

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

January 14, 2021

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

Harold Briley, Vice Chair
G.G. Galloway
Al Jorczak
Mike Scudiero
Angeline Shull
Lori Tolland
Doug Thomas, Chair

Staff Present

Steven Spraker, Planning Director
Randy Hayes, City Attorney
Marcella Miller, Recording Technician

II. ADMINISTRATIVE ITEMS

A. Election of Chairperson and Vice Chairperson

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

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

B. Adoption of the Planning Board Calendar and Rules of Procedures

Mr. Jorczak moved to adopt the Planning Board Rules of Procedures. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved.

Mr. Jorczak moved to adopt the Planning Board Calendar. Ms. Shull seconded the motion. Vote was called, and the motion unanimously approved.

III. INVOCATION

Chairman Thomas led the invocation.

IV. PLEDGE OF ALLEGIANCE

V. SUMMARY OF PUBLIC COMMENT PROCEDURES

Chairman Thomas explained the social distancing procedures as outlined on the agenda.

VI. 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).

VII. APPROVAL OF MINUTES

December 10, 2020

Mr. Jorczak moved to approve the December 10, 2020 Minutes. Ms. Tolland seconded the motion. The minutes were unanimously approved.

VIII. PLANNING DIRECTOR'S REPORT

Mr. Spraker, Planning Director, stated that the Plantation Oaks development order and amendment, the riding stables at 2415 Durrance Lane, The Land Development Code (LDC) regarding itinerant vending, and the capital improvement element changes to the fee schedule, will all be heard by the City Commission on Tuesday, January 19th. He continued that a consultant has been retained to assist in updating the 2006 Park and Recreational Master Plan. A combination of staff from Leisure Services and the Engineering and Planning Departments will work with the consultant. Both the Leisure Service Advisory Board and the Quality of Life Board should be the two Boards that provide a steering committee similar to the Downtown Steering Committee. A draft survey will be given to the aforementioned Boards in February, and the consultant will begin meeting with the joint Boards and the public in late March to early April. Mr. Spraker concluded that the schedule will be given to the Planning Board for their information.

IX. PUBLIC HEARINGS

A. PP 2020-091 – Ormond Gateway Preliminary Plat

Mr. Steven Spraker, Planning Director, explained the request for a preliminary plat, subdivision of land for Ormond Gateway. There is no site plan or development approval associated with it. He continued that the task before the Planning Board is to ensure that it meets the minimum lot sizes for the B-7 zoning district. Mr. Spraker noted that the site is located at 1662 and 1670 N. U.S. Highway 1. The parcel is approximately 18.17 acres. The property comprises of three (3) separate parcels and a former right-of-way that was vacated by the city. He added that there is a drainage ditch in the general area that would be relocated around the property. Mr. Spraker noted that it is a combination of land that will have a master site design. The preliminary plat is a three (3) lot subdivision and all of the lots exceed the B-7 zoning district. There will be a common drive aisle to serve all of the lots, as well as two (2) access points with deceleration lanes and a traffic signal at Destination Daytona.

Mr. Spraker commented that the property is required to provide 15 percent of the site area for natural preservation. He displayed overhead a slide of the two (2) historic trees that are being saved. He continued that the property provides both a compensating storage pond and a stormwater pond. As individual parcels are developed they will go through the Site Plan Review Committee (SPRC) process. Mr. Spraker explained that if it is a use that requires a public hearing, it will come before the Planning Board and City Commission. It was indicated the uses that would be allowable uses in the B-7 district include retail, a convenience gas store and restaurants. Mr. Spraker stated that if approved they would do the infrastructure improvements including the utility connections, enhancing the greenbelt, and the stormwater and compensating storage ponds. Mr. Spraker concluded that staff recommends approval of the preliminary plat as it complies with the B-7 zoning district and would be heard at the tentative City Commission meeting date of February 16, 2021.

Mr. Briley asked if the stormwater areas are wet or dry retention. Mr. Spraker explained which one is wet and one is dry retention shown on the PowerPoint slide overhead. There is offsite compensating storage on the other side of the railroad tracks to ensure they have the volume that they need.

Chairman Thomas invited the applicant up to speak.

