since the mid to late '70's, there's always been anxiety, there's always been concern. But, as one gentleman here tonight stated, with all that stuff that has been done, and all the stuff that was going to doom us, we are the preferred retirement place. When Chairman Thomas first came to this city in 1973, he had no idea where downtown was. The mayor couldn't tell him. The commissioners couldn't tell him. We have finally started to identify ourselves with our downtown. We are becoming that great place. The one thing that Chairman Thomas has always believed in life is that when you stop growing, you start dying. We have the opportunity to create an identity for our town, where we are, and who we are. Chairman Thomas remembers when we built Walmart "way out there, and no one will go to it," and when we built the sports complex "way over there, and no one will go to it." When we built the sports complex, we had a conceptual plan. We didn't know exactly what we were going to do. But, we knew what we had to do. He has deep concern for the people on Lincoln Avenue, and when he drove that area the last couple of weeks, and he looked at the trees on the back side of the properties, there are tall, huge trees. He took the time to look into the skyscape to see what he could see. And there could be a 60' setback, and that is a lot.

Chairman Thomas stated that Mr. Boyle brought up broken promises. What about the broken promise that was made to the Highland Corporation in 2010? What about that broken promise, when he bought that property so that he could put a 4 or 5 story building on it? That's a broken promise. He doesn't believe that is spot zoning. Chairman Thomas' concern is that if a business person cannot build a structure, buy the property and invest that money, and can get their money back out of it, then regardless if we change this to a 3-story, there may never be anything done there. If there is never anything done there, then it goes back to a B-1 or B-4. In closing, Chairman Thomas stated to be careful what you ask for, because you may get B-4 or B-1 and then you won't have any say. Chairman Thomas understands the height restrictions that Ms. Press and others have, but, be careful.

Mr. Briley stated that even with the 5 story restriction, that any project that is submitted would be a PUD and would come back before the Board and the City Commission, and if they didn't feel it was in character, or aesthetically agreeable to the neighborhood, they could deny it based on different standards.

Ms. Behnke stated that she still likes Option 4 because we can say 3 stories, but if the developers can come back and show the Board something that is going to be aesthetic to the community that is 4 stories, then you have the ability to do it, and it isn't restricting them, and it helps to maintain the flavor of the community.

Mr. Heaster stated that the only thing about that is that we would have to go through this whole thing again.

Chairman Thomas stated that it is not only that, but how much do you think an investor is willing to risk if they do all this work and find out that a 3-story won't work, and they have all this time and money put into the project, and then they find out that they can't turn a buck. Be very careful what you do.

Ms. Press asked why Mr. Jones, who owns this property and has done such a magnificent job on the downtown, would allow something to be built that would destroy the value of what he has already built. Chairman Thomas stated that he wouldn't. Any business person in their right mind would not do that.

Ms. Press addressed Mr. Storch about the two main concerns; the height and the other being that we haven't seen a plan. Mr. Storch stated that what he is hearing is maybe 3, maybe 4, maybe 5 stories. But, what he really hears is that we want to work together. And the way to work together is to go with Option 4, but allow the flexibility to go up to 5 stories. Then, depending on the market, it could have articulated roof lines with some that are 3 stories, some that are 4, and some that are 5. That way you don't create a wall.

Ms. Behnke asked if they could show what that is going to be. Mr. Storch stated that then they would have the option to design something with several different heights. He wants to come back, and he wants to be proud of what they are showing the Board. Option 4 would give that flexibility. Ms. Behnke stated that it would give both the Board and the developer options.

Mr. Heaster asked Mr. Spraker that even if the Board approves the 3, 4 or 5 stories, the developers have to come back before the Board for a PRD. Mr. Spraker stated that is not correct. The developer has certain uses and certain rights. This is one of the standards that builds the framework for future development. Their original proposal would allow for 5 stories, as a by-right use. Maybe they design the project, and they find out they need 12 units per acre, which would require the need for a planned development. Option 4 would amend the code to allow a 3-story building by right, not to exceed 5 stories with a planned development. The project would still have to do a neighborhood meeting, and there is still the ability by the Planning Director, if he feels there is conflict, to bump it up to a Special Exception. There has to be a neighborhood meeting no matter what.

Ms. Press asked Mr. Spraker to repeat what he had stated. Mr. Spraker stated that Option 4 would give them a 3-story by right, but not to exceed 5 stories with a Planned Development. So, Ms. Press reaffirmed that anyone could build 3 stories, without coming to the Board with a PBD. Mr. Spraker stated that they would still have to do a site plan, and still have to do a neighborhood meeting.

Chairman Thomas stated that he has no dog in this hunt, other than Ormond Beach, so if the Board goes for the 3 stories, then the developer doesn't have to put all the façades on it, and he could go with a straight across roof. Mr. Spraker explained that the LDC doesn't allow "ugly" buildings to be developed. There is a form-based code, with a 20 page design manual, that will not allow any developer to put up a building that does not meet design guidelines.

Ms. Press asked if they are held to 3 stories, then they won't have any options to make the building architecturally appealing. If he is allowed just 3 stories, then he cannot do anything that will hide air conditioning units.

Mr. Briley suggested that maybe there should be language in there, "not to exceed 60 feet." And maybe we shouldn't mention stories at all, maybe it should all be in

feet. Chairman Thomas asked if there could be a 40' limit, rather than 3 stories, with the option to go up to 60'.

Mr. Storch stated that it would give them the flexibility and encouragement to do exactly what they are trying to accomplish. As long as they have the options to look at these things, then anything to be able to increase the value of the surrounding area, so the architecture will be higher standards. For 4 or 5 stories, there would have to be a full scale PBD, with an explanation of everything.

Ms. Press stated that she just wants to come away with a clear idea of what is being proposed. She asked Mr. Storch if he could go up as far as 5 stories or 60'. Mr. Storch stated only if he goes for a PBD. His understanding is that he could do 3 stories as long as he meets the criteria and the architectural standards. But, if he wants the option to go higher, they have to come back to the Planning Board and go through the PBD process.

Mr. Briley clarified to Ms. Press that his suggestion was to put in 40' instead of 3 stories, and allow any additional feet, not to exceed 60', to require a public hearing.

Ms. Burt asked the Planning Director, Mr. Goss, if this was going to be stories or feet, because she has to know what they can build. Mr. Goss stated that when they went through the form-based code back in 2008/2009, and got it adopted in 2010, we wanted to stay away from dimensional standards, like zoning, that prevented the flexibility. That's why we went to stories, and didn't say 30' or 40'. Sometimes ceilings are 11' tall, and sometimes there are split levels, so we have gone to stories. That allows for the design flexibility with these new types of units. Mr. Goss stated that he would prefer that you stay away from feet, because really you're taking the flexibility away when you say no more than 40'. If you are concerned about the height, then it is really a 3-story building and allow them to design the building, and we have architectural standards in both the Land Development Code and the downtown design guidelines, which has double standards for the architecture.

Mr. Briley asked if Mr. Goss would be more comfortable with them stating 3-stories. Mr. Goss stated that it should be 3 stories by right, and the next 2 stories by PBD. Let the developers have the flexibility to do their design work. There is flexibility built into the form based code.

Chairman Thomas asked if the code is changed and it turned out that it was not feasible for anybody to be able to make it into a 3-story building, and they weren't allowed to go 4 or 5 stories, what would be the likelihood that it would be changed back to B-1 and B-4. Mr. Goss stated that it would stay 3 stories. What he thinks will happen, until someone does an analysis and looks at the land values and how much a unit will cost or rent, what the revenue is, basically it would be nice to know if it will work economically. If it doesn't work at 3 stories, they can run the numbers for 4 stories. Then when they come in for 4 stories, Planning will be asking them why 4 stories, why not 5. Show us why you need the 4th story.

Mr. Storch stated that this will give the flexibility to allow everyone to work together. This will get everyone to where they need to be.

Ms. Behnke wants to be fair to the people who live there, but she also wants to be fair to the developer. Everyone knows that you cannot feasibly do a 2-story building.

Ms. Behnke made a proposal to approve LDC 2017-103, Option 4, with 3 stories. Chairman Thomas asked if Ms. Behnke needed to add the ability to come back for 4 and 5 stories. Ms. Behnke stated that is already part of Option 4. Mr. Briley stated that she just wants to strike out 2 stories and change it to 3 stories, and the rest of it would read the same. Ms. Press asked if it has to say that it is going to be a PBD? Mr. Heaster asked City Attorney Hayes if he wanted to clear up the motion for everyone.

City Attorney Randy Hayes stated that if he understands everyone correctly, and he thinks everyone is on the same page, then the developer can go to 3-story and anything above that would come back to the Planning Board and the City Commission under a public hearing process. The question that hasn't been resolved is whether you want to say on the public hearing process that they are limited to no more than 5 stories, or if you want to leave it open ended. Mr. Storch stated that he would actually prefer a cap of 5 stories. Attorney Hayes stated that the motion would allow 3 stories by right, not to exceed 5 stories by a PBD.

Ms. Behnke made a motion to approve LDC 2017-103: Land Development Code Amendment – Option 4, changing 2 stories to 3 stories by right, not to exceed 5 stories by a PBD rezoning. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved (7-0).

Chairman Thomas asked the audience to remain for a few minutes, and he asked the board for approval to change the agenda. Chairman Thomas asked Ms. Press to stand up and he stated that Ms. Press has spent a lot of time on this Planning Board and she is one person who absolutely does her homework. Chairman Thomas stated that Ms. Press has done a great job on this Board. Chairman Thomas presented Ms. Press with a clock from the City that reads "*Presented to Rita Press for your dedicated service to the Ormond Beach Planning Board, December 1997–December 2016, Chairperson 2006–2007*". Chairman Thomas congratulated Ms. Press and told her to enjoy her time off.

Ms. Press stated that this truly is a surprise and she wants to thank everyone. In 19 years, her husband has come to every single meeting with her, except for three, and he also needs a round of applause.

C. MM 2016-107: 2016 Capital Improvements Element (CIE) Annual Update

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated that this is a part of the City's Comprehensive Plan. Basically, we update the Capital Improvements Element to be consistent with our Capital Improvements Program, which are the projects that help us maintain our level of service.

Mr. Jorczak stated that on the 1st page, paragraph 3 at the bottom, it states "Finally, the statutory definition of "Financial feasibility" and the December deadline were removed by House Bill 7207." What was the Financial feasibility? Mr. Spraker stated that it basically said that the Comprehensive Plan had to contain projects that were financially feasible for that jurisdiction. You couldn't just put in roadway projects and say that these capital projects were going to be done, so therefore the

level of service has been met. Mr. Jorczak stated that the feasibility is something that would be determined by the City itself, or the applying agency.

Mr. Spraker stated that the state has taken the hands-off approach to the Comprehensive Plan, so everything now is filtered back to the local jurisdiction. Mr. Jorczak asked if whatever projects were put in there, the state would approve them automatically. Mr. Spraker doesn't believe that this is even required to go to the state. This is a matter of the City maintaining our Capital Improvements Element, to be consistent with the Capital Improvements Program. The CIP is part of the budget and is reviewed by numerous entities. This plan outlines how you are consistent with your levels of service. Mr. Jorczak stated that it is an adjustable plan. Mr. Spraker stated that is correct.

