



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

July 11, 2019

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 676-3297 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: June 13, 2019**
- VI. PLANNING DIRECTOR'S REPORT**
- VII. PUBLIC HEARINGS**

A. SE 2019-026: 88 South Atlantic Avenue, Ocean Club Ormond Beach: PBD Rezoning

This is a request by Joe Hopkins, P.E., of The Performance Group (applicant), on behalf of the property owner, 88 S. Atlantic Avenue, LLC, for a rezoning from B-4 (Central Business) to Planned Business Development (PBD) and issuance of a development order. The Ocean Club Ormond Beach Planned Business Development rezoning seeks to demolish the existing structure and re-construct a retail building of approximately 8,596 square feet and associated site improvements. The applicant seeks to (1) allow a rear yard wall waiver, (2) reduce the rear yard landscape buffer from 30' to 15', and (3) allow outdoor product display under certain conditions. The subject property is located at 88 South Atlantic Avenue and is shown below.

B. LUPA 2019-087: The Courtyards at Ormond, Small-Scale Comprehensive Plan Land Use Map amendment

This is a request submitted by James A. Stowers, Esquire on behalf of CST Holdings, LLC, for the properties at (1) 135 North Yonge Street, (2) 145 North Yonge Street, (3) 195 Highland Avenue, (4) 205 Highland Avenue for a Small-Scale Comprehensive Plan Land Use Map amendment. The properties are a total of approximately 6 acres with 2.52± acres designated with the land use of “Low Density Residential” and 3.48± acres designated with the land use of “General Commercial”. The Small-Scale Comprehensive Plan Land Use Map amendment seeks to:

1. Amend the designation of the 2.52± acres from “Low Density Residential” to “Medium Density Residential”, increasing the residential density from 4.3 units per acre to 12 units per acre;
2. Limit the allowed Floor Area Ratio (FAR) to 0.20 for the 2.52± acres proposed to be designated “Medium Density Residential”; and
3. Reduce the residential density within the 3.48± acres currently designated “General Commercial” from the existing 32 units per acre to 22 units per acre.

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT