

M I N U T E S
ORMOND BEACH PLANNING BOARD
Regular Meeting

June 9, 2011

7:00 PM

City Commission Chambers

22 South Beach Street
Ormond Beach, FL 32174

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

Members Present

Patricia Behnke
Harold Briley
Lewis Heaster
Al Jorczak
Rita Press
Doug Thomas
Doug Wigley

Staff Present

Randy Hayes, City Attorney
Ric Goss, AICP, Planning Director
Steven Spraker, AICP, Senior Planner
Chris Jarrell, Recording Technician

II. INVOCATION

Mr. Briley led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD 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

Chair Thomas asked for approval of the meeting minutes from the May 12, 2011 Planning Board meetings. Mr. Jorczak stated that on the February 10, 2011 meeting minutes that "sought" should be "bought".

Mr. Wigley moved for the approval of the minutes from the June 9, 2011 meeting as amended. Mr. Jorczak seconded the motion, which was unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Goss reported he had two items to report. The first item was that on July 21, 2011 the Volusia County Council intends to discuss the City's mobility fees at their next meeting. The second item was that Bridget Barton, the new Planning Technician had further injured her foot that required surgery. Mr. Goss stated that he would not be able to hold the position for a long period of time and the position was going to be readvertised in order to re-hire the position.

Ms. Press noted the Volusia County Council had electronic message signs on an upcoming agenda.

VII. PUBLIC HEARINGS

A. LUPA 11-083: 1142 North US Highway 1 Small Scale Land Use Map Amendment

Mr. Spraker presented the staff report for the above application. Mr. Spraker stated the Land Use Map amendment was for a ±0.86 acre parcel from the existing land use designation of Volusia County "Industrial" to City of Ormond Beach "Light Industrial/Utilities" located at 1142 North Highway US 1, as the result of a pending annexation. Mr. Spraker stated that the American Legion discussed with City staff the permitting requirements during their due diligence to buy the property.

Mr. Spraker stated that the annexation of the property is occurring based on the proposed connection to City utilities and based upon the fact that the proposed club and fraternal organization use is allowed as a Conditional Use in the City I-1 zoning district. Mr. Spraker detailed that the property is a non-conforming developed site and said the proposed modifications would be a positive improvement for the area.

Mr. Spraker concluded that the land use application was based on annexation and that the amendment changed the Volusia County industrial designation to Ormond Beach industrial designation. Mr. Spraker stated staff reviewed the application based on the criteria found in the staff report and recommended approval.

Ms. Press questioned if a property could apply for a different land use designation than the Volusia County designation. Mr. Spraker answered that as the result of an annexation, the City would process the application for a similar land use category and if the applicant desires a different land use designation, they would need to submit the application along with the data and analysis to support the request.

Mr. Briley made a motion to recommend approval of LUPA 11-083. Mr. Jorczak seconded the motion followed by a unanimous vote of the Board.

Chair Thomas declared the public hearing to be closed.

B. RZ 11-084: 1142 North US Highway 1 – Zoning Map Amendment

Mr. Spraker presented the staff report for the above application. Mr. Spraker stated this was a request to amend the City's Official Zoning Map for a ±0.86 acre parcel of land from the existing zoning designation of Volusia County I-1 (Light Industrial) to City of Ormond Beach I-1 (Light Industrial). Mr. Spraker stated that the proposed club and fraternal origination use is a Conditional Use which is a staff approval by the Site Plan Review Committee. Mr. Spraker concluded that staff recommended approval for this amendment.

Ms. Press inquired as to what was going to occur with the existing American Legion building on New Britain Avenue.

John McAlister, 830 Buena Vista Avenue, of the American Legion stated that the current property at 156 New Britain Avenue belonged to the City and the American Legion has outgrown the facility. Mr. McAlister stated that the American Legion has invested a lot of money into the existing facility and that it would be left in very good condition.

Ms. Behnke asked if the future site plan would be reviewed by the Planning Board.

Mr. Spraker stated that as a Conditional Use, the approving body would be the Site Plan Review Committee. If the project needed waivers or could not meet a land development requirement, then it could potentially be reviewed by the Planning Board and City Commission as a Planned Business Development.

Ms. Behnke stated her concern was that the buffers to the rear of the property next to Bear Creek be preserved.

Mr. Spraker stated that Ms. Behnke's concern was understood and the Land Development Code does provide buffer requirements between the American Legion property and Bear Creek.

Mr. Heaster indicated that there was the railroad tracks and existing vegetation between the two properties.

Mr. Spraker stated that the buffer would be reviewed by the Site Plan Review Committee.

Mr. Briley stated that he would miss seeing the American Legion at the New Britain Avenue location.

Mr. Briley made a motion to recommend approval of RZ 11-084, Mr. Jorczak seconded the motion, which was approved by a unanimous vote of the Board.

Chair Thomas and other Board members thanked members of the American Legion in attendance and wished them well with their new site.

Chair Thomas declared the public hearing to be closed.

VIII. OTHER BUSINESS

There was no other business.

IX. MEMBER COMMENTS

There were no member comments.

X. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Ric Goss, AICP, Planning Director

ATTEST:

Doug Thomas, Chair