



A G E N D A

ORMOND BEACH PLANNING BOARD

Regular Meeting

December 12, 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:**

October 10, 2019

- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

A. **PBD 2019-109: 263 South Nova Road, Nova Road Climate Controlled Storage: PBD Rezoning and issuance of a Development Order**

This is a request by Michael Woods, Esq., Cobb Cole Attorneys at Law, with authorization of the property owner, Ormond Power Properties, LLC, for a rezoning from B-8 (Commercial) to (PBD) Planned Business Development and issuance of a development order. The Planned Business Development rezoning seeks to allow the development of a three (3) story climate controlled storage building of approximately 94,921 square feet with approximately 780 storage units of varying sizes and associated site improvements. Within the PBD zoning designation, the project proposes to establish a building height for the storage building of 32.33 feet to primary roof bearing wall and 42 feet for the parapet walls and cornice. The PBD zoning designation application also seeks to reduce the number of required parking spaces of the storage facility based upon the Institute of Traffic Engineers (ITE) parking generation requirements. The subject property is located at 263 South Nova Road.

B. CPA 2020-003: Comprehensive Plan Amendment, Future Land Use Element Amendment, Policy 5.1.4. regarding annexation

This is an administrative request to amend Policy 5.1.4. of the Future Land Use Element of the Comprehensive Plan to clarify the city's annexation policies related to utility connections outside of the city's municipal boundaries, including the North Peninsula Water District, West Ormond Utilities District, North U.S. Highway 1 Interlocal Planning and Municipal Service Area, and the Hunter's Ridge-Flagler County DRI Service Area.

C. CPA 2020-010: Comprehensive Plan Amendments - Land Development Code Amendment, Annexation Policy

This is an administrative request to consider a Land Development Code amendment to Chapter 3, Performance Standards, Article V, Utility and Infrastructure Design Standards, Section 3-61, Utility line extensions to clarify the city's annexation policies related to utility connections outside of the city's municipal boundaries.

VIII. OTHER BUSINESS

- A. Adoption of the 2020 Planning Board calendar

IX. MEMBER COMMENTS

X. ADJOURNMENT