Mr. Luke Kilic, Zev Cohen and Associates, 300 Interchange Boulevard, representative of the land owner, advised the Board that he is able to take any questions that the Board may have. Ms. Tolland asked about the green area displayed overhead on the property and if there will be any green in the front. Mr. Kilic answered that 16.3 percent of the entire site is tree preservation. All of the trees in the front along U.S. Highway 1 are being recognized as the greenbelt buffer. The rest of the trees will be made up within the side buffers and in the back of the site. Any gaps will be filled in with new plants. Mr. Kilic explained that when each site plan comes in for each lot they will have their own landscaping plans internally. Ms. Tolland asked what the square footage of the greenbelt buffer is from the street to the building. Mr. Kilic answered that it is 36 feet in depth.

Mr. Scudiero asked Mr. Kilic what the plans are for the property. Mr. Kilic replied that different consultants will come in representing clients for each development and he envisions a restaurant, retail uses and a gas station.

Ms. Shull noted that the Board packet specified that the drainage ditch remains dry for most of the year but that it drained off water into the wetlands. Mr. Kilic answered that the drainage ditch on the site currently collects the runoff from the site within the undeveloped areas and picks up the drainage from across U.S. Highway 1. The entire ditch is being piped through the southern and eastern buffer of the property. Ms. Shull elaborated on the water issues on U.S. Highway 1. Mr. Kilic explained that everything will be internally collected within the area in the back once the sites are developed. He continued that they will create stormwater quality and quantity management which will fall to the southwest corner of the site and follow the existing drainage ditch and cross the railroad making its way to the Tomoka River.

Mr. Jorczak asked Mr. Spraker if the Florida Department of Transportation (FDOT) has to weigh in at all on the traffic issues since it is on U.S. Highway 1. He then asked about a plan going through for redevelopment of the interchange at U.S. Highway 1 and if it would have any impact on this development. Mr. Spraker replied that the FDOT reviewed the project and certain improvements were required, such as the deceleration lanes. As the individual sites come in they will do traffic studies. There is data analysis with the gas station already doing a traffic study. He added that the interchange is undergoing a planning, design, and engineering study. The development is too far away from the interchange to be affected by potential changes. Mr. Spraker concluded that this development has a signalized intersection that is far enough not to be impacted from the interchange analysis.

Mr. Briley motioned to approve PP 2020-091 – Ormond Gateway Preliminary Plat. Mr. Galloway seconded it. Vote was called, and the motion was approved (7-0).

Ms. Tolland expressed her concerns about the tree buffer as it is the gateway into Ormond Beach. She commented that she wants it developed aesthetically pleasing, keeping as much landscape as possible. She commented that this year her goal is to be more aware and conscientious about it.

Mr. Briley added that there is a greenbelt policy in the Land Development Code (LDC). Mr. Spraker agreed and stated that this site does not have some of the issues that other sites have had in terms of utilities, floodplain and drainage. They will be keeping the greenbelt buffer and enhancing it. The preliminary plat will leave the front primarily treed. As the individual sites come in they will pull their own clearing permits. Mr. Spraker concluded that there may be additional buffers beyond the greenbelt depending on how the sites lay out.

Mr. Galloway commented that he is pleased with the local developer's involvement as they understand what is desired there and heard that a Dunkin Donuts and RaceTrac gas station may go in. He expressed his concern with a tow yard in that area. Mr. Galloway hopes that this will clean some of the area up.

Mr. Scudiero shared his concern with the I-95 interchange area as well and thinks it is a great step in the right direction.

Chairman Thomas remarked that it is a lesson learned regarding allowing a couple of semi-trailers to park behind a building in the area, which was abused with now up to seven (7) semi-trailers parked. Mr. Spraker explained that code enforcement is

complaint driven and if need be he can reach out to Chris Mason if that is the desire of the Board. Mr. Galloway replied that the issue will take care of itself.

X. OTHER BUSINESS

Mr. Jorczak asked Mr. Spraker if there is any word on a cell tower for phone service for the business park going in. Mr. Spraker answered that there are no applications for one at this time. Mr. Jorczak asked if micro-antennas can be installed on the light poles there. Mr. Spraker replied that some private entities have started installing them in some places and that the Planning Department can start contacting telecommunication carriers and encourage them to do so. Mr. Jorczak commented that the park is still being built out and you cannot use your cell phone inside of the south side of the building.

Ms. Shull asked for an update on the traffic lights on Granada Boulevard. Mr. Spraker answered that he will get an update from Mr. Shawn Finley, Public Works Director.

XI. MEMBER COMMENTS

Mr. Scudiero commented that there are no changes on the Board and that he is looking forward to the next two years. He asked about the Tomoka Oaks golf course and the rumors about what will happen with it. Mr. Spraker replied that there are no pending applications or concept plans for it. The Tomoka Oaks golf course has an expired Planned Development. They went through and negotiated their zoning district and did not build it in the allowable timeframe. They have a future land use of Low-Density Residential which allows 4.3 units per acre. The zoning designation just expired, therefore they can go back to the R-2 zoning district and build lots 100 feet by 100 feet, or go through the process of amending the planned development order. Mr. Spraker added that there is one (1) interested party that spoke with the Homeowners' Association (HOA). They would have to go through a neighborhood meeting, notify everyone within 600 feet, advertise and come to the Planning Board for review and a recommendation to the City Commission. It would go through two (2) City Commission hearings where they would receive a final action. Mr. Spraker remarked that anyone expressing interest has been urged to reach out to the HOA. An e-mail list has been comprised of those that have expressed interest in the project and they will be contacted when hearings and actions come up. The information is also advertised on the City of Ormond Beach website.

Chairman Thomas stated that he lives in Tomoka Oaks and knew people interested in purchasing the golf course to develop it. He continued that golf courses are no longer viable with the expenses. He added that he overheard that the last interested party planned to put condominium-style townhouses in with three residential estate lots. Chairman Thomas commented that he would be interested in appeasing the homeowners and leave the holes that are abutted up against the homes on the fairways and greens on the outer perimeter as a buffer to keep the Tomoka Oaks residents happy and do infill with the individual lots. Chairman Thomas continued that it would be an idea to have the HOA find someone interested in being involved with nine (9) holes similar to the Oceans Condominiums par 3s in Daytona Beach Shores, but leave the existing footprint. He suggested charging those homeowners \$50.00 to \$100.00 per month to use the nine (9) holes turning it into something similar.

Mr. Galloway commented that some of the homeowners may not agree with that idea. He added that he heard of a lot of the homeowners wanting the land at no charge for a tradeoff. He continued that he heard of suggestions regarding the Riverbend City golf course closing to move it over to Tomoka Oaks, doing the original development that was planned. Mr. Galloway commented that an out of town investor initially had the property and from what he heard a local group has purchased it.

Mr. Spraker remarked that whomever takes on the development of the Tomoka Oaks golf course will need to talk to the HOA and the residents.

Chairman Thomas stated that heard that the FAA released information that they do not want golf courses around their airports.

Mr. Jorczak asked when the new Publix on East Granada Boulevard is opening. Mr. Spraker answered that realistically it should be open by the summer. They recently received their permit for redoing the parking lot and adding a generator. He explained that the same construction group is working on it that just completed the Trails Publix shopping plaza and are working diligently on the project.

Mr. Briley thanked the Board for their vote of confidence to be able to continue as Vice-Chair. He asked for an update on the recently renovated Trails shopping center and the new restaurants going in there. Mr. Spraker replied that the Trails not only renovated Publix, but the entire plaza, finishing up with the exterior architectural improvements now.

Mr. Briley commented that Indigo golf course is going to redo their golf course as a 9-hole golf course and put condominiums in the back near the interstate. He added that he can see something similar happening in Tomoka Oaks. He inquired about the Riverbend golf course. He added that it is the only golf course that does not pay taxes. He remarked that the leasee advised that they need approximately \$7 million dollars to bring it up to par. Mr. Spraker replied that there is nothing new to report as of today and that the decisions are under review with multiple city departments to provide direction. As things transpire updates will be delivered. He explained that the discussion from the last City Commission meeting was that the City Manager was working to get prices for different levels of maintenance and then will bring it back to the City Commission for direction. Chairman Thomas continued that he has asked Mr. Robert Carolin to put it on the agenda for the Leisure Service Board next month to address and think about what type of uses the land could be used for other than a golf course. He added that it would be a nice place for a community gardens or exercise track. Mr. Briley offered another suggestion of it being an environmental discovery center. Attorney Hayes delivered information on the Riverbend golf club topic and stated that the ultimate allowable use will be determined by what the FAA will allow. It is being researched whether or not the golf course can be grandfathered in and if not then it will be gone. If so, the City Commission will have to make a policy directive that specifies whether or not it wants to spend the money or find someone to put the capital into it. The property is on airport land which subjects it to the jurisdictional requirements of the FAA. Attorney Hayes commented that possible uses could be directly related to the airport or aviation. There is not a lot of information to share on it at this time until the FAA delivers more precise information.

