

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

January 8, 2015

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, Vice Chair
Lewis Heaster
Al Jorczak
Rita Press
Lori Tolland
Doug Thomas, Chair

Staff Present

Ric Goss, Planning Director
Steven Spraker, AICP, Senior Planner
Melanie Nagel, Recording Technician

II. ADMINISTRATIVE ITEMS

A. Election of Chairperson and Vice Chairperson

Mr. Heaster moved to appoint Doug Thomas as Chair. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

Mr. Jorczak moved to appoint Harold Briley as Vice Chair. Ms. Behnke seconded the motion. Vote was called, and the motion unanimously approved.

B. Adoption of 2015 Rules of Procedure

Mr. Briley moved to adopt the 2015 Rules of Procedure. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.

C. Adoption of 2015 Planning Board Calendar

Mr. Jorzczak moved to adopt the 2015 Planning Board Calendar. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.

III. INVOCATION

Mr. Briley led the invocation.

IV. PLEDGE OF ALLEGIANCE

V. 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).

VI. MINUTES

December 11, 2014

Mr. Briley moved to approve the December 11, 2014 Minutes. Mr. Jorzczak seconded the motion. Vote was called, and the motion unanimously approved.

VII. PLANNING DIRECTOR'S REPORT

Mr. Goss, Planning Director, updated the Board on the non-conforming determination that Mr. Goss received on the Oceanshore Condos. Minutes had indicated that there was going to be an appeal, but there is not going to be an appeal. The Land Use and Zoning applications that they have before the Planning Board will be withdrawn. They are asking for an extension until April, because they have to have membership from all four HOA boards take a vote, and then officially withdraw. Mr. Goss requested the Board add to their agenda, under Other Business, the extension of the Land Use and Zoning until April.

Mr. Goss updated the Board concerning the Interlocal Service Boundary Agreement. Comments have been received back from the State, the City Commission had a first reading of the Future Land Use Amendment, and by January 20, should have everything done from a Land Use perspective. Next month the Planning Board will be getting the Zoning Amendments, and Staff is working on the Itinerant Merchant License. Everything is moving very swiftly, and will possibly be completed by April or May.

Mr. Briley stated that he was surprised that the Life Village Mobile Home Park is in the county and not the city. Are there other pockets within Ormond Beach that are still in the county? Mr. Goss stated that we do have a map, and we can provide it to the Board electronically. Mr. Goss further explained that in February and March we will have Destination Daytona Phase I and II coming in for annexation.

Ms. Press stated that as she understands, the number of acreage that can be taken in per year is 120 acres, and Ms. Press wondered if the City came anywhere near that number as far as what was taken in last year. Mr. Goss replied that the City can annex in as much acreage as it wants; it is up to 120 with regards to small acreage, or small scale land use plan amendments. Mr. Goss further explained that acreage for annexation, the City can annex as much as it wants. The City has annexed in quite a bit of acreage in the last two years.

Chairman Thomas took a moment to introduce the newest member of the Planning Board, Lori Tolland. He stated that she has been on several other boards, including Leisure Services, and he hopes everyone will take time after the meeting to welcome Ms. Tolland to the Board. Ms. Tolland stated that she is happy to be part of the Board.

VIII. PUBLIC HEARINGS

A. LUPA 15-032: 240 Williamson Boulevard – Small-Scale Land Use Map Amendment

Mr. Steven Spraker, Senior Planner, City of Ormond Beach, stated that this was a request for a Land Use Plan Amendment, as a result of annexation at 240 Williamson Blvd. Mr. Spraker explained the background for changing the land use category, and presented the staff report. Mr. Spraker stated staff is recommending approval of the amendment.

Ms. Press asked if the Takeya Steak House was annexed into the city. Mr. Spraker replied no. Ms. Press then asked why all of the properties along Williamson weren't annexed in at the same time. Mr. Spraker explained that the properties weren't contiguous, but as each property gets annexed, the next one has been following soon afterwards.