Mr. Jorczak stated that on page 3, in the 3rd paragraph, it states "reducing vehicle miles traveled to multimodal strategies will become increasingly important." Does this have to do with our problems on 40, and the fact that we are not meeting levels of service on existing roads? What is the general outline for where we expect to solve those problems? Mr. Goss stated that Ormond Beach is the only community in the state of Florida to go with a mobility fee, and this was before the state was even thinking about it, back in 2010. Ormond Beach was already going to the Department of Community Affairs to do this. And we did this because the mayor and everyone were tired of turning down development on Hwy 1 and SR 40, when they had the right Land Use and Zoning, but they couldn't build because of the level of service. So, the City went with the multimodal plan that basically puts an emphasis on transit, bicycling and sidewalks for walkability. What the City has done over the years is collected money to donate to Votran for service of transit, collected money to match the DOT grant for the bike trails, and trying to do more walkability.

Mr. Briley asked if when the City did the Hand Ave. extension from Nova Road to Williamson, was this supposed to be a relief road for Granada Blvd. Mr. Goss stated that was correct, but for it to operate the way it was supposed to, it needs to cross I-95, tie into Tymber Creek Road, which needs to be extended south to LPGA. None of the roads have been built. Mr. Briley stated that people are trying to get multiple stop signs along Hand Ave. to control the speed of traffic. Mr. Goss stated that stop signs cannot be used to slow traffic. You can use them to correct safety issues. Hand Ave. is a collector road, so that can't be done.

Chairman Thomas asked if the main reason that Hand Ave. isn't going across I-95 is because of wetland issues. Mr. Goss stated that there are huge environmental issues. Mr. Goss stated that he had previously sent a report to the Board with this information.

Mr. Heaster made a motion to approve MM 2016-107: 2016 Capital Improvements Element (CIE) Annual Update. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved (7-0).

VIII. OTHER BUSINESS

None.

IX. MEMBER COMMENTS

Mr. Heaster stated that he has enjoyed the last five years serving on the Planning Board and he looks forward to serving another two. It has always been a great honor to serve with Ms. Press. We don't always agree with each other, but he has always respected her thoughts and input. Ms. Press will be greatly missed and thank you for serving the community all these years.

Ms. Tolland stated that she was very excited to be able to serve on the Planning Board and is looking forward to another couple of years of serving. She will also dearly miss Ms. Press on the board. Ms. Tolland has looked up to Ms. Press and she is leaving huge shoes to fill. Ms. Tolland stated that Ms. Press is a fair and beautiful person.

Ms. Behnke stated that she has really enjoyed working with Ms. Press and she has always gotten a lot of advice from her. Even though they haven't always agreed on everything, she knows that they respect each other's opinions. Ms. Behnke also wanted to wish everyone Happy Holidays, Merry Christmas, Happy Hanukah, and a Happy New Year.

Mr. Jorczak stated that he would like to propose that the Planning Dept. have an area for a Hall of Fame Board, so that everyone that goes into the Planning office knows how well we respected Ms. Press' efforts here. And then, of course, there will be a spot reserved for Mr. Thomas since he has seniority. Mr. Jorczak has really enjoyed serving with Ms. Press and appreciates the amount of dedication she has put into the position. If every city had more individuals like Ms. Press, they would be very well served. Congratulations and come back and see us anytime.

Mr. Briley stated that this is his second stint on this Board, and Ms. Press has been on it both times he has served. While they didn't always see eye to eye on the issues, everyone on the board had a great respect for Ms. Press because she was always well-researched on the items, and she was always very fair. Ms. Press will be missed, but we know she will be back to meetings and addressing the board from the podium.

Chairman Thomas stated that Mr. Press probably went home many nights mad at him, because he and Ms. Press have had their differences. Chairman Thomas has as much respect and admiration for Ms. Press as a person and a Planning Board member as he has for anybody. Ms. Press has taught him and many Board members. Thank you for your service to this City and for your passion.

Ms. Press stated that she is speechless and is thankful for the kind words. She thinks tonight is an example of how this board works and how we reach consensus. We have different thoughts, but they all come together for the good. And the idea of having a timer for the speakers was an excellent idea.

Ms. Press stated that this is a bittersweet time for her. Ever since she read Jane Jacobs' book "The Death and Life of Great American Cities" she has had an interest in Planning and Zoning. She feels privileged that she has had the opportunity to serve on the Planning Board for 19 years, and being involved in an area that has so much interest to her. She thanked everyone and stated that she has

enjoyed serving with all of you. Kudos to Chairman Thomas, and also to those who stepped in to chair the meetings when Mr. Thomas wasn't here. What you do for every person who comes to these meetings, you give them great respect, and as a Board to do that really says a great deal about the quality of our City. Ms. Press also thanked Mr. Goss, Mr. Spraker and Attorney Hayes for the information she has gotten from these three. Any time she needed to speak to them, they were always available. You will see her again at that podium, and hopefully there won't be too many controversies. Lastly, on behalf of Mr. Audience (Mr. Press) and herself she wished everyone a Merry Christmas, a Happy Holiday and wished everyone the best, good health and happiness in the New Year. It has been a pleasure and thank you for this evening.

X. ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Ric Goss, Planning Director

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Melanie Nagel.

December 7, 2016

City of Ormond Beach

Land Development Code

This letter is in reference to a request from Glenn D. Storch, Esquire to amend Chapter 2-70, Downtown Overlay District of the Land Development Code to remove the existing 2 story height limitation. As a homeowner at 43 Highland Ave, Ormond Beach I strongly oppose of changing the current land development code. It is very important that we keep the appearance of the historic district to 2 story buildings and to change this to where someone could come in and build a 3 story structure or higher is not in the best interest of my neighborhood not to mention the appearance of the street.

Please consider opposing this request which is in the best interest of the historic district of Ormond Beach and preserve our wonderful downtown area.

Thanking you in advance for your consideration to deny any changing of the height restrictions on New Britain Avenue.

Sincerely,

Deborah & Michael Whitley

43 Highland Ave

Ormond Beach 32174

From: [Ralph Potter](#)
To: [Spraker, Steven](#); [Kornel, Laureen](#)
Subject: The Zoning Code Amendment Requested By Mr. G.D. Storch, Esq
Date: Sunday, December 04, 2016 2:17:27 PM

December 3, 2016

TO: Ormond Beach Planning Board, City Commissioners

From: Ralph Potter, 51 Lincoln Ave. Resident Since 1996

RE: The Zoning Code Amendment Requested By Mr. G.D. Storch, Esq

Dear Commissioner,

The purpose of this letter is to urge all of its readers, and especially the City Commissioners, to staunchly oppose allowing a four story, multi-family dwelling to be built on New Britain Avenue contrary to our present Zoning Code. I sincerely thank you in advance for your attention to my personal perspective on this issue.

In the course of a long life, I have lived in many cities and towns in America. In all of the places I have experienced, I do not believe I have ever known a local government that was not determinedly in favor of any new development proposal that came along. Invariably, there was the most reluctant regard paid to the assaults upon quality of life to be suffered by the residents who lived near the new commercial construction proposed. To this day, I do not understand why local governments so consistently behave in this manner. I confess that I am unwilling to devote my life to researching the subject. But I have thought about it.

- Is it the increase of the tax base? Certainly, if there is an increase in population density, there will be more tax revenue. But to what end? Smaller cities and towns usually, as far as I can see, have lower tax rates than the bigger ones. How does Daytona Beach compare with Ormond Beach in this regard? With all its businesses and population density, DB has significantly higher taxes than OB. Does DB have nicer facilities than OB? No. More development and more population density result in more expensive city governments and higher taxes.

- Is it because city government officials are business minded in contrast to the residential mindedness of the people whose neighborhoods are actually impacted by the new development? I cannot know that. My guess is that the type of people who take the trouble to become elected officials probably have a strong interest in conducting business affairs of some sort. If so, they would feel a natural affinity with, for example, property developers who also must be almost obsessive in trying to accomplish their business goals. However, if this shared view between local officials and developers, that furthering business goals is a very good thing, is truly the case, then I would think that the very same people, officials and developers, also do have Residential Quality of Life beliefs and feelings as well. They just don't bring them to work. I suggest that many of the people living on John Anderson Street and Riverview drive are determinedly business minded. But they would exert all their influence with their colleagues in government to prevent their having a four story multi-family dwelling built adjacent to their lots or in their neighborhoods. So, they can be residential minded as well when it suits them. And so, too, I believe, can the local elected officials and developers involved in the present four story condo proposal. Therefore, I do hereby ask that my local officials please, at this time, be residential minded. Respect me and my neighbors, who are now trying to protect our quality of life.

- Traffic. Any discussion of increasing the population of Ormond Beach should, I believe, firstly consider the data on traffic loads on our streets. Granada is essentially maxed out right now. Of course, it is solid cars and trucks for several hours each day. But more telling is that the traffic loads on LPGA, Hand, Wilmette, and many of our smaller streets, including Lincoln Ave., where I live, have seen sharp increases in traffic. Recently, I was talking with a neighbor from Highland Street and we both described the almost comical pulses of bumper to bumper cars going up our streets these days. Granada's capacity is only so elastic. Previously quiet, small residential streets will bear the ever-increasing burden whenever Granada becomes a log jam.

- Is it political campaign contributions from the past present or future? Actually, one would have to be pretty

savvy to find out. It is in no way so simple as the presence or absence of a name on a list of donors. However, I believe that when interests do conflict, such as voting on proposals that effect the material interests of a donor, there is indisputably a conflict of interest. In our present case, a vote on whether to plant a four story, multi-family dwelling in a neighborhood of single family, one or two story homes and to do so contrary to the present Zoning Code, seems like an ideal candidate for conflicts of interest to arise. Close scrutiny is well deserved.

- Is development thought to be beautiful? I am reminded of the response, many years ago, at a U.S. Senate committee meeting regarding billboards, by one of the honchos of Howard Johnson's restaurants. She said, "Scenery gets boring, too." I think she believed what she said. Coming east on Granada Blvd., under the I-95 overpass, I sometimes think that the "scenery" of our development is indistinguishable from many of the wide urban roadways in Orlando. Similarly, the beautiful new hospital, the vast rental development, and new outlet mall that are seen while driving on Williamson can give this feeling, "Am I in Orlando or Ormond Beach?" My point is that urban and suburban developers, as a group, tend to bring a very uniform look to all their projects, giving rise to the well-worn cliché that wherever you go in America, it looks like you have arrived in the same place you left. Now, if you want to talk about central Ormond Beach, say east of Yonge street and extending off into the distance on either side of Granada, it positively does not look like Orlando and the quality of life in this large neighborhood, this town, is almost certainly superior to even the expensive cookie-cutter developments in Orlando. So our City Commissioners must make a choice. Because if you leave it to the developers, the peculiar and very precious quality of life we share in Ormond Beach will be lost, one proposal at a time. I think it is quite certain: Either our local government will protect our town from development that violates our present zoning code and that threatens the very essence of Ormond Beach, or this bit of geography will evolve steadily, and fairly quickly, into another non-descript somewhere that is everywhere and nowhere.

Sincerely,

Ralph Potter

Spraker, Steven

Subject: FW: Planning Board Meeting Comment December 8

From: Goss, Ric
Sent: Wednesday, December 07, 2016 2:06 PM
To: Spraker, Steven
Subject: FW: Planning Board Meeting Comment December 8

From: Norman Lane [<mailto:norman@rotomation.com>]
Sent: Wednesday, December 07, 2016 2:03 PM
To: Goss, Ric
Cc: Nagel, Melanie
Subject: Planning Board Meeting Comment December 8

Mr. Goss:

I would like to submit the following comments to be distributed to the Planning Board prior to the meeting.

