



# A G E N D A

## ORMOND BEACH PLANNING BOARD

### Regular Meeting

October 14, 2021

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:**  
August 12, 2021
- VI. **PLANNING DIRECTOR'S REPORT**
- VII. **PUBLIC HEARINGS**

A. **PBD 2021-072(A) – Zoning Map Amendment - 295 Interchange Boulevard, All-Aboard Storage, Interchange Depot**

This is a request by 295 Interchange LLC, with authorization of the property owner, Southwest I-95 Partnership, LLC, for a zoning map amendment from B-7 (Highway Tourist Commercial) with a Planned Business Development (PBD) overlay to Planned Business Development (PBD) and issuance of a development order. The Planned Business Development zoning map amendment seeks to allow the development of a three (3) story indoor self-storage building of 111,825 square feet and associated site improvements on a vacant site of 2.94 acres under certain conditions. This item is for the zoning map amendment. The subject property is located at 295 Interchange Boulevard.

**B. PBD 2021-072(B) – Issuance of a Development Order - 295 Interchange Boulevard, All-Aboard Storage, Interchange Depot**

This is a request by 295 Interchange LLC, with authorization of the property owner, Southwest I-95 Partnership, LLC, for a rezoning from B-7 (Highway Tourist Commercial) with a Planned Business Development (PBD) overlay to Planned Business Development (PBD) and issuance of a development order. The Planned Business Development zoning map amendment seeks to allow the development of a three (3) story indoor self-storage building of 111,825 square feet and associated site improvements on a vacant site of 2.94 acres under certain conditions. This item is for the issuance of the development order. The subject property is located at 295 Interchange Boulevard.

**C. ESR 21-092- Comprehensive Plan Amendment – Property Rights Element**

This is an administrative request to approve a Comprehensive Plan Amendment through the Expedited State Review (ESR) process, creating the Property Rights Element, adding a Goal, Objective and Policies to ensure that private property rights are considered in local decision-making in accordance with Florida Statutes Section 163.3177(6)(i).

**D. ISBA 2021-100 – North U.S. 1 Interlocal Service Boundary Agreement (ISBA) second amendment – Ridge Haven**

This is an administrative request for the second amendment of the North U.S. 1 Interlocal Service Boundary Agreement (ISBA) to add the land area associated with the proposed Ridge Haven subdivision, including any enclaves. The proposed Ridge Haven subdivision is located south of Plantation Oaks Boulevard, east of Addison Drive, north of the Village of Pine Run subdivision, and west of the Plantation Oaks subdivision. The ISBA is an agreement between Volusia County and the City of Ormond Beach that was originally approved in 2014 and amended in 2019 for the Plantation Oaks subdivision. The proposed second ISBA amendment proposes to add a map of the Ridge Haven subdivision area, including any enclaves, to the existing agreement and does not include any text changes to the existing agreement.

**VIII. OTHER BUSINESS**

**IX. MEMBER COMMENTS**

**X. ADJOURNMENT**