

M I N U T E S
ORMOND BEACH PLANNING BOARD

Regular Meeting

July 11, 2013

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

Pat Behnke
Harold Briley
Rita Press
Doug Wigley
Al Jorzak
Doug Thomas (excused)
Lewis Heaster (excused)

Staff Present

Steven Spraker, AICP, Senior Planner
Lauren Kornel, AICP, Senior Planner
Meggan Znorowski, Recording Technician

II. INVOCATION

Mr. Wigley 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. MINUTES

A. June 13, 2013

Mr. Press moved to approve the minutes as amended. Mr. Jorzak seconded the motion. **Mr. Briley called for any objections, hearing none the minutes were unanimously approved.**

VI. PLANNING DIRECTOR'S REPORT

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated that two items were being pulled from the agenda: LDC 13-76 Permanent Cosmetics, Land Development Code Amendment; and PBD 13-057: 250 Williamson Blvd. Planned Business Development Rezoning.

VII. PUBLIC HEARINGS

A. PMUD 10-134: Ormond Crossings, Planned Mixed Use Development Rezoning

Mr. Spraker stated this is a request to rezone a previously annexed parcel from Volusia County A-1 (Prime Agriculture) and A-2 (Rural Agriculture) to City of Ormond Beach PMUD (Planned Mixed Use Development). Mr. Spraker presented the staff report and outlined the history of the project. Mr. Spraker stated staff is recommending approval.

Mr. Clay Ervin, Planning Director, Lassiter Transportation, 123 Live Oak Avenue, Daytona Beach, stated that he was here to answer any of the Board's questions.

Mr. and Mrs. Wingard, 779 Timothy Street; Mr. Brian Boice, 9 Strickland Road; Mr. Philip Gainey, 633 Pineland Trail; Mr. Brunside, 2449 Durrance Lane; Mr. Ronald Hooper, 11 Aucuba Circle; Mr. Darrell Hunter, 790 North Tymber Creek Road; and Mr. Edmund Vanhooe, Jr., 1525 Harmony Avenue all commented on the flooding and stormwater issues that will occur to the south of the Ormond Crossings project should this development be built as currently proposed.

Mr. Ervin responded to those comments by explaining that their post-development run-off would have to be exactly the same or less as the pre-development run-off as contained in the June 2009, Singhofen & Associates, Inc., Ormond Crossings FEMA Floodplain Study. Mr. Ervin explained that the design as proposed in the staff report may not be the final outcome as the project would still need to progress through all of the necessary reviews by St. Johns River Water Management District, the Army Corps of Engineers, and the City of Ormond Beach. Mr. Ervin continued that none of these issues is what is before the Board, which is the rezoning of the subject property.

Mr. Jorczak moved to approve LDC 13-060 as submitted. Ms. Behnke seconded the motion. Vote was called, and the motion unanimously approved.

B. LDC 13-76 Permanent Cosmetics, Land Development Code Amendment

Pulled from the agenda.

C. SE 13-82: Thirty-One On the Boulevard- Second Special Exception Amendment

Mr. Spraker stated this is a request for approval of a Special Exception amendment to delete the parking standards and waivers previously granted. Mr. Spraker presented the staff report, history, and characteristics of the property, and stated staff is recommending approval.

Mr. Wigley moved to approve SE 13-82 as submitted. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

D. LDC 13-84: Malted Beverage Producer, Land Development Code Amendment

Mr. Spraker stated this is a request to amend the Land Development Code to include criteria for the Malted Beverage Producer use. Mr. Spraker presented the history of this amendment and the staff report, and stated staff is recommending approval.

Ms. Press asked if the applicant wanted music.

Mr. Spraker replied that they are permitted to have music within their building as long as they do not go outside similar to a restaurant use.

Mr. Jorczak asked if the applicant wishes to exceed the manufacturing limits of a microbrewery,

Mr. Spraker responded that from the City's standpoint, the applicant would have to meet all State requirements because the proposed location is in the I-1 zoning district, the manufacturing of beer is permitted.

Ms. Behnke asked if the objective is beer tasting.

Mr. Spraker responded yes, but deferred to the applicant.

Mr. Justin Robinson, 1415 Ocean Shore Boulevard, Unit 10, Ormond Beach, addressed Mr. Jorczak's question by stated the State regulation is fairly loose, and they would remain under microbrewery status until they produce over 10,000 kegs per year, which is along the lines of Anheuser Bush.

Ms. Behnke asked if the applicant was proposing a tasting room, and as such would not be selling open product.

Mr. Robinson responded that there can be open product in the building, but no open product could leave the building.

Ms. Behnke asked if they would be selling pints in the building.

Mr. Robinson responded yes, that is part of the plan, and is outlined under the State and Federal regulations.

Ms. Behnke asked what makes it different from a bar.

Mr. Robinson answered that everything sold in the tasting room is manufactured on-site and not brought in from other facilities.

Mr. Briley asked if that would require a beer and wine license.

Mr. Robinson responded yes, a 2COP.

Mr. Wigley moved to approve LDC 13-84 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

E. LUPA 13-056: 250 Williamson Blvd., Small Scale Future Land Use Plan Amendment

Ms. Laureen Kornel, Senior Planner, stated this is a small scale future land use land amendment to change the designation from Volusia County "Commercial" to Ormond Beach "General Commercial". Ms. Kornel presented the staff report, and stated staff is recommending approval.

Mr. Jorczak moved to approve LDC 13-060 as submitted. Mr. Wigley seconded the motion. Vote was called, and the motion unanimously approved.

F. PBD 13-057: 250 Williamson Blvd., Planned Business Development Rezoning

Pulled from the agenda.

VIII. OTHER BUSINESS

None.

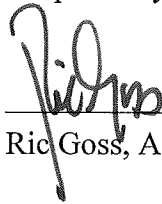
IX. MEMBER COMMENTS

None.

X. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,



Ric Goss, AICP, Planning Director

ATTEST:



Harold Briley, Vice Chair

Minutes transcribed by Meggan Znorowski.