Thank you

Planning Board:

I recently became aware of Mr. Storch's request to amend the LDC to increase the height limit of buildings on the north side of New Britain Avenue. I am very much in favor of encouraging multi-use development on that street. Granada is just too busy to ever become the kind of downtown that we would like it to be. However, I have some questions and reservations about the proposed change.

First, it says in a few places in this packet that there is no specific plan for development. The justification given for the change to the code is to make development economically feasible, yet no analysis to prove this is offered. I believe the staff's text says it all:

"The applicant's submittal states that the current regulations along New Britain Avenue make a mixed use development and luxury lofts infeasible, however there is no data and analysis to determine the feasibility of site development, ranging from two to five stories. Staff requested a market analysis to assist in review the request to eliminate the two story height limitation along New Britain Avenue. However, the applicant advised the project was not far enough along to provide a market analysis."

And:

"..but the application has not expressed why the amendment is needed at this time and why five stories of building are needed."

Why change the rules until we have seen that it is actually necessary and will be a benefit to our citizens?

Next, I question the reasoning to go to five stories. There are examples of wonderful downtowns nearby, including Deland and New Smyrna Beach, that are mostly two and three story buildings. Many of the most desirable cities in the world have few if any buildings of more than three stories. New Britain is a small street, and putting five story buildings on both sides, especially with the Form Based Code, will make it a "concrete canyon". Maybe we should be considering changing the current allowance back to two or three stories instead of extending the area where five stories are allowed.

Mr. Storch's letter to Steven Spraker says that *"My client's aim is to create a transitional district with gradual easing between the high traffic commercial south of New Britain Ave to residential as you go north. This project definitely captures the transitional nature of the area"*.

Actually, the original LDC amendment built in a transition, allowing 5 stories on the south side of New Britain but not on the north, transitioning to the residential Lincoln Historic District. The current request eliminates that transition.

And finally, Mr. Storch refers to a "project" and Mr. Cameron's letter refers to *"The conceptual plan elevation provided to me by WIVIIGECO is an excellent example..."*.

If there is no actual plan for development, then what are these referring to? I believe that LDC changes should be discussed in the context of concrete proposals.

I urge the Planning Board to reject the request to increase the height limit on the south side of New Britain Avenue. It could be considered at a later date when there is some concrete proposal for development is made.

Sincerely,

Norman Lane

1314 Northside Drive

Ormond Beach, FL 32174

Statement by Jerry A. Valcik at
The City of Ormond Beach Public Hearing at 7 pm 8 December 2016
Concerning Revision of the Ormond Beach Planning Code

I am Jerry Valcik, a “rewired professional engineer”. My wife Carole is a former educator. She and I reside on the beachside. We are proud residents of our Ormond Beach community with its exceptional quality of life dimension for well over a decade now. It is no surprise that our community was recently named the best place to retire to in the country by the American Association of Retired People.

We are very pleased to see the progress being made in enhancing the Main Street area of our City.

From our perspective and that of several of our friends including Pat Sample, the President of the Ormond Beach Historical Society, we feel the New Britain Avenue area is conducive to development including town homes. These homes would bring people into an area where there are now businesses and could create more useful support businesses in the area. Accordingly, it seems three stories should be sufficient for this type of development. Parking could be accommodated on one level, or even partially underground, thereby minimizing the need for external parking areas.

Four-story structures abutting nearby residences do not appear to be necessary or a wise idea. The affected residents may very well get the feeling that they are “walled in”.

Good planning is called for. An element is inclusion of space for landscaping and openness to the environment. Preservation of historic structures and places will only add to the charm. All these elements can only add to the dollar value of properties in the area, if done well. The developers and the public should be educated accordingly.

In conclusion, in terms of our knowledge to this point, we feel the requested four-story height limitation is not necessary. A height limitation of three stories appears to be sufficient.



Jerry A. Valcik

December 8, 2016

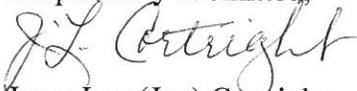
I support applicant's request as presented in Staff Report, City of Ormond Beach, Department of Planning, Number LDC 2017-013, dated December 1, 2016, to amend Chapter 2, District and General Regulations, Article VI, Overlay Districts, Section 2-70, Downtown Overlay District of the Land Development Code to remove the existing two (2) story height limitation along New Britain Avenue, from North Beach Street to North Ridgewood Avenue abutting the Lincoln Historic District and establish certain setback and landscape standards. Approval of this amendment would allow buildings up to a height of 5 stories, consistent with other height limitations within the River District of the Downtown Master Plan.

I support the redevelopment of the downtown area of New Britain Avenue into a higher density, mixed use urban area that would be attractive to, among others, millennials seeking a more urban lifestyle as well as to retirees who wish to remain in Ormond Beach but who are no longer interested in maintaining single-family suburban housing. The businesses along the Downtown section of West Granada are also dependent on higher density for profitability.

Though this amendment represents a change from the housing currently along New Britain Avenue, it is my opinion that it represents a vision of a revitalized downtown that will increase tax revenues from higher density housing. It will also attract businesses providing services to residents of downtown Ormond Beach as well as others who visit Ormond Beach because it has a variety of businesses and looks alive as only a well-developed urban area can.

and housing

Respectfully submitted,



Jarey Lee (Jay) Cortright

Mailing Address:

P.O. Box 730788

Ormond Beach, FL 32173

Residence Address:

18 Heather Lane

Ormond Beach, FL 32174

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: January 3, 2017

SUBJECT: 1268 West Granada Boulevard, Small Scale
Comprehensive Plan Amendment

APPLICANT: Administrative

NUMBER: LUPA 2017-006

PROJECT PLANNER: S. Lauren Kornel, AICP, Senior Planner

INTRODUCTION: This is an administrative request for a Small Scale Comprehensive Plan Land Use Map amendment for a ±1.75-acre property at 1268 West Granada Boulevard from the existing land use designation of Volusia County “Urban Medium Intensity (UMI)” to City of Ormond Beach “Residential, Office, Retail” as the result of annexation. In accordance with the City’s annexation Policy 5.1.1. cited later in the analysis of this report, this application is administrative since the application proposes a similar land use to the assigned County land use and the allowed density, intensity and uses of the proposed UMI city land use designation are consistent. There will be no additional entitlements as a result of the proposed land use change.

BACKGROUND: The property at 1268 West Granada Boulevard is currently developed with a single-family home and is in the process of annexing into the City of Ormond Beach. The 1st reading City Commission hearing date for annexation was held December 6, 2016. The 2nd reading City Commission hearing date for annexation is scheduled for January 17, 2017. Staff conducted a pre-application meeting with the applicant in October 2016 and discussed site development, annexation, and land use and zoning amendments. The applicant is seeking commercial development of the subject property as an extension of the Granada Shoppes at 1298 West Granada Boulevard (includes Panera, Petco, and Aspen Dental) located directly to the west of the subject property. Adjacent land uses and zoning are as follows:

	Current Land Uses	Land Use Designation	Zoning
North	Offices	“Residential, Office, Retail”	B-10 (Suburban Boulevard)
South	Shoppes on Granada	“General Commercial”	B-8 (Commercial)
East	Salzburg Animal Hospital and single-family homes	“Residential, Office, Retail”	B-10 (Suburban Boulevard)
West	Shoppes on Granada	“General Commercial”	B-8 (Commercial)

Site location aerial:



Source: <http://explorer.pictometry.com/index.php>

Adjacent land uses are commercial. To the east of the subject property are non-conforming single-family homes. The southeast corner of the 1268 West Granada Boulevard touches the corner of the Chelsea Place subdivision and is separated by a 185' treed buffer. Directly to the west of the subject property is the Shoppes on Granada. Until a City land use designation and zoning classification is adopted, the property maintains its County land use and zoning classifications.

ANALYSIS:

The proposed land use amendment is an administrative initiated change to the land use designation of the subject property from unincorporated Volusia County to the City of Ormond Beach on the future land use map based upon annexation. Policy 2.5.2. of the Future Land Use Element of the City's Comprehensive Plan provides the review criteria for land use map amendments. The policy states:

POLICY 2.5.2. The following criteria shall be used in reviewing Comprehensive Plan amendments:

1. Consistency with the Goals, Objectives, and Policies of this Plan.
2. Consistency with state requirements, including 9J-5 and Florida Statutes requirements.
3. If the amendment is a map amendment, is the proposed change an appropriate use of land.
4. If the amendment is a map amendment, the impacts on the Level of Service of public infrastructure including schools, roadways, utilities, stormwater, and park and recreation facilities.

- 5. If the amendment is a map amendment, impacts to surrounding jurisdictions.

Below is the analysis of the criteria of Policy 2.5.2.:

1. Consistency with the Goals, Objectives, and Policies of this Plan.

The application is for a Small Scale Comprehensive Plan Land Use Map amendment for a ±1.75-acre property located at 1268 West Granada Boulevard from the existing land use designation of Volusia County “Urban Medium Intensity (UMI)” to City of Ormond Beach “Residential, Office, Retail” as the result of annexation.

CURRENT LAND USE

The current land use of the subject property is Volusia County “Urban Medium Intensity” and the Volusia County Comprehensive plan states the following for this land use category:

Urban Medium Intensity (UMI) – Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found in areas designated urban medium intensity include single family homes, townhouses and low-rise apartments.

The UMI designation is primarily a residential designation but may allow neighborhood business areas (see Shopping Center definition in Chapter 20) and office development that meet the Comprehensive Plan’s location criteria (*Chapter 20 is attached to this staff report to provide additional clarification of County uses allowed under the existing County “UMI” designation*). The commercial intensity shall be no more than a fifty percent Floor Area Ratio (0.50 FAR) and shall be limited in a manner to be compatible with the allowable residential density. In order to be considered compatible, the commercial development should reflect similar traffic patterns, traffic generation, building scale landscaping and open space, and buffers. More intensive commercial use, other than neighborhood business area, shall be reserved to areas designated for Commercial.

Based on the land use description for the county “Urban Medium Intensity”, the following would be the maximum development scenario. Please note, that this is the maximum theoretical density and intensity and is likely not achievable based on land development regulations.

Below is the current land use maximum development scenario:

Total Area (acres):	1.75
Total Square Feet:	76,230

Maximum Residential Density (8 units per acre)	14
Maximum Non-Residential Square Footage allowed (0.50 FAR)	38,115

PROPOSED LAND USE

The application proposes to designate ±1.75 acres as Ormond Beach “Residential, Office, Retail”. The Future Land Use Element of the Comprehensive Plan states the following for the “Residential, Office, Retail” land use designation:

Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

The permitted maximum theoretical land use entitlements would be as follows:

Ormond Beach “Residential, Retail, Office”

Total Area (acres):	1.75
Total Square Feet:	76,230

Total Entitlements allowed

Maximum Residential Density	26
Maximum Non-Residential Square Footage allowed for Restaurants, retail sales, and personal services (0.20 FAR)	15,246
Maximum Non-Residential Square Footage allowed for all of uses (0.50 FAR)	38,115

The proposed Ormond Beach land use would increase the residential units by 12 residential units from 14 units to 26 units. The non-residential uses permitted would decrease by 22,869 square feet or less than half of the total square footage allowed under the County, from 38,115 square feet to 15,246 for restaurants, retail sales and personal service uses. All other uses can utilize the same floor area ratio of 0.5 as the existing Volusia County land use and there would be no impact the maximum theoretical building size. While the proposed City land use would represent a slight increase in residential units, the additional units are considered not to have significant impacts. The city FAR for restaurants, retail uses, and personal services would be less or 0.2 compared to 0.5 in the County. As such the city “ROR” land use is compatible in density, intensity and permitted uses to the County “UMI” land use designation while providing no additional entitlements as a result of the proposed land use change.

