

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

March 14, 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

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

Staff Present

Richard Goss, AICP, Planning Director  
Becky Weedo, AICP, Senior Planner  
Shawn Finley, PE, Civil Engineer  
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. PLANNING DIRECTOR'S REPORT**

Mr. Richard Goss, Planning Director, stated that the telecommunications report will be brought to the Board after the application for a wireless tower via special exception is

presented to the Board next month. Therefore, the work session on telecommunications should be before the Board in May. Mr. Goss explained that Shawn Finley, PE, Civil Engineer has been working hard to develop the Low Impact Development initiative since 2008, and staff is now at a point where a work session is due.

## **VI. PUBLIC HEARINGS**

### **A. LUPA 13-041: 305 North Tymber Creek Road, Small Scale Future Land Use Map Amendment**

Ms. Becky Weedo, Senior Planner stated this is an administrative small scale comprehensive plan land use amendment as a result of a recent annexation. Ms. Weedo explained the orientation, location, and characteristics of the property; presented the staff report; and stated staff is recommending approval.

Ms. Press stated there is currently a mobile home on the subject property. Ms. Press asked should something happen to that mobile home, what would be permitted on the property and would it only be one residence due to the density.

Ms. Weedo responded the mobile home is a legal non-conforming use. If the mobile home is destroyed more than 50% then the property owner will be required to rebuild a single-family residence that meets the design standards in the Land Development Code.

Mr. Jorczak stated they want to tie into the sewer line because they have a bad well. Mr. Jorczak asked how many other homes are in that area that might be possible to tie into the sewer system. Mr. Jorczak asked if the City was going to be proactive in annexing those other properties.

Ms. Weedo responded that they are not tying into the sewer system; it will be for potable water only. Those properties will remain on septic. Ms. Weedo explained that it is not the City's policy to annex residential properties unless it is owner initiated and meets the annexation requirements.

Ron Hooper, 11 Aucuba Circle, asked if the other properties can be forced into the City of Ormond Beach once one parcel is annexed, and then stated his question had been answered.

**Mr. Wigley moved to approve LUPA 13-041 as presented. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.**

### **B. RZ 13-042: 305 North Tymber Creek Road, Rezoning**

Ms. Becky Weedo, Senior ~~Planner~~,Planner stated this is an administrative request to amend the City's official zoning map from the existing Zoning designation of Volusia County MH-4 to City of Ormond Beach R-2 as a result of a recent annexation. Ms. Weedo explained the orientation, location, and characteristics of the property; presented the staff report; and stated staff is recommending approval.

**Mr. Wigley moved to approve RZ 13-042 as submitted. Ms. Press seconded the motion. Vote was called, and the motion unanimously approved.**

## **VII. OTHER BUSINESS**

### **Low Impact Development Discussion.**

Mr. Shawn Finley, Civil Engineer, City of Ormond Beach, stated this is a discussion on low impact development. Mr. Finley explained that this was a difficult project, but has found that the applicability to the City of Ormond Beach is one that is timely given the nature of changing development patterns and changing thoughts on stormwater management, and this addresses what the City needs to do to be proactive in how the City approaches further development.

Mr. Finley stated that low impact development (LID) is a term that represents an approach to stormwater management and the land development techniques required to mimic the inherent nature of a site's hydrology and interface with that subject property with the lands, waters, and natural systems downstream from the property. Mr. Finley explained this means trying to mimic on a developed property what exists in its predevelopment state. Mr. Finley continued that there have been many stages in the history of stormwater management; as it is currently implemented can be referred to as a bottom-of-the-hill approach, which involves capturing it in inlets, conveying it through culverts and funneling it to a wet or dry retention pond which is discharged from the site. Mr. Finley explained that in a developed site it can occur in as little as 10 minutes. The LID method decentralizes that; rather than having one large stormwater system it is being pocketed by treatment measures being implemented at the source and creating patterns that mimic the natural patterns and terrain of the site.

Mr. Finley stated that not all sites will be unable to use LID techniques only; many sites will use as hybrid of traditional stormwater and LID. Mr. Finley explained the difference between traditional stormwater and LID processes.

Mr. Finley continued that the proposed LID is two pronged: 1) a proposed ordinance, which is a modification of surface water run-off control standards, provides for voluntary use of the LID principles and site designs, applicability requirements, adopts the LID manual, and directs staff to complete an LID manual; and 2) the LID manual itself. Mr. Finley explained that the LID manual contains an overview of LID; presents theory, methodology, means of implementation, and the tools for someone to "plug and play" these ideas into their site to create a system. It also provides guidance for plan preparation and the requirements for plan preparation as well as the operation and maintenance of these systems.

Mr. Finley gave an overview of the spreadsheet being developed that will allow for calculations to be reviewed. Mr. Finley explained that the use of LID does not negate the necessity for a professional to design a stormwater system, but it gives some guidance. The hope is that the spreadsheet or calculation module will assist the City, developer, and engineer to implement LID in an effective way.

Mr. Finley stated the key to LID are Integrated Management Practices (IMPs). Mr. Finley explained that in his research he kept coming back to 6 standards that were developed by Prince George County, Maryland: 1) define hydrologic control required; 2) evaluate site constraints; 3) screen for candidate practices; 4) evaluate candidate IMPs in various configurations; 5) select the preferred configuration and design; and 6) supplement with

conventional controls, if necessary. Mr. Finley expressed that the LID manual is intended to be a dynamic document

Ms. Behnke asked what happens when the plantings and swales are fertilized.

Mr. Finley responded that they are not supposed to be fertilized, which is included in the maintenance portion of the manual. Mr. Finley explained that the plantings are supposed to be of a native variety and not require fertilizer once established, and all of the maintenance requirements are outlined in the LID manual for use of use for the property owner as well as for follow-up by the City.

Mr. Finley stated that the LID documents have been submitted to St. Johns River Water Management District and VCARD for their review and comment.

Ms. Press stated she is delighted to see this item because in 2008 she recalled having a discussion regarding this type of development. Ms. Press stated this has not been implemented because there are no incentives; a developer will continue to do what they know and is easiest for them.

Mr. Goss responded that this was started in 2008, and now in 2013 staff is just now able to bring forth a work session. Mr. Goss explained that this is not something that can be copied from some other community and implemented; the community developing the LID needs to study its own community and put together a manual that is tailored to it, which is what Mr. Finley has done and it has taken a long time. Mr. Goss continued that there are incentives such as using it as a public benefit for Planned Business Development as another tool for stormwater, and there could potentially be a stormwater credit fee if a site's stormwater is mitigated and reduces or does not send stormwater through the City's conveyance systems and ponds. Therefore a credit could be given to maintain the LID systems