



# A G E N D A

## ORMOND BEACH PLANNING BOARD

### Regular Meeting

December 13, 2012

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. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **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).

- V. **APPROVAL OF THE MINUTES:** October 11, 2012.
- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

**A. LUPA 12-116: 1433, 1435, 1437, and 1439 North US Highway 1 (MBA Business Center) – Small Scale Land Use Map Amendment**

An administrative Small Scale Comprehensive Plan Land Use Map amendment for approximately ±3.97 developed acres located at 1433, 1435, 1437, and 1439 North US Highway 1 to change the land use designation from Volusia County "Commercial" to the land use designation of City of Ormond Beach "Low Intensity Commercial".

**B. RZ 12-117: 1433, 1435, 1437, and 1439 North US Highway 1 (MBA Business Center) – Zoning Map Amendment**

An administrative Zoning Map Amendment for approximately ±3.97 developed acres located at 1433, 1435, 1437, and 1439 North US Highway 1 to change the zoning classification from Volusia County MPUD (Mixed Planned Unit Development) to the zoning classification of City of Ormond Beach PBD (Planned Business Development).

**C. LUPA 12-118: 1-103 Bella Vita Way (Gardens at Addison) – Future Land Use Map Amendment – Expedited State Review Process**

An administrative Future Land Use Map amendment for approximately ±11.5 developed acres located at 1-103 Bella Vita Way to change the land use designation from Volusia County “Commercial” and “Urban Medium Intensity” to the land use designation of City of Ormond Beach “Medium Density Residential”.

**D. RZ 12-119: 1-103 Bella Vita Way (Gardens at Addison) – Zoning Map Amendment**

An administrative Zoning Map Amendment for approximately ±11.5 developed acres located at 1-103 Bella Vita Way to change the zoning classification from Volusia County MPUD (Mixed Planned Unit Development) to the zoning classification of City of Ormond Beach PRD (Planned Residential Development)

**E. LDC 13-21: Land Development Code Amendment, Mobility Fees**

An administrative request to amend the Land Development Code (LDC) to add a Mobility Fee which is to replace the City’s local road impact fee for three multimodal corridors which are Transportation Concurrency Exception Areas (TCEA). The amendments to the Land Development Code include **(1)** Add a new Section 1-26 to Chapter 1, Article IV entitled Mobility Fee which contains the purpose, fee component, applicability, calculation and fee amount. **(2)** Amend Section 1-32 F of Chapter 1, Article V by adding subparagraph 12 which indicates the fee shall be paid at Certificate of Occupancy and allocated to each mode by the percentage specified in Section 1-26. **(3)** Amend Subsection 1 entitled Purpose and Intent of Section 1-32 (G), Proportionate Fair Share Program shall apply only to transportation facilities outside of designated Transportation Concurrency Exception Areas. **(4)** Amend Chapter 1, Article V, Section 1-32 G by adding to subsection 3 a statement that development within a TCEA is exempt from Proportionate Fair Share. **(5)** Amend Chapter 1, Article V, Section 1-32 G by deleting subsection 13 where a TCEA is subject to proportionate fair share.

**F. LDC 13-24: Land Development Code Amendment, Doggie Dining**

An administrative request to amend the Land Development Code for restaurants types contained in Chapter 2, Article IV – Conditional and Special Exception Regulations of the Land Development Code: **(1)** Section 2-57, subsections R 5. Restaurant Type A; 6. Restaurant Type B; 7. Restaurant Type C; and 8. Restaurant Type D is proposed for deletion in its entirety. **(2)** Section 2-57 R 5 Restaurant Types, subsection 1 and 2 is proposed to be added as a table depicting requirements by restaurant types and to enable doggie dining at restaurants with outdoor seating areas subject to certain requirements related to application submittal, general criteria for compliance, administration and enforcement and penalties. **(3)** Section 2-57 R of Chapter 2, District and General Regulations, of Article IV, Conditional and Special Exception Regulations of the City Land Development Code is amended to

numerically change subsequent subsections 9, 10 and 11 to 6, 7 and 8 respectively.

**G. LDC 12-112: Land Development Code Amendment, Site Signage**

An administrative request to amend the Land Development Code for site signage contained in Chapter 3, Performance Standards, Article IV, Sign Regulations of the Land Development Code as follows: **(1)** Delete Section 3-49, Master Sign Plan, and replace it with a Special Exception process to allow ground and pole signs in lieu of monument signs, where required, based on certain conditions. All other sign variances would be required to be processed as a planned development rezoning. **(2)** Amend Section 3-47.B.2 to increase the maximum allowable height of monument signs to eight feet. **(3)** Amend Sections 3-47.B.6 and 3-47.C.4, increase the number of allowable tenant panels from six to eight for monument and pole signs. **(4)** Amend Section 3-47.C to include the word “ground” in the title. The amendments also require an amendment to Chapter 1: General Administration, Article III, Definitions and Acronyms, Section 1-22, to remove the five foot height limitation for monument signs.

**H. LDC 13-36: Land Development Code Amendment, Residential Rear Yard Setbacks**

An administrative request to amend the Land Development Code for residential rear yard setback standards contained in Chapter 2, District and General Regulations, Article II, District Regulations of the Land Development Code to reduce the rear yard setback in certain residential zoning districts to 20'. The rear yard setback amendments include Section 2-14.B.9.b. (R-2.5 zoning district) from 25' to 20', Section 2-15.B.9.b. (R-3 zoning district) from 25' to 20', Section 2-17.B.9.b. (R-4 zoning district) for all types, including single-family, cluster, patio, zero lot line, multi-family, duplex, triplex, and townhouse from a 25' to a 20' rear yard setback, Section 2-18.B.9.b. (R-5 zoning district) for all types, including single-family, cluster, patio, zero lot line, multi-family, duplex, triplex, and townhouse from a 25' to a 20' rear yard setback, and Section 2-19.B.9.b. (R-6 zoning district) for all types, including single-family, cluster, patio, zero lot line, multi-family, duplex, triplex, and townhouse from a 25' to a 20' rear yard setback.

**VIII. OTHER BUSINESS**

**IX. MEMBER COMMENTS**

**X. ADJOURNMENT**