Below are specific Goals, Objectives, and Policies that are applicable to this application:

Goal 1 of the Future Land Use Element currently states,

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

<p>Objective 1.2 Future Land Use Element</p>	<p>Ensure that adequate amounts of land are available to meet the commercial land use needs of the community.</p>
<p>POLICY 1.2.6. Future Land Use Element</p>	<p>New commercial development shall be required to provide appropriate buffers and landscaping to minimize negative impacts on surrounding uses.</p>
<p>POLICY 2.1.14. Future Land Use Element</p>	<p>The City shall maintain citywide architectural standards for the new development and redevelopment of existing buildings.</p>
<p>POLICY 5.1.1. Future Land Use Element</p>	<p>Properties that are annexed into the City of Ormond Beach shall be assigned a similar land use that existed in Volusia County. Property owners may apply for new intensive land uses, but shall be required to provide the data and analysis to justify the increase in density and/or intensity.</p>

GOAL 1. LAND USE Transportation Element	PROMOTE A BALANCED, AFFORDABLE, RELIABLE, CONVENIENT AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE VISION OF THE ORMOND BEACH COMPREHENSIVE PLAN.
POLICY 1.5.2. Transportation Element	Development and redevelopment within designated TCEAs is exempt from traditional state-mandated transportation concurrency requirements but shall comply with Objective 1.6 of the Transportation Element and associated policies as well as transit design principles.

Planning staff concludes that the amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

2. Does it meet the criteria established in the City’s Comprehensive Plan and the Florida Statute?

COMPREHENSIVE PLAN

Amendment of adopted comprehensive plan:

In accordance with Chapter 163.31879(c), Florida Statutes any local government comprehensive plan amendments directly related to proposed small-scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small-scale development amendment may be adopted only under the following conditions:

a. The proposed amendment involves a use of 10 acres or fewer and:

The subject property is 1.75 acres (less than 10 acres).

b. The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year.

The proposed small-scale amendment complies with this requirement and shall not exceed the 120 acres in the calendar year.

c. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.

The proposed amendment is solely to the Future Land Use Map and does not propose any text amendments to the City’s Comprehensive Plan.

d. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the

proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1).

The site location is not located within an area of state critical concern, and this criterion does not apply.

The application meets the processing standards of the City's Comprehensive Plan and the Florida Statute.

3. Whether the land use is an appropriate use of the land.

Staff has reviewed the application and concluded that the application to amend the land use from the existing land use designation of Volusia County "Urban Medium Intensity (UMI)" to City of Ormond Beach "Residential, Office, Retail" for a 1.75 acre site is an appropriate use of land based upon the following:

1. The subject property is located along the primary arterial roadway within the City of Ormond Beach and low intensity commercial is consistent with the existing roadway characteristics. West Granada Boulevard has an average daily trip volume in excess of 30,000 vehicles which is more appropriate for commercial uses.
2. The "Residential, Office, Retail" land use designation exists directly adjacent to the subject property to the north and east along West Granada Boulevard.
3. The regulations of the Land Development Code provide compatibility standards for any new development; and
4. The Chelsea Place subdivision is buffered with no vertical structures abutting the single-family lots. A treed buffer exists along the east side of the property adjacent to the non-conforming single-family homes.

4. Whether there is adequate infrastructure to serve the proposed land use.

The analysis of infrastructure needs for a comprehensive plan amendment is different from a concurrency review for a site plan. Under Florida Statutes, the City is required to analyze the proposed land use change based on the maximum allowable density under the proposed land use category. The existing land use would permit a maximum density of 14 residential units and 76,230 square feet. In accordance with Volusia County, Staff applied the 0.50 FAR of the County "Urban Medium Density" land use designation. It is anticipated that the site may be developed as Shoppes on Granada, Phase II without residential uses. The maximum square footage under the proposed City "ROR is less than one half of the current County designation, thereby significantly reducing the theoretical maximum trips. The land use analysis showed only a slight increase in allowable residential uses such that in the event of residential development school and recreation impacts are considered as having no significant impacts. As previously stated, the site is anticipated to be developed as Shoppes on Granada, Phase II, without residential uses.

Water and Sewer: The City of Ormond Beach operates a single water treatment plant with a rated capacity of 12 million gallons per day (MGD). The current committed capacity is 6 MGD. The permitted capacity of the wastewater treatment plant is 8 MGD with a committed capacity of 4 MGD. Both water and sewer lines are located within the area proposed for development.

The proposed water and sewer impacts would be as follows:

Current	Maximum Square Footage Allowed	Maximum Water Usage (gallons per day) (20% X SF)	Maximum Sewer Usage (gallons per day) (20% X SF)
"Urban Medium Intensity"	38,115	7,622	7,622
Proposed			
"ROR" retail, restaurants, personal services	15,246	3,049	3,049
"ROR" all others	38,115	7,622	7,622
Net Reduction			
"ROR" retail, restaurants, personal services	-22,869	-4,573	-4,573
"ROR" all others	0	0	0

The maximum water and sewer impacts would decrease by 4,574 gallons per day under the maximum square footage by the City land use with retail, restaurants, or personal service uses. The water and sewer impacts would remain the same if the property was developed for other non-retail uses, such as medical offices that allows a 0.5 Floor Area Ratio.

Traffic:

The subject property is located within a Transportation Concurrency Exception Area (TCEA) as defined in Policy 1.5.1. of the Transportation Element of the Comprehensive Plan. The transportation and multi-modal strategies contained in Objectives 1.5 through 1.8 of the Transportation Element would be applied to the project. Below is a summary of the theoretical maximum impacts of the current and proposed land uses:

	"UMI"	"Residential, Office, Retail", Retail	"Residential, Office, Retail", Medical Office
Land area in acres	1.75	1.75	1.75
Square footage of parcel	76,230	76,230	76,230
Maximum FAR	0.5	0.2	0.5
Maximum building Square Footage	38,115	15,246	38,115
Maximum residential units	14	17	17
Maximum trip generation – existing land use (shopping center ITE rate, 9 th edition, #820)	42.7	42.7	36.13
Maximum trip generation - proposed land use, (Medical/Dental, ITE rate, 9 th edition #720)	NA	NA	36.13
Maximum trip generation rate	1,628	651	1,377
Total impact in Average Daily Trips		-977	-250

The retail uses would be a theoretical reduction in the maximum number of trips by 977 average daily trips from the existing Volusia County land use. The medical office use would also be a reduction in the maximum number of trips by 250 average daily trips.

Stormwater Management: The subject property is currently developed with a single-family home. Any site development would require a stormwater management system.

Solid Waste: Solid waste provision would be addressed at time of site development.

Schools: The proposed application increases the potential number of residential dwelling units from 14 units to 26 units. The Volusia County school board found that the slight difference in density is not enough to warrant school board review. The school board considered the proposed amendment as having no significant impact and has provided a written statement indicating they have no objection.

Recreation: The proposed application does increase the potential number of residential dwelling units from 14 units to 26 units. The slight difference in density is not enough to be considered as having a significant impact on recreational facilities. The maximum development potential for the subject property lies in development as a commercial property. Residential development is not anticipated.

Other Services: City police and fire protection services serve this area. The parcel is located within an approximate 4-5 minute response time from emergency facilities.

There is adequate infrastructure to support the amendment to the “Residential, Office, Retail” land use.

5. Whether the proposed map amendment impacts surrounding jurisdictions.

The subject property is in the process of annexing into the City of Ormond Beach. There are properties that are currently located in unincorporated Volusia County that are either in the process of being annexed, will annex once continuous, or will annex once utility service is desired by the property owner. It is not expected that this amendment would impact any surrounding jurisdiction.

RECOMMENDATION: Contingent on the adopted of the annexation, it is recommended that the Planning Board recommend **APPROVAL** of the amendment to the Future Land Use Map (FLUM) for a 1.75-acre property located at 1268 West Granada Boulevard from the existing land use designation of Volusia County “Urban Medium Intensity (UMI)” to City of Ormond Beach “Residential, Office, Retail” as the result of annexation.

Attachments: Exhibit 1: Sketch and legal description of property and proposed land use areas
Exhibit 2: Proposed land use map

Exhibit 1

Sketch and legal
description of
property

LEGAL DESCRIPTION;

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF CHELSEA PLACE PHASE II SUBDIVISION, AS PLATTED IN MAP BOOK 52, PAGES 49-55, OFFICIAL RECORDS, VOLUSIA COUNTY, FLORIDA AND THE WESTERLY LINE OF 21 MIRROR LAKE DRIVE, VOLUSIA COUNTY PARCEL ID #4230-00-00-0160, RUN N01°16'03"W ALONG SAID WESTERLY LINE A DISTANCE OF 15.16 FEET TO THE SOUTHERLY LINE OF 1268 WEST GRANADA BOULEVARD, VOLUSIA COUNTY PARCEL ID#S 4230-00-00-0350 AND 4230-00-00-0353, SAID POINT ALSO KNOWN AS THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING SAID WESTERLY LINE, RUN S88°54'13"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 155.51 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN N01°06'08"W A DISTANCE OF 308.51 FEET; THENCE N43°48'13"W A DISTANCE OF 49.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF WEST GRANADA BOULEVARD (ALSO KNOWN AS STATE ROAD 40); THENCE N46°25'23"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 273.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN S00°43'02"E A DISTANCE OF 528.28 FEET; THENCE S83°41'36"W A DISTANCE OF 8.92 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 76,115 SQ.FT. OR 1.75 ACRES MORE OR LESS

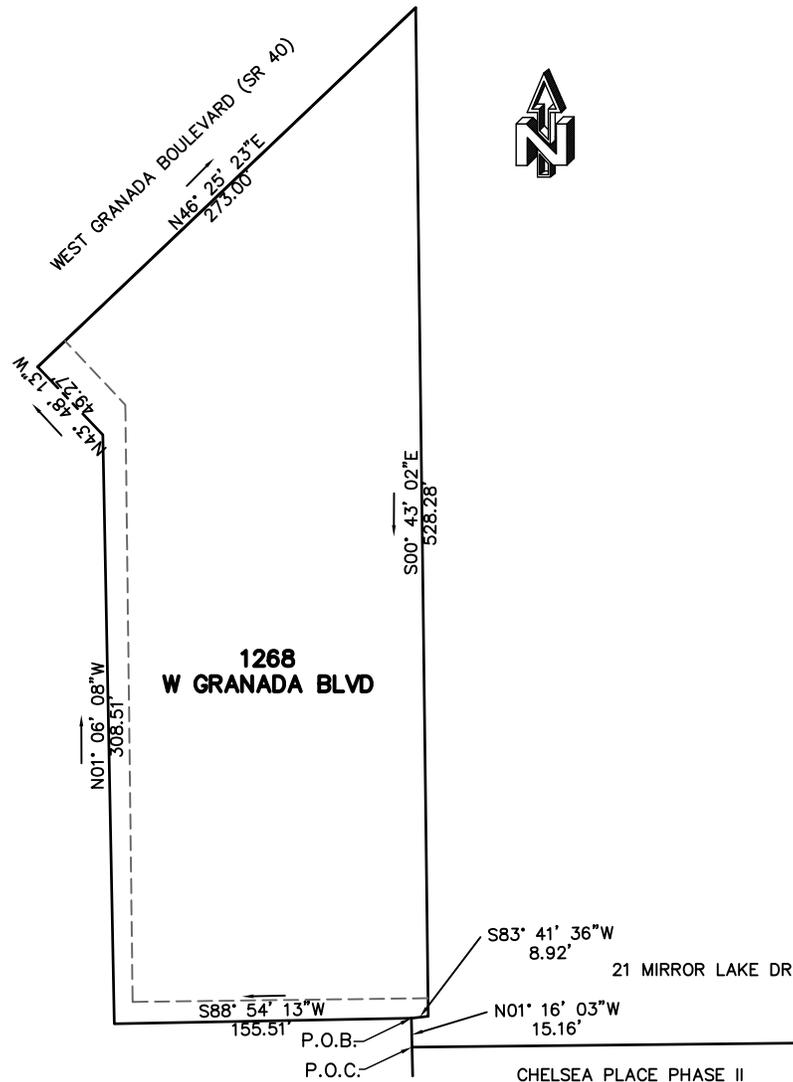
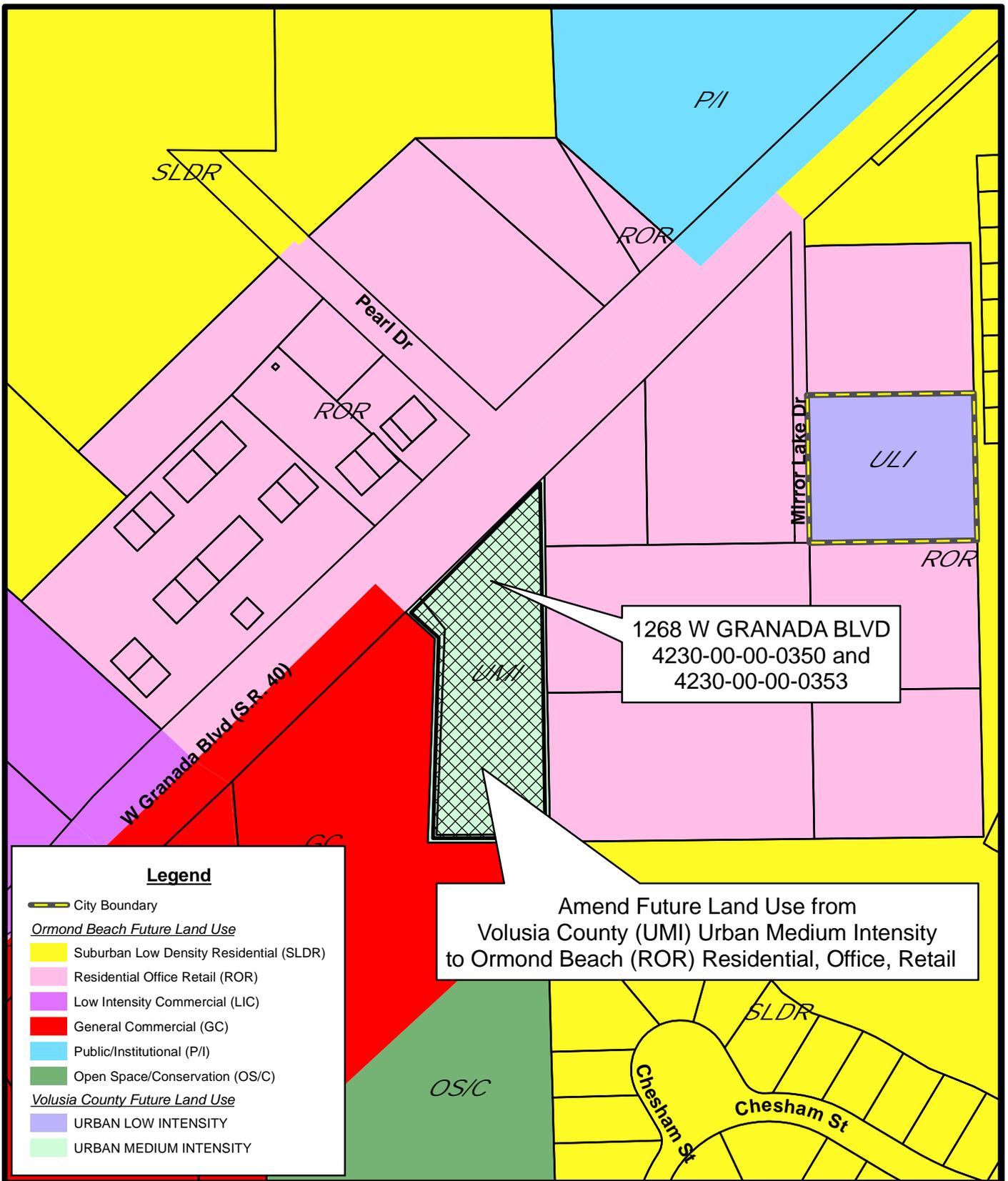


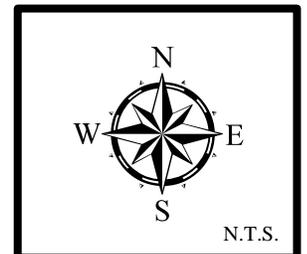
Exhibit 2

Proposed Future Land Use Map



FUTURE LAND USE MAP
1268 WEST GRANADA BLVD (+/- 1.75 Acres)

Prepared By: The City of Ormond Beach
 G.I.S. Department - December 22, 2016



STAFF REPORT

City of Ormond Beach Department of Planning

DATE: January 3, 2017

SUBJECT: 1268 West Granada Boulevard
Amendment to Official Zoning Map

APPLICANT: Administrative

NUMBER: RZ 17-007

PROJECT PLANNER: S. Laureen Kornel, AICP, Senior Planner

INTRODUCTION:

This is an administrative request to amend the City's Official Zoning Map, for a 1.75-acre property at 1268 West Granada Boulevard from the existing zoning designation of Volusia County R-4 (Urban Single-Family Residential) to City of Ormond Beach B-10 (Suburban Boulevard) as the result of annexation (see Exhibit 1).

BACKGROUND:

The property at 1268 West Granada Boulevard is currently developed with a single-family home and was annexed into the City of Ormond Beach on January 3, 2017 by Ordinance 2016-46. Staff conducted a pre-application meeting with the applicant in October 2016 and discussed site development, annexation, and land use and zoning amendments. The property owner is seeking commercial development of the subject property as an extension of the Granada Shoppes at 1298 West Granada Boulevard (includes Panera, Petco, and Aspen Dental) located directly to the west of the subject property. Adjacent land uses and zoning are as follows:

	Current Land Uses	Land Use Designation	Zoning
North	Offices	"Residential, Office, Retail"	B-10 (Suburban Boulevard)
South	Shoppes on Granada	"General Commercial"	B-8 (Commercial)
East	Salzburg Animal Hospital and single-family homes	"Residential, Office, Retail"	B-10 (Suburban Boulevard)
West	Shoppes on Granada	"General Commercial"	B-8 (Commercial)

Site location aerial



Source: <http://explorer.pictometry.com/index.php>

Adjacent zoning classifications are business. To the east of the subject property are non-conforming single-family homes. The southeast corner of the 1268 West Granada Boulevard lies adjacent to the corner of the Chelsea Place subdivision and is separated by a $\pm 185'$ treed buffer. Directly to the west of the subject property is the Shoppes on Granada. The intent of the property owner is to develop the subject property as Shoppes on Granada, Phase II. Any site development for the project would only be approved in accordance with the Land Development code. The zoning request is contingent on the approval of the small-scale land use amendment request to change the land use from County "Urban Medium Intensity" to city "Residential, Office, Retail". The proposed zoning amendment is scheduled to be reviewed by the City Commission on April 4, 2017 (1st Reading) and again on April 18, 2017 (2nd Reading) subsequent to the Commission approved of the land use amendment.

ANALYSIS:

The existing Volusia County zoning classification for the subject property is R-4 (Urban Single-Family Residential). The Volusia County Land Development Code states the purpose and intent for the R-4 zoning is as follows:

"The purpose and intent of the R-4 Urban Single-Family Residential Classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods."

Below is the Section of the Volusia County R-4 zoning classification:

Cluster and zero lot line subdivisions (refer to subsection 72-304).

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(16)).

Fire stations.

Home occupations, class A (refer to section 72-283).

Houses of worship.

Parks and recreational areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Single-family standard or manufactured modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Bed and breakfast (refer to subsection 72-293(19)).

Cemeteries (refer to subsection 72-293(4)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection 72-293(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Garage apartments.

Off-street parking areas (refer to subsection 72-293(14)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(1)).

Recreational areas (refer to subsection 72-293(3)).

Schools, parochial or private (refer to subsection 72-293(4)).

Dimensional requirements:

Minimum lot size:

Area: 7,500 square feet.

Width: 75 feet.

Minimum yard size:

Front yard: 25 feet.

Rear yard: 20 feet.

Side yard: 20 feet combined, minimum of eight feet on any one side.

Waterfront yard: 25 feet.

Maximum building height: 35 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 850 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

This zoning request is required by Florida Statutes and the City's Land Development Code to be consistent with the Future Land Use designation of the property. The land use map designates the subject property as Ormond Beach "Residential, Office, Retail".

The Future Land Use Element of the Comprehensive Plan states the following for the "Residential, Office, Retail" land use designation:

Purpose: A multi-use land use category to provide areas served by transit for use by residential uses, general office, medical and professional uses, restaurants, retail sales and personal services. It is expected that at least 30% of the undeveloped office/professional lands in the City will be developed with multi-family residential uses and adult care/retirement facilities. For projects that propose a mixture of residential and non-residential uses, the minimum FAR should be 0.2.

Density: Maximum: 15 units per acre.

Maximum FAR: Restaurants, retail sales, and personal services shall not exceed a 0.2 FAR. All other uses shall not exceed 0.5.

"Residential, Office, Retail" land use analysis

Based on Section 2-02 of the Land Development Code, the "Residential, Office Retail" land use designation has four potential zoning categories.

Staff analyzed the potential City zoning districts as follows:

Zoning District	Staff Review
Professional Office/Hospital (B-1)	Zoning District is used throughout the City and has a minimum lot size of 20,000 square feet. The maximum height in the District is 40'. This zoning district is not typically used in the general area of the subject project.
Boulevard (B-9)	Zoning District located along Granada Boulevard between Old Kings Road and Orchard Street. The district minimum is 1.5 acres and the maximum allowable height is 75'. The subject property is not located in the general area of properties typically zoned B-9.
Suburban	Intended for business activities along major transportation routes.