Ms. Tolland stated that she is excited and honored to serve on the Board for two (2) more years. She continued that she plans to be more active with the greenbelt buffers in terms of preserving the town the best way and still have good growth. She updated the Board on projects she has been working on and commended the City on the Riverbend Park improvements on Airport Road. Ms. Tolland expressed interest in staying involved with the Leisure Services Board. She commented on Vadner Park on Seminole and Seton, and how she is collaboratively workin with the Garden Club of Halifax Country. They are creating an all native park with an educational component with walkways. The City Commission has helped make it possible by giving money towards it. Ms. Tolland commended Mr. Dwight Durrant, Landscape Architect, whom offered his services through Mr. Jake Steer, Landscape Architect. Vadner Park made it to one of the three finalists in the United States for being an all-native Park and is in the running for a \$30,000.00 grant for the park.

Ms. Tolland added that she did not do enough research on the Durrance Lane riding stables and was supportive at first but now intends to voice her concern of the welfare of 20 horses on two (2) acres at next week's City Commission meeting. She concluded that she will do better on researching items before voting on them.

Chairman Thomas commented that he appreciates the Boards vote of confidence in him as Chairman again.

Mr. Galloway asked Mr. Spraker for an update on Tymber Creek and Moss Point. Mr. Spraker replied that they did their land use based on annexation. They still have to do their Planned Business Development for their zoning. They went through Site Plan Review Committee (SPRC), as well as have had their neighborhood meeting and will come to the Planning Board when they are ready.

Mr. Galloway asked about the water situation in Ormond Lakes. Mr. Spraker answered that the Ormond Grande does not discharge their water into Ormond Lakes, and that the Ormond Lakes Homeowners' Association (HOA) met with the Engineering Department and determined that the issues with unit 3A are still being analyzed. It is not a city drainage function, but a private HOA issue that has maintenance responsibility of the drainage system.

Mr. Jorczak commented that he was glad to hear that the Riverbend golf course is closing. He added that there is potential for development there as a research park. The Embry Riddle Aeronautical University (ERAU) Research Park is almost built out and their growth could offer a chance to partner with them for expansion. It could be high end buildings with beautiful space that encourages companies to put in a first-class research park there. Mr. Jorczak expressed the unbelievable economic development it could bring in including salaries. It would be a direct tie with the expansion of SpaceX and Cape Canaveral and a good source of revenue. Mr. Jorczak suggested communicating with Economic Development and Team Volusia on the matter, as well as offered to personally talk to the ERAU President to feel out the prospects.

Board discussion ensued on another possibility for Riverbend golf course land for a biomedical medicine center.

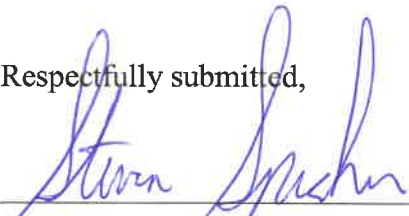
Mr. Briley mentioned that the Riverbend golf course abuts Bear Creek and that they too will be concerned with what is going on there as well.

Mr. Galloway asked Attorney Hayes about the comment made earlier about the city no longer allowing golf courses and if that would be the same for athletic fields. Attorney Hayes replied that it is a safety issue to have active recreation around airports and aviation. The FAA will be the determining factor. He added that the City took a deed from the Federal Government in 1959 with restrictive guidelines specifying that it has to be aviation or airport related and profit driven. It also specifies that any revenues derived off of recreation go into the airport fund and not the general fund. He continued that since it is an existing golf course, the City may be able to continue operating it, and if so the City Commission will make a policy for it. Attorney Hayes concluded that there are a lot of issues with the matter that will have to be evaluated and discussed with the City weighing in and giving direction.

XII. ADJOURNMENT

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,



Steven Spraker, Planning Director

ATTEST:



Doug Thomas, Chairman

Minutes transcribed by Marcella Miller.