Mr. Heaster asked Mr. Spraker to name a few more uses for the land being annexed in. Mr. Spraker stated that it provides a wide variety of uses from retail offices to restaurant, but it would not allow automotive or heavy commercial.

Mr. Briley moved to approve LUPA 15-032, 240 Williamson Boulevard Small-Scale Land Use Map Amendment. Mr. Heaster seconded the motion. Vote was taken and the motion carried unanimously (7-0).

B. LUPA 15-033: 240 Williamson Boulevard – Zoning Map Amendment

Mr. Spraker stated that once the Land Use is assigned, then the property needs to have a corresponding zoning. Low Intensity Commercial has a variety of zoning options. The area at I-95 & Granada is presently zoned B-7, Highway Tourist Commercial. The east side of Williamson has been developed as B-8, which is General Commercial and Planned Business Development. Staff believes B-7 is more appropriate, and similar to what is in the area.

Ms. Behnke asked if anyone has specific plans for this piece of property. Mr. Spraker explained that there has been a conceptual plan for a bank submitted, but it could be anything within the B-7 district.

Mr. Heaster moved to approve LUPA 15-033: 240 Williamson Boulevard – Zoning Map Amendment. Mr. Jorzak seconded the motion. The motion carried unanimously (7-0).

OTHER BUSINESS

Chairman Thomas called for a motion to extend the Land Use and Zoning Amendments for the Oceanshore Condos to the April Planning Board meeting, as requested by Mr. Goss.

Ms. Tolland moved to continue LUPA 14-079 and RZ 14-080 to the April, 2015 Planning Board meeting. Mr. Briley seconded the motion. The motion carried unanimously (7-0).

Ms. Press stated that Mayor Kelly had mentioned that the Board would be working on the Land Development rewrite, and asked Mr. Goss if he had an update on this. Mr. Goss replied no, that he doesn't know what the Mayor has in mind.

Ms. Tolland questioned that once a property is annexed, how much time does the city have before the county expects work to be done on the property? Mr. Goss replied that, by statute, once the property is annexed it must move forward for land use and zoning, or it will still be under the jurisdiction of the county, with regard to regulation. Typically the city moves forward right away on these properties.

Ms. Press commented that the three parcels on Williamson are owned by the same person, and she would have thought the person would want to annex all three parcels together. Mr. Goss stated that they would save money if all three were annexed.

Ms. Tolland asked when the city annexes a piece of property, does the city fiscally increase their revenues? Mr. Goss stated that if it is in our water and sewer district, it makes sense for the property owner. The property tax in the city is lower than in the county. They will also save money on the water and sewer rates, because they pay a 50% surcharge when in the county. The city loses money in regard to sewer and water, but the net is still a positive for the city.

Mr. Briley asked Mr. Goss if the city has any long range plans for annexing pockets of unincorporated areas. Mr. Goss stated that the city has determined what it would cost to extend water and sewer lines to these areas, called enclaves, which are subdivisions that are on septic or have wells, but the property owners would have to pay for it, and they don't want to. They would like to annex in, but have the city pay for it. There are positives to annexing in, but there are also negatives, because the city is much more pro-active in regards to code enforcement.

Mr. Briley asked if this would be something to look at in long-range planning. Mr. Goss stated that it could be looked at, but the biggest part of this is the cost. And it would cost a lot of money to annex sub-standard development into the city. Recently the state approved the millage rate for conservation land, and part of this will go toward trying to get people off of septic. If we could access some of those funds, it might reduce the cost.

Mr. Jorczak questioned if there is anything going on in regards to cell phone coverage in the city, and micro-antennas, and moving to the new technology. Mr. Goss stated he and the City Attorney have been looking into an ordinance that would start moving the city toward new technology, and having no more macro towers, but moving toward the Lucite technology. Mr. Goss would like to do a study that would bring in an expert in wireless communication to help us move forward with an ordinance that would move us away from the tall towers.

Mr. Briley asked Mr. Goss if anything new was happening with the Texaco station at the corner of Nova and Granada. Mr. Goss stated no.

