



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

**February 12, 2015**

**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:** January 8, 2015
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

**A. RZ 15-027: N. US 1 ISBA – Zoning Map Amendment**

This is an administrative request to amend the City's Official Zoning Map, to include the North US 1 Highway Municipal Service Area as a result of the amendments to the City of Ormond Beach Comprehensive Plan that implemented the provisions of the Interlocal Service Boundary Agreement (ISBA) between the City of Ormond Beach and Volusia County.

**B. LDC 15-058: Instructional Activity, Land Development Code Amendment**

This is a request by Krista Goodrich, President of Masterpiece Mixers, to amend the Ormond Beach Land Development Code to separate the school of art use into two uses titled "Instructional Artistic activity" and "Instructional Physical Activity". The Land Development Code amendments propose to allow customers to bring and consume beer and/or wine into the business premises for the customer's own personal consumption within the instructional artistic activity use category under certain conditions within the B-4 (Central Business) zoning district. The Land Development Code amendment proposes the following changes:

1. Amend Chapter 1, General Administration, Article III, Definition and Acronyms, Section 1-22, Definitions of terms and words, to delete the School of Arts definition and add definitions for Instructional Artistic Activity and Instructional Physical Activity uses; and
2. Amend Chapter 2, District and General Regulations, Article II, District Regulations, Sections 2-22(C), B-1, Professional Office/Hospital zoning district, 2-25(C), B-4, Central Business zoning district, 2-26(C), B-5, Service Commercial zoning district, 2-28(C), B-7, Highway Tourist Commercial zoning district, and 2-29(C), B-8, Commercial zoning, and 2-32(C), I-1, Light industrial zoning district, district to delete the school of art use and add Instructional Physical Activity as a permitted use,
3. Amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-25(D), B-4, Central Business zoning district to allow Instructional Artistic Activity as a conditional use; and
4. Amend Chapter 2, District and General Regulations, Article IV, Conditional and Special Exception Regulations, Section 2-57, Conditional Uses and Special Exceptions, to establish criteria for the Instructional Artistic Activity use.

**C. LDC 14-134: Non-conforming pool screen enclosures, Land Development Code Amendment**

This is an administrative request to amend Chapter 2, District and General Regulations, Article III, General Regulations, Sections 2-50 (x) and (aa) of the Land Development Code to allow existing non-conforming screen enclosures to be replaced as they exist today, based upon a request from the Board of Adjustment and Appeals.

**D. LDC 15-048: Implement ROR (Residential, Office, Retail) land use , Land Development Code Amendment**

This is an administrative request to amend to allow retail uses within the office zoning districts (B-1, B-9, and B-10) with a maximum floor area ratio of 0.20. Specific amendments to the Ormond Beach Land Development Code include

1. Amend Chapter 1, General Administration, Article III, Definition and Acronyms, Section 1-22, Definition of terms and words to delete the Retail Sales and Service, Specialty definition; and
2. Amend Chapter 2, District and General Regulations, Article I, Establishment of zoning districts and official zoning map, Section 2-02, Future land use map designations and zoning districts to delete the Professional Office/Hospital land use title and add the ROR, Residential, Office, Retail land use title; and
3. Amend Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-22, B-1, Professional Office/Hospital Zoning District, Section 2-30, B-9, Boulevard Zoning District and Section 2-31, B-10, Suburban Boulevard Zoning District to delete the Retail Sales and Service, Specialty and add retail oriented uses such a Restaurants, Personal Services, and Retail Sales as conditional and Special Exception uses; and
4. Amend Chapter 2, District and General Regulations, Article II, District Regulations, B-9, Boulevard Zoning District and Section 2-31, B-10, Suburban Boulevard Zoning District to add the Instructional Physical Activity use as a permitted use; and
5. Amend Chapter 2, District and General Regulations, Article II, District Regulations, B-10, Suburban Boulevard Zoning District to add Financial Institution and Child Care Facilities as permitted and conditional uses; and
6. Amend Chapter 2, District and General Regulations, Chapter IV, Conditional and Special Exception Regulations, Section 2-57, Criteria for review of specific conditional and special exception to delete the conditions of the Retail Sales and Service, Specialty use and add conditions for Retail Sales and Service use.

**VIII. OTHER BUSINESS**

**IX. MEMBER COMMENTS**

**X. ADJOURNMENT**