

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

December 12, 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
Al Jorczak
Doug Wigley
Doug Thomas
Lewis Heaster (excused)

Staff Present

S. Lauren Kornel, AICP, Senior Planner
Becky Weedon, AICP, Senior Planner
Ann-Margaret Emery, Deputy City Attorney
Meggan Znorowski, Recording Technician

II. INVOCATION

Mr. Jorczak 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. November 14, 2013

Pulled from the agenda.

VI. PLANNING DIRECTOR'S REPORT

None.

VII. PUBLIC HEARINGS

A. LUPA 14-014: Large Scale Land Use Map Amendment, 550 Williamson Boulevard.

Ms. Lauren Kornel, Senior Planner, City of Ormond Beach, stated this is a large scale map amendment for 550 Williamson Boulevard, The Crowne at Ormond Beach to change the land use from County UHI to City HDR as a result of annexation. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Kornel stated staff is recommending approval.

Ms. Press stated she understands why this property is being handled this way, but would prefer to see more consistency with the assigned land uses in the Williamson Blvd. area given that the Crowne at Ormond Beach and San Marco apartment complexes are both multi-family.

Ms. Kornel responded that the reason for the Office/Professional designation on San Marco was due to the Floor Area Ratio (FAR) exceeding the 0.3. Ms. Kornel continued that is a matter that staff intends to address in the new year.

Mr. Jim Morris, 750 Oak Heights Court, Port Orange, stated on behalf of the applicant that the purpose of this classification is to keep the property conforming, and asked that the Board recommend approval.

Mr. Briley moved to approve LUPA 14-014 as submitted. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

B. RZ 14-019: Zoning Map Amendment 550 Williamson Boulevard

Ms. Kornel stated this is a zoning map amendment for 550 Williamson Boulevard from County R-7 to City PRD as a result of annexation. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Kornel stated staff is recommending approval.

Mr. Morris thanked staff for working with the property owner, and stated that they hired an engineer to determine if the property met with the City's code and found that there were slight inconsistencies with the city's Land Development Code. Mr. Morris explained that those slight inconsistencies may seem not so big when some is built, but if a portion of the development is damaged or needs repair, it can become a huge problem. Mr. Morris continued that from the perspective of the property owner, they certainly want to be conforming, and the annexation agreement that was executed provides them with that right. Mr. Morris explained that if the need arises for repair, the desire is to avoid applications for variances so that work can be done expeditiously .

Mr. Heaster moved to approve RZ 14-019 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

C. MM 14-011 Capital Improvements Element (CIE) Update

Ms. Kornel stated this is an update to the schedules in the City's Comprehensive Plan. Mr. Kornel presented the staff report, and stated staff is recommending approval.

Mr. Jorczak asked who establishes the Levels of Service (LOS) for the CIPs.

Ms. Kornel responded the City based on demographics and other criteria.

Ms. Weedo added that the City sets the LOS standards, which is a policy, and the City adopted into the Comprehensive Plan. Ms. Weedo explained that because the City had established a Comprehensive Plan, the City still abides by the Comprehensive Plan policies.

Mr. Jorczak asked if there is a penalty if the City does not meet the LOS.

Ms. Weedo responded that there isn't the concurrency management review that there used be as 9J-5 was repealed in its entirety, but the City carries on the policies that were formally adopted.

Mr. Thomas stated the City is policing itself.

Mr. Jorczak moved to approve MM 14-011 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

D. LUPA 14-003: Small Scale Land Use Map Amendment 1451-1459 North US Highway 1

Ms. Weedo stated this is a small scale land use map amendment for 1451-1459 North US Highway 1 from County Commercial to Ormond Beach Low Intensity Commercial as a result of annexation. Ms. Weedo explained the location, orientation, and characteristics of the subjection property. Ms. Weedo presented the staff report, and stated staff is recommending approval.

Mr. Briley moved to approve LUPA 14-003 as submitted. Mr. Wigley seconded the motion. Vote was called, and the motion unanimously approved.

E. RZ 14-004: Zoning Map Amendment 1451-1459 North US Highway 1

Ms. Weedo stated this is a zoning map amendment for 1451-1459 North US Highway 1 from County B-4 to Ormond Beach B-8 as a result of annexation. Ms. Weedo explained the location, orientation, and characteristics of the subjection property. Ms. Weedo presented the staff report, and stated staff is recommending approval.

Mr. Jorczak moved to approve RZ 14-004 as submitted. Mr. Press seconded the motion. Vote was called: Mr. Wigley for; Ms. Behnke for; Mr. Briley for; Mr. Jorczak for; Ms. Press for; Mr. Thomas abstained.

VIII. OTHER BUSINESS

None.

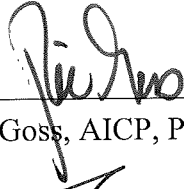
IX. MEMBER COMMENTS

Condolences were extended to Mr. Thomas for the loss of his mother and to Betty Ruger for the loss of her husband.

X. ADJOURNMENT

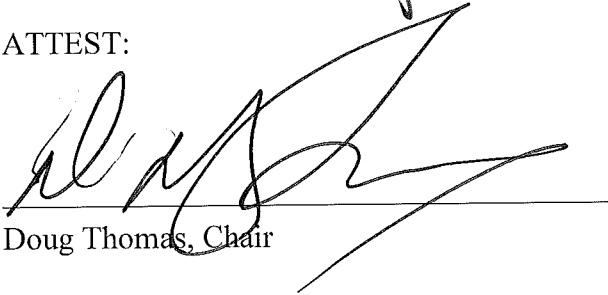
The meeting was adjourned at 7:43 p.m.

Respectfully submitted,



Ric Goss, AICP, Planning Director

ATTEST:



Doug Thomas, Chair

Minutes transcribed by Meggan Znorowski.