Chairman Thomas commented that the city doesn't want to annex certain areas because of the cost to update the infrastructure, and yet we are concerned about the quality of life in Ormond Beach, and when we don't annex we allow the septic tanks to be in these neighborhoods. In the big picture, the city may put up the money to update the infrastructure to begin with, and it will recuperate the money through taxes that we aren't getting now. Chairman Thomas would like to look at this a little more and see some numbers associated with the costs to improve these areas.

Mr. Goss stated that a cost impact was done for Tanglewood and Tomoka View, when Aquawater was raising their rates. The city looked at the possibility of taking over subdivisions, paying for the infrastructure up front and letting people pay it back over 20 years. The capital cost would exceed the revenue that the homes would generate. The taxes on the homes are not that high, so there would be a huge cost impact on the city. The only way to lessen the impact is through grants or some type of assistance from the state.

Chairman Thomas would like to put an asterisk by this item for future discussion. Maybe there is a way for EPA to get involved since some of these areas might qualify since they are on an outstanding waterway.

Mr. Jorczak asked Mr. Goss if he has heard about any development at the corner of Nova and U.S. 1. Mr. Goss stated that nothing has come through for that property. Mr. Jorczak then asked about the enclaved development out by Tymber Creek and Airport Road. Mr. Goss stated they are coming in for the extension. Mr. Jorczak asked about the property on Orchard Street where the mini storage facility was going. That property is now for sale.

Ms. Press asked if Panera is moving from The Trails. Mr. Goss had not heard anything about it. Mr. Briley stated that he heard they are going in the new development by Lowes.

IX. MEMBER COMMENTS

Mr. Heaster welcomed Ms Tolland to the Board. Ms. Tolland stated that she was happy to be part of the Board. She knows she has a huge learning curve, and will meet with Mr. Goss to get some further knowledge and information.

Ms. Press welcomed Ms. Tolland as the third woman on the Board.

Mr. Briley wished everyone a Happy New Year, welcomed Ms. Tolland, and thanked everyone for the vote of confidence in electing him vice chairperson again.

Mr. Jorzak wanted to mention getting the national baseball tournament that will be coming to Ormond Beach. The condition of the facilities was very instrumental in terms of getting the tournament here, and it can have a huge economic effect on the area. Mr. Doug Wigley is to be commended on his part in getting the facility to the point that it could host an event like this.

Ms. Behnke wished everyone a Happy New Year.

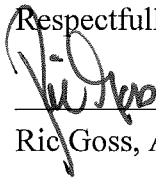
Chairman Thomas stated that Mr. Doug Wigley started serving on the Planning Board in 1995, is still on the Leisure Services Board and was a great asset with his insight and comments. As Mr. Jorzak mentioned, there is a national baseball tournament coming to Ormond Beach, which is expected to generate revenue over \$2,000,000. It will be a two week event, which they are hoping to turn into a three week event next year, and Mr. Wigley was a huge part, in making this happen.

Chairman Thomas has called and spoken to each commissioner and asked them what their vision was for Ormond Beach for the coming years. But he can't call the Planning Board members and ask them. Chairman Thomas would like to have on the agenda a time for each member to tell what their thoughts are for coming years, and what their visions are for Ormond Beach. Chairman Thomas would also like to have a joint work session with the City Commission sometime in the future.

X. ADJOURNMENT

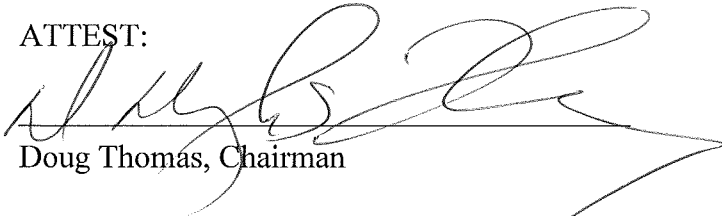
The meeting was adjourned at 7:52 p.m.

Respectfully submitted,



Ric Goss, AICP, Planning Director

ATTEST:



Doug Thomas, Chairman

Minutes transcribed by Melanie Nagel.