



AGENDA  
**CITY OF ORMOND BEACH, FLORIDA**  
**CITY COMMISSION MEETING**  
**February 7, 2023**  
**7:00 PM**

**Mayor Bill Partington**

**Zone 1 - Commissioner Lori Tolland**

**Zone 3 - Commissioner Susan Persis**

**Zone 2 - Commissioner Travis Sargent**

**Zone 4 - Commissioner Harold Briley**

**COMMISSION CHAMBERS**  
**22 South Beach Street, Ormond Beach, FL 32174**  
**Phone: 386-677-0311      Web: [www.ormondbeach.org](http://www.ormondbeach.org)**

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- 1. CALL TO ORDER**
  - 2. INVOCATION**
  - 3. PLEDGE OF ALLEGIANCE**
  - 4. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA**
  - 5. APPROVAL OF MINUTES**

A. Minutes from City Commission meeting - January 24, 2023

**6. CONSENT AGENDA**

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

- A. **RESOLUTION NO. 2023-47:** A RESOLUTION AMENDING THE DATES AND TIMES FOR THE HOLDING OF REGULAR MEETINGS OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, FOR THE MONTHS OF APRIL AND NOVEMBER 2023; PROVIDING FOR EXCEPTIONS THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Susan Dauderis, City Clerk, (386) 676-3340

- B. **Request for Proposals - Telecommunications Evaluation and Upgrade Services**

**Staff Contact:** Alex Schumann, City Engineer, (386) 676-3302  
**Disposition:** Approve as recommended in the City Manager memorandum dated February 7, 2023.

**C. 2023 City of Ormond Beach Legislative Action Agenda**

**Staff Contact:** Brian Rademacher, Economic Development Director, (386) 676-3266

**Disposition:** Approve as recommended in the City Manager memorandum dated February 7, 2023.

**D. Letter to Volusia County in Support of a Dog-Friendly Beach Area**

**Staff Contact:** Susan Dauderis, City Clerk, (386) 676-3340

**Disposition:** Approve as recommended in the City Manager memorandum dated February 7, 2023.

**7. PUBLIC HEARINGS**

- A. ORDINANCE NO. 2023-08:** AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF ONE PARCEL OF REAL PROPERTY TOTALING 0.30± ACRES LOCATED AT 101 FIESTA DRIVE (VOLUSIA COUNTY PARCEL NUMBER 4220-01-00-0450), FROM "LOW DENSITY RESIDENTIAL" TO "RESIDENTIAL, OFFICE, RETAIL"; PROVIDING FOR A MAP ANNOTATION THAT LIMITS THE FLOOR AREA RATIO TO ZERO AND THE RESIDENTIAL UNITS ALLOWED TO ZERO; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

**Staff Contact:** Steven Spraker, Planning Director, (386) 676-3341

- B. ORDINANCE NO. 2023-11:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER REGARDING ORMOND CENTRAL PLANNED BUSINESS DEVELOPMENT BY APPROVING AND AUTHORIZING A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "ORMOND CENTRAL UNIT 1 SELF STORAGE", LOCATED AT 1 SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0180), 760 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0170), NO ADDRESS, SOUTH OLD KINGS ROAD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0130), AND NO ADDRESS, WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-11-0120); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 106,140 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE ORMOND CENTRAL PROPERTY; AND BY AMENDING THE ALLOWED FLOOR AREA RATIO (FAR) FROM 55,000 SQUARE FEET TO 131,140 SQUARE FEET FOR THE ENTIRE ORMOND CENTRAL PROPERTY UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

**Staff Contact:** Steven Spraker, Planning Director, (386) 676-3341

- C. **ORDINANCE NO. 2023-12:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR THE “STOR IT NORTH ORMOND” PLANNED BUSINESS DEVELOPMENT, LOCATED AT 1405 NORTH U.S. HIGHWAY 1 (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 3136-01-45-0010); AUTHORIZING A THREE-STORY INDOOR SELF-STORAGE USE WITH A BUILDING OF 125,534 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AS AN ALLOWED USE WITHIN THE “STOR IT NORTH ORMOND” PLANNED BUSINESS DEVELOPMENT UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

**Staff Contact:** Steven Spraker, Planning Director, (386) 676-3341

- D. **ORDINANCE NO. 2023-09:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE TWO CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 19.62 ACRES LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243) FROM VOLUSIA COUNTY RC, RESOURCE CORRIDOR, VOLUSIA COUNTY A-2, AGRICULTURE, AND ORMOND BEACH B-8, COMMERCIAL, TO PLANNED BUSINESS DEVELOPMENT; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director, (386) 676-3341

- E. **ORDINANCE NO. 2023-10:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 36 NORTH TYMBER CREEK ROAD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0221) AND 2011 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4125-00-00-0243), TO BE KNOWN AS THE “TYMBER CREEK APARTMENTS”; AUTHORIZING THE DEVELOPMENT OF 300 MULTI-FAMILY RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS UNDER CERTAIN CONDITIONS; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director, (386) 676-3341

- F. **ORDINANCE NO. 2023-13:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL

ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE TWO PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 13.13 ACRES GENERALLY LOCATED SOUTH OF THE PLATTED ROAD OF PENNSYLVANIA AVENUE AND ALONG THE PLATTED ROADWAYS OF ROSEMARY STREET AND BENTON STREET, WEST OF PLANTATION OAKS BOULEVARD (VOLUSIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010 AND 3136-01-09-0001) FROM B-7, HIGHWAY TOURIST COMMERCIAL, TO R-4, SINGLE-FAMILY CLUSTER AND TOWNHOUSE; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director, (386) 676-3341

## 8. FIRST READING OF ORDINANCES

- A. **ORDINANCE NO. 2023-14:** AN ORDINANCE AMENDING SECTION 2-221, LEISURE SERVICES ADVISORY BOARD, OF ARTICLE VI, BOARDS, COMMISSIONS, COMMITTEES AND OTHER AGENCIES, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES, BY AMENDING THE COMPOSITION OF THE BOARD; PROVIDING TERMS AND CONDITIONS; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Susan Dauderis, City Clerk, (386) 676-3340

## 9. REPORTS, SUGGESTIONS, REQUESTS

## 10. ADJOURNMENT

Website Address – [www.ormondbeach.org](http://www.ormondbeach.org)

**NOTICE** – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.  
Phone: 386-677-0311



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In accordance with the Americans with Disabilities Act (ADA), 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's Office in writing, or may call 386-677-0311 for information regarding available aids and services.