Boulevard (B-10)	Zoning District is located along Granada Boulevard, west of Old Tomoka Road and along Clyde Morris Blvd. and Hand Avenue. District minimum is 1.5 acres and the maximum allowable height is 45' for commercial structures. The West Granada Boulevard is consistent with adjacent areas zoned as B-10, including the abutting properties directly to the north and east of the subject property.
Planned Business Development (PBD)	Intended for individual sites that desire to negotiate certain site development standards, such as permitted uses, dimensional standards, or phasing. This zoning district requires the development of a detailed site plan and review by the Planning Board and approval of the City Commission.

Staff concluded that the B-10 zoning district is the most appropriate zoning district within the “Residential, Office, Retail” land use designation based upon the other surrounding uses also zoned B-10. The applicant has indicated that their intention to meet applicable Land Development Code regulations and a PBD zoning district would not be required.

CONCLUSION/CRITERIA FOR APPROVAL:

Section 1-18 D.3. of the Land Development Code states that the Planning Board shall review non-planned development rezonings based on the Development Order criteria in Section 1-18.E. of the Land Development Code which are analyzed below:

- 1. The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.**

No specific development is proposed and request based on a need to assign a City zoning classification to the property as the result of annexation. The zoning map amendment will not adversely affect public health, safety, welfare or the quality of life. The Site Plan Review Committee shall review any proposed site development.

- 2. The proposed development is consistent with the Comprehensive Plan.**

Section 2-02 of the Land Development Code establishes consistent zoning designations with the future land use map designations. The subject property is currently undergoing a separate land use map amendment that proposed to assign the City “Residential, Office, Retail” land use designation. The requested B-10 (Suburban Boulevard) zoning district is consistent with the City’s Comprehensive Plan and the “Residential, Office, Retail” land use designation.

- 3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened**

plants and animal species or species of special concern, wellfields, and individual wells.

The zoning amendment application does not propose any site development. Any site development in the future would be required to comply with all applicable regulations regarding environmentally sensitive lands and protected animal species.

- 4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties.**

This proposed zoning map amendment is not anticipated to have a significant impact on adjacent properties. Any site development would require separate approvals and a neighborhood meeting.

- 5. There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds.**

The zoning map amendment does not propose any site development. Public facilities shall be reviewed with any future site development.

- 6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety.**

The zoning map amendment does not propose any specific site development. Traffic impacts and patterns shall be reviewed with any future site development.

- 7. The proposed development is functional in the use of space and aesthetically acceptable.**

The zoning map amendment does not propose any specific site development. Any site development shall be reviewed by the City's Site Plan Review Committee.

- 8. The proposed development provides for the safety of occupants and visitors.**

The zoning map amendment does not propose any specific site development. Any site development shall be reviewed by the City's Site Plan Review Committee.

- 9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area.**

The zoning map amendment does not propose any specific site development. Any future site development shall be reviewed by the City's Site Plan Review Committee.

10. The testimony provided at public hearings.

There has not been a public hearing at this time. The comments from the Planning Board meeting will be incorporated into the City Commission packet.

Section 1-18.E.3 of the Land Development Code states that the City Commission shall consider rezonings based on the consistency with the Comprehensive Plan. The rezoning is consistent based upon the following points:

- The rezoning is consistent with city's adopted Comprehensive Plan as the B-10 (Suburban Boulevard) zoning district is an allowed use under the "ROR" which is similar to Volusia County UMI" land use designation in terms of density, intensity, and use.
- The proposed city zoning classification of B-10 is most appropriate based on the geographic location of the subject property and the land use category of "Residential, Office, Retail".

RECOMMENDATION:

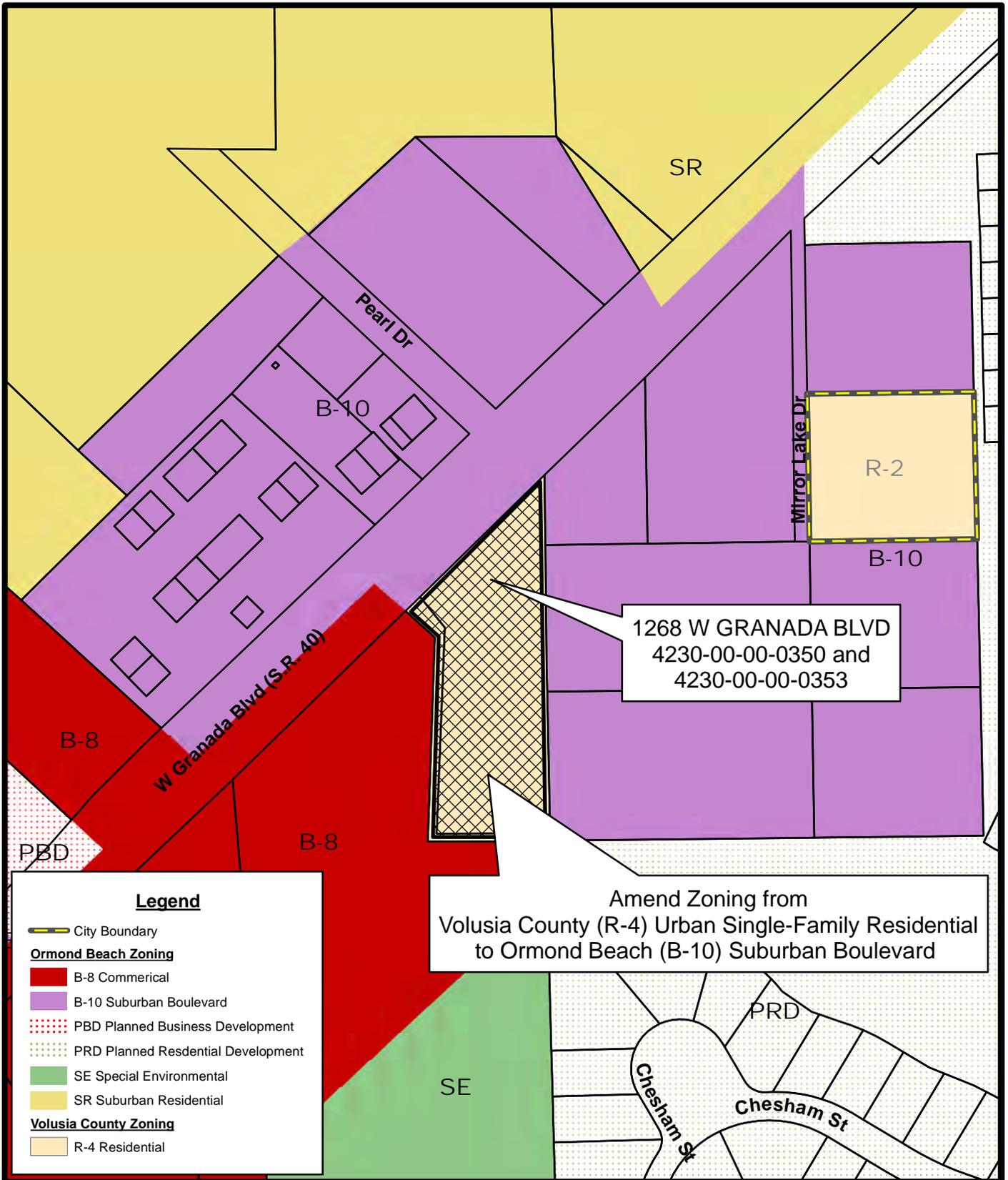
Staff recommends that the Planning Board recommend **APPROVAL** to the City Commission of a zoning map amendment of 1.75 acres at 1268 West Granada Boulevard from Volusia County R-4 (Urban Single-Family Residential) to City of Ormond Beach B-10 (Suburban Boulevard) as the result of annexation.

Attachments:

- Exhibit 1: Proposed Zoning Map
- Exhibit 2: Legal Description and Sketch
- Exhibit 3: Section 2-30 of the LDC, B-10 zoning district

EXHIBIT 1

Proposed zoning map



Legend

- City Boundary
- Ormond Beach Zoning**
- B-8 Commercial
- B-10 Suburban Boulevard
- PBD Planned Business Development
- PRD Planned Residential Development
- SE Special Environmental
- SR Suburban Residential
- Volusia County Zoning**
- R-4 Residential

Amend Zoning from
Volusia County (R-4) Urban Single-Family Residential
to Ormond Beach (B-10) Suburban Boulevard



PROPOSED ZONING MAP
1268 WEST GRANADA BLVD

Prepared By: The City of Ormond Beach
G.I.S. Department - December 22, 2016

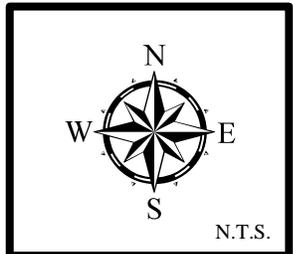


EXHIBIT 2

Legal Description and Sketch

LEGAL DESCRIPTION;

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF CHELSEA PLACE PHASE II SUBDIVISION, AS PLATTED IN MAP BOOK 52, PAGES 49-55, OFFICIAL RECORDS, VOLUSIA COUNTY, FLORIDA AND THE WESTERLY LINE OF 21 MIRROR LAKE DRIVE, VOLUSIA COUNTY PARCEL ID #4230-00-00-0160, RUN N01°16'03"W ALONG SAID WESTERLY LINE A DISTANCE OF 15.16 FEET TO THE SOUTHERLY LINE OF 1268 WEST GRANADA BOULEVARD, VOLUSIA COUNTY PARCEL ID#S 4230-00-00-0350 AND 4230-00-00-0353, SAID POINT ALSO KNOWN AS THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING SAID WESTERLY LINE, RUN S88°54'13"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 155.51 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN N01°06'08"W A DISTANCE OF 308.51 FEET; THENCE N43°48'13"W A DISTANCE OF 49.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF WEST GRANADA BOULEVARD (ALSO KNOWN AS STATE ROAD 40); THENCE N46°25'23"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 273.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN S00°43'02"E A DISTANCE OF 528.28 FEET; THENCE S83°41'36"W A DISTANCE OF 8.92 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 76,115 SQ.FT. OR 1.75 ACRES MORE OR LESS

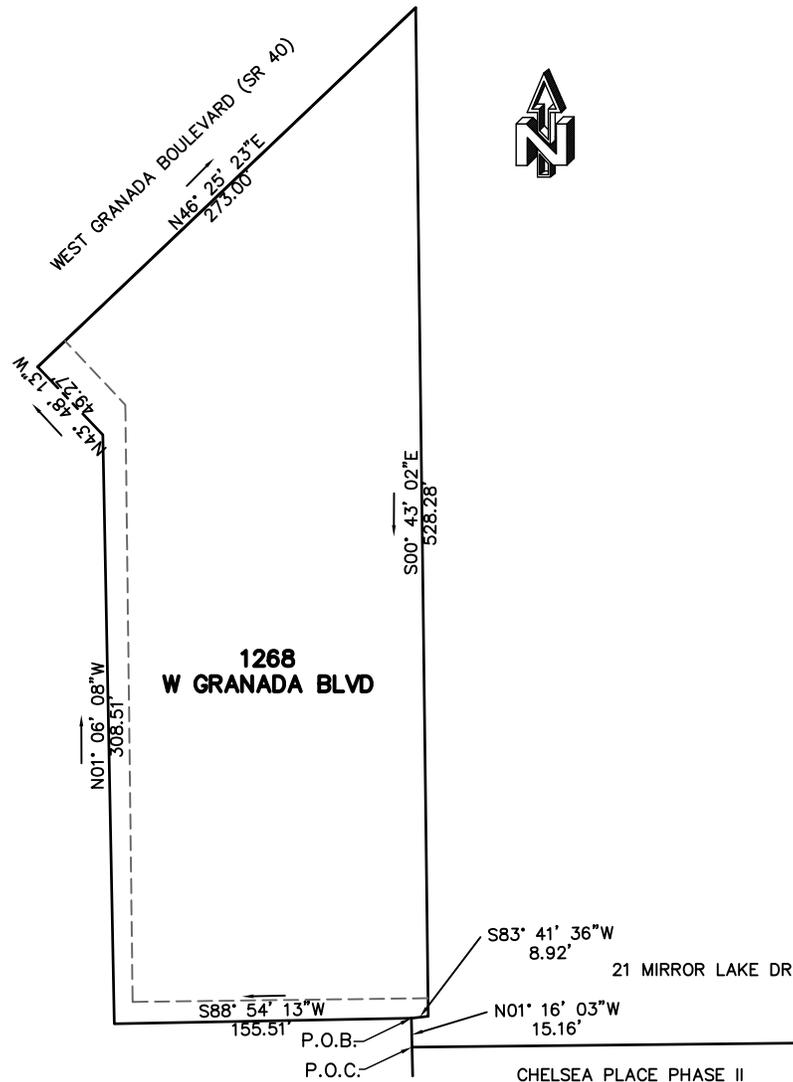


EXHIBIT 3

Section 2-30 of the
LDC, B-10 Zoning
District

Sec. 2-31. B-10, Suburban Boulevard Zoning District.

A. PURPOSE: The purpose of the B-10, Suburban Boulevard Zoning District is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting the city's major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for architecturally significant uses within the district that project a lower intensity suburban environment. The district is particularly suitable for use along major entrance routes where it is in the interest to minimize access cuts in order to promote safety and avoid traffic congestion.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size in Acres	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/Corner*	e. Waterfront
Nonresidential Uses	N/A	45'	30 percent	75 percent	1.5 acres	250 feet (see subsection F.4)	N/A	75 feet (see below)	20 feet; 30 feet if abutting residential district; 5 feet additional rear yard required for each story over 2	20 feet; 25 feet if abutting a single-family residential district; 5 feet additional rear yard required for each story over 2	75 feet (see below)	30'
Multifamily	ten	75'	30 percent	75 percent	1.5 acres	250 feet (see subsection F.4)	N/A	75 feet (see below)	20 feet; 30 feet, if abutting residential district; 5 feet additional rear yard required for each story over 2	20 feet; 25 feet, if abutting single-family residential district; 5 feet additional rear yard required for each story over 2	75 feet (see below)	30'

***Front and side corner yards:** The front yard and side corner yard setbacks for properties abutting arterial roads shall be 75 feet, except as follows:
 (1) 40 feet for nonresidential structures erected on lots which have an average lot depth of less than 200 feet and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding, provided that the landscape buffer area required by the Greenbelt Overlay District (chapter 3, article I) shall be extended to the area directly in front of the building, and provided further that no parking spaces or access drives or stormwater retention areas greater than two in depth shall be allowed in the said 40 feet.
 (2) 51 feet for nonresidential structures erected on lots which have an average lot depth of 200 feet to 250 feet and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding.

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS				
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Financial Institution 7. Instructional Physical Activity 8. Nursing Home 9. School, Public 10. Veterinarian	1. Child Care Facilities 2. Community Residential Home 3. Dwelling, Multifamily 4. Family Day Care Home 5. House of Worship 6. Parks and Recreation Facilities, Private 7. Parks and Recreation Facilities, Public 8. Personal Services 9. Public Facilities 10. Public Utilities 11. Recreational Facilities, Indoor 12. Restaurant, Type A 13. Restaurant, Type B 14. Retail Sales and Service 15. School, Private 16. Telecommunication Tower/Antennas, Camouflaged 17. Wind Energy System	1. Funeral Home 2. Outdoor Activity 3. Outdoor Storage 4. Recreation Facilities, Outdoor 5. Restaurant Type "C"	All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Landscaping and buffering: if the parcel abuts a designated greenbelt corridor, the standards of chapter 3, article II shall apply with regard to buffering and landscape requirements. 3. Access: access to lots in this district shall be limited to one driveway for every 250 feet of street frontage. Common access for two lots is allowed. 4. Minimum lot width: where direct access is provided by a service road set back at least 25 feet from the right-of-way or through a common driveway with cross-easements, the minimum lot width shall be 125 feet. Where a service road is provided, no other direct vehicle access to the major arterial shall be permitted. 5. All multifamily, duplex and triplex residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>1 = 750 SF</td> <td>3 = 1,50 SF</td> </tr> <tr> <td>2 = 900 SF</td> <td>Over 3 = 150 SF</td> </tr> </table>	1 = 750 SF	3 = 1,50 SF	2 = 900 SF	Over 3 = 150 SF
1 = 750 SF	3 = 1,50 SF						
2 = 900 SF	Over 3 = 150 SF						

G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.

(Ord. No. 2012-03, § 9, 2-7-2012; Ord. No. 2015-16, §§ 9—11, 4-21-2015)

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Planning Board members

FROM: Steven Spraker, AICP, Senior Planner

DATE: January 5, 2017

SUBJECT: Development projects

Attached to this memorandum is the monthly development report. Listed below is an itemized summary of significant development project events:

Site Plan Review Committee (SPRC) Review:

1. Pet Street Veterinary Care Center, 240 South Nova Road.

- 2nd SPRC review occurred on January 5, 2017. There are no major issues and site plan approval should occur with the next submittal.
- Project proposes a 5,263 square foot building for a veterinarian clinic and associated site improvements.
- Project will need to move an existing sewer/utility easement and re-locate the sewer line on-site. The easement vacation and dedicate shall require City Commission review.

2. RaceTrac, 1670 West Granada Boulevard.

- Approved on January 5, 2017.
- Project proposes site modifications to add outdoor seating. There is no change to the number of gas pumps or size of the existing store.

3. 589 South Yonge Street.

- First site plan submittal.
- Project proposes to expand an existing furniture store by 8,704 square feet. The project would require the provision of a landscape buffer along South Yonge Street. A neighborhood meeting is required.

4. Antares of Ormond Beach, 720 West Granada Boulevard.

- Project conducted a pre-construction meeting and an engineering permit has been approved. The project is able to start construction once the engineering permit has been paid for.
- Project proposes a 123 unit Assisted Living Facility and associated site improvements.

5. Partial Right-Of-Way (ROW) vacation, abutting 40 Twelve Oaks Trail.

- The SPRC has received a partial ROW vacation of 1,996 square feet abutting the property at 40 Twelve Oaks Trail. The project shall require City Commission review and approval.

6. Cypress Trails subdivision.

- First site plan submittal.
- The project was previously granted a Planned Residential Development zoning designation for 48 lots on October 4, 2016.
- The current submittal provides the detailed subdivision construction site plans and preliminary plat. The preliminary plat shall require review by the SPRC and Planning Board and approval by the City Commission.

7. Pending Planned Business Developments.

- There have been no site plan submittals or neighborhood meetings for the following pending Planned Business Development amendments:
 - a. Ormond Central, 1 South Old Kings Road.
 - b. Granada Pointe, 600 West Granada Boulevard.
 - c. Ormond Gateway, 1670 North US Highway 1.

City of Ormond Beach Commercial Development Report January 5, 2017

Applications, site plans, and public hearing documents may be viewed at the Planning Department website:

<http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
1	146 NORTH ORCHARD STREET 146 North Orchard Street SPRC #14-015	56 space RV & Boat self storage facility with associated parking and infrastructure	11.07.13	11.26.13	01.14.13	06.09.15			NA	NA	07.01.15	Under Constr.				Issued 07.06.15	\$194,733.42	95%		E = Alann Engineering Group O = Pat Baylor/Clinton Baylor
2	550 WEST GRANADA BOULEVARD (BELLA MARIE) 550 West Granada Boulevard SPRC# 2015-028	Modification of approved plan set to construct a retail/office building and 30 residential units.	11.18.14	12.02.14	01.13.15	02.10.15			Neighborhood meeting (2.18.15)	NA	04.13.15	04.13.17		Note: Site incorporated into Granada Pointe project.						E = Daniel Johns, P.E. O = Granada Management, LLC ARC = Ben Butera
3	589 SOUTH YONGE STREET 589 South Yonge Street SPRC#17-022	Building expansion of 8,704 SF to existing furniture store and associated site improvements.	12.8.16	01.03.17																E = Zahn Engineering O = Mike Nikzad ARC = David King
4	783 N US HWY 1, CAMPANA 783 N US HWY 1 SPRC# 2016-010	Construction of a 1,216 SF building for kayak rental & repair and associated site improvements	11.06.15	11.20.15	02.03.16	03.11.16	05.20.16				05.24.16	Under Constr.			\$80,000	Issued 05.27.2016	\$35,000	15%		E = Alann Engineering Group ARC/E: W.A. Cross O = Steven Campana
5	ANTARES OF ORMOND BEACH 720 West Granada Boulevard SPRC# 2016-012	123 unit Assisted Living Facility and associated site improvements	11.11.15	11.25.15	02.24.16	03.18.16	04.19.16		Neighborhood meeting (12.09.15)		04.12.16	04.12.18		In review	\$14,000,000	Ready for pick-up	\$678,857			E = Alann Engineering Group ARC = Lawson Group Architects, Inc. O = Antares of Ormond Beach, LLC
6	CENTER STREET PARTIAL ROW VACATION SPRC# 2016-014 Center Street, south of Sterthaus Drive	Partial ROW vacation associated with the YMCA parking project	11.25.15	12.10.15	05.15.16				Required											A = YMCA E = Zev Cohen & Associates
7	CONCENTRATED ALOE 20 West Tower Circle #SPRC 2015-120	Construct a 37,800 SF manufacturing/office building and associate site improvements on vacant land	08.26.15	09.15.16	10.09.15						10.19.15	10.19.17		Not applied		Not applied				O = Timothy Meadows E = Finley Engineering ARC = Stan Hoelle
8	CUNNINGHAM RESEARCH 3 Signal Avenue SPRC#16-081	Warehouse addition of 2,651 SF	05.26.16	06.09.16	07.26.16						07.26.16			Approved	\$75,000	08.11.16	\$8,000	35%		E = Alann Engineering Group O = Cunningham Family LTD Partnership
9	GRANADA POINTE 600 West Granada Boulevard SPRC#2016-017	Proposed 4 unit, 19.5 acre commercial development on south side of Granada Blvd with associated improvements and 3 acre parcel on north side of Granada Blvd and 10 acre preservation area.	12.08.15	12.23.15	04.05.16	06.09.16	08.07.16		Required	Required										O = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
10	HULLS SEAFOOD DECK 111 West Granada Boulevard SPRC#2016-15	Construct 2,557 SF covered wood deck for dining and 700 SF bathroom	12.08.15	12.23.15	02.08.16	02.29.16	03.28.16				03.30.16	03.30.18		Not applied		Not applied				O = Hull's Seafood Eng = Mark Dowst & Associates ARC = Richard Brookfield
11	MCDONALD'S 1530 North US 1 SPRC#2016-040	Update existing drive thru and site ADA upgrades	02.10.16	02.29.16	04.20.16						04.22.16	04.22.18		Issued 05.23.16	\$315,000	Issued 05.18.16	\$31,834.83	85%		E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.
12	MCDONALD'S 105 Interchange Boulevard SPRC# 2016-066	Update existing drive thru and site ADA upgrades	04.19.16	05.03.16							06.13.16	06.13.18		Issued 08.26.16	\$305,000	Issued 08.10.16	\$35,780.00	85%		E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.
13	MCDONALD'S 100 South Nova Road SPRC# 2016-065	Update existing drive thru and site ADA upgrades	07.01.16	07.19.16	09.12.16						09.27.16			Not applied		Not applied				E = CPH Inc. O = McDonald's USA LLC ARC = CPH Inc.

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
14	McNAMARA WAREHOUSE 480 Andalusia Drive SPRC# 2011-13	4,580 square foot warehouse and associated site improvements	12.22.10	01.05.11					NA	NA	03.06.14	03.06.16		Approved 02.24.16	\$256,938	Approved 02.24.16	included in building permit	10%		E = Parker Mynchenberg & Assoc O = McNamara Construction, LLC ARC = Stan Hoelle
15	MOSS POINT, ENTRY WALL Moss Point subdivision SPRC#2015-072	Install subdivision entry wall, add brick façade to existing wall, and landscaping	03.10.15	03.24.15							04.21.15	Under Constr.		Issued 10.07.15	\$104,000					E = Parker Mynchenberg & Assoc O = Moss Point HOA
16	ORMOND CENTRAL 1 South Old Kings Road SPRC#2015-072	Proposed 4 unit, 8.72 acre commercial development. Project proposes site improvements to develop 4 pad ready sites.	04.01.16	04.26.16	11.16.16															O = Ormond Central Investors, LLC Eng = Newkirk Engineering, Inc.
17	ORMOND GATEWAY PBD 1670 North US 1 SPRC#2017-017	Phased development of 17.45± acres for retail, convenience store with fuel sales, and restaurants	11.29.16	12.13.16					Required	Required										O = Tobali, LLC E = Anderson-Dixon LLC ARC = Ratliff Architecture
18	PET STREET VETERINARY CARE CENTER 240 South Nova Road SPRC#2017-014	Proposed 5,263 square foot building for a veterinarian clinic and associated site improvements	11.11.16	11.29.16	01.05.17															O = Tobali, LLC E = Anderson-Dixon LLC ARC = Ratliff Architecture
19	RACETRAC #661, ADDITION 1521 North US Highway 1 SPRC#2016-113	Building addition of 393 square feet, provision of outdoor seating, and site improvements	08.30.16	09.21.16					Required	Required										E = Tannath Design, Inc. O = RaceTrac Petroleum, Inc.
20	RACETRAC #332, ADDITION 1670 West Granada Boulevard SPRC#2017-012	Provision of outdoor seating, and site improvements	11.07.16	11.21.16							01.05.17									E = Tannath Design, Inc. O = RaceTrac Petroleum, Inc.
21	REALTY PROS 900 West Granada Boulevard SPRC #2016-091	Construct a 11,400 square foot office/retail building and associated site improvements on a 1.68 acre parcel.	07.20.16	08.03.16	09.12.16				Neighborhood meeting 08.15.16		10.03.16			In review	\$850,000	Issued 10.05.16	\$456,336	30%		E = Newkirk Engineering O = RPA Vestments, LLC ARC = BPF Design Inc.
22	RIVERBEND CHURCH EXPANSION 2080 West Granada Boulevard SPRC# 09-25000008	Site improvements and utility connect in association with expansion in Daytona Beach	09.08.09	09.22.09	01.18.11				NA	NA	07.13.11	Under Constr.			\$515,034	Issued 11.09.11		35%		E = Mark Dowst & Associates O = Riverbend Church
23	SPECIALITY SURGERY CENTER OF FL 1545 Hand Avenue SPRC# 2016-026	Conversion of building to a Surgery Center with clinic including certain site improvements.	01.15.16	02.02.16	02.18.16	06.09.16					06.22.16	06.22.18		Approved	\$2,410,000	Not Applied				E = Jerry Finley, P.E. O = PRC Associates, LLC ARC = Gordon & Associates Architect, LLC
24	S.R PERROTT OFFICE ADDITION 1280 N. US Highway 1 SPRC#2016-041	Construct a 22,000 SF office building and associated site improvements	02.10.16	02.24.16	03.16.16						03.22.16	Under Constr.		Issued 03.30.16	\$3,545,293	Issued 03.30.16	\$160,000	98%		E = Parker Mynchenberg & Assoc O = S.R. Perrott, Inc.
25	TWELVE OAK TRAIL, PARTIAL ROW VACATION SPRC#2017-25 Abutting 40 Twelve Oaks Trail	Partial ROW vacation of 1,996 SF abutting 40 Twelve Oaks Trail	12.21.16	01.06.16						Required										A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
26	TOMOKA AVE, PARTIAL ROW VACATION SPRC#2016-18 Tomoka Avenue & W. Granada Boulevard	Partial ROW vacation associated with the Granada Pointe project	12.08.15	12.23.15	03.31.16	05.15.16	06.09.16			Required										A = Granada Pointe, LLC Eng = Newkirk Engineering, Inc.
27	VALIANT DINER EXPANSION, PH 2 15 W. Tower Circle SPRC# 2016-118	Construct a second building of 20,000 SF and associated site improvements	09.27.16	10.11.16																E = Zev Cohen & Associates O = Valiant Dinners Company
28	WINDOW WORLD 1142 North US Highway 1 SPRC#15-092	Construction of 2,975 SF office, showroom, and warehouse and associated site improvements.	05.19.15	06.02.15	08.31.15						01.04.16	01.04.18		In review	\$500,000	Not applied				E = Kirby Engineering, LLC O = Tillman Volusia Holdings, LLC ARC: A.L. Designs
29	YMCA DOG PARK 500 Sterthaus Drive SPRC #2106-088	Construct a public dog park on land owned by the YMCA with associated parking and site improvements	06.03.16	06.17.16																E = Zev Cohen & Associates O = Volusia/Flagler YMCA

Applications, site plans, and public hearing documents may be viewed at the Planning Department website:

<http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
30	YMCA PARKING EXPANSION 500 Sterthaus Drive SPRC#2015-011	Parking Lot Expansion	11.04.14	11.18.14	02.24.15															E = Zev Cohen & Associates O = Volusia/Flagler YMCA
31	ZAXBY'S 1287 West Granada Boulevard SPRC# 2014-102	Development of vacant land into a 3,847 square foot, 90 seat drive thru restaurant.	06.24.14	07.08.14	08.27.14				NA	NA	09.16.14	09.16.16	09.16.17	Not applied		Not applied				E = Newkirk Engineering APP = Demerburn, LLC ARC = HFR

* Highlighted projects indicate change in status (such as SPRC approval, CC approval, building permits issued, or CO issued).

Applications, site plans, and public hearing documents may be viewed at the Planning Department website:

<http://fl-ormondbeach.civicplus.com/index.aspx?NID=247>

Change in project status

Project nearing completion

#	Project	Description	Application Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commission	Final Approval	DO Expiration	LDC Extension Expiration	Building Permit Info	Building Permit Value	Eng. Permit	Eng. Permit Constr. Value	Under Construction	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
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Ormond Beach is Utility Provider Only

32	1190 OCEAN SHORE BLVD 1190 Ocean Shore Blvd. SPRC# 2016-096	Sewer connection for existing building	07.26.16	08.09.16							09.26.16					Not applied				E = Anderson-Dixon LLC O = Afshari 1190, LLC
33	5500 OCEAN SHORE BOULEVARD 5500 Ocean Shore Boulevard SPRC #2015-097	Water connection for existing building	06.17.14	07.01.14	02.02.15	03.06.15					03.25.16									E = Alann Engineering Group O = Kingston Shores Condo
34	HUNTINGTON GREEN SPRC #2015-117 Flagler County	Provision of utilities to a Flagler County subdivision	07.03.15	07.17.15	09.03.15	12.09.15	02.08.16				02.12.16									E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
33	HUNTINGTON VILLAS, PH 1B SPRC# 2015-070 Flagler County	Provision of utilities to a Flagler County subdivision	03.10.15	03.24.15	05.05.15	06.01.15	08.06.15				08.26.15	Under Constr.				Issued	\$537,833	0%		E = Zev Cohen & Associates O = BADC Huntington Communities, LLC
33	PLANTATION OAKS SPRC# 2016-001 I-95 and North US1	Water connection for phase of subdivision development	10.22.15	11.12.15	08.26.16	11.15.16	12.27.16													E = Parker Mynchenberg & Associates O = Plantation Oaks of Ormond Beach, L.C.

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City of Ormond Beach Residential Development Report - January 5, 2016

#	Project	Description	Applica-tion Date	1st Review	2nd Review	3rd Review	4th Review	5th Review	Advisory Board	City Commis-sion	Final Approval	DO Expiration	LDC Extension Expiration	2009 SB Expiration	SB 2156 Expiration	HB 7207 Expiration	Improvement Value	Eng. Permit	Under Construc-tion	CO Issued	E or Arc = Project Engineer or Architect O = Owner A = Applicant
A	CHELSEA PLACE, PHASE 3 Chelsea place subdivision SPRC #2016-034	65 single family lots	02.02.16	02.16.16	04.05.16						04.11.16						\$1,097,100	04.21.16	95%		E = Parker Mynchenberg & Associates O = CP & SP Residential Land, LLC
B	GRANDE CHAMPION CYPRESS TRAILS PRD ZONING 355 Clyde Morris Boulevard SPRC# 2016-048	48 single family lots on 28.65 acres	02.29.16	03.14.16	06.09.16	07.07.16	08.03.16		Approved 08.11.16	Approved 09.20.16 &10.04.16	10.04.16 (CC)										E = Matthews Deign Group O = Indigo Development, LLC Purchaser = Grande Champion Partners, LLC
B	CYPRESS TRAILS 355 Clyde Morris Boulevard SPRC# 2017-027	48 single family lots on 28.65 acres	01.03.17	01.17.17					Required	Required											E = Matthews Deign Group O = Indigo Development, LLC Purchaser = Grande Champion Partners, LLC
C	ORMOND RENAISSANCE CONDOMINIUM 875 Sterthaus Drive 2014-061	286 multi-family unit	06.17.14	07.01.14	11.05.14	02.04.15			03.12.15	04.21.15 & 05.05.15	04.01.16						\$2,232,081	Approved 08.05.16	15%		E = Parker Mynchenberg & Associates O = Ormond King Center, LLC ARC = David Howard
D	PINELAND East of I-95, north of Airport Road 08-23000002	Preliminary Plat of 192 Single-Family Lots	11.04.08	11.18.08	02.17.09	02.20.16	04.08.16	05.23.16	PB Approved (4-2)	Approved Ord 08-44		Amended									E = Zahn Engineering O = Funcoast Developers
D	PINELAND, PHASE 1 East of I-95, north of Airport Road SPRC #2015-084	Construction of 44 single- family lots	02.04.16	02.23.16	04.21.16	05.24.16				07.20.16	08.15.16	08.15.18									E = Zahn Engineering
D	PINELAND, PRD AMENDMENT East of I-95, north of Airport Road SPRC #2016-086	Amendment to Ordinance 08-44	06.08.16	06.22.16					PB Approved	Approved 09.06.16 & 09.20.16	09.20.16 (CC)	10.21.21									E = Zahn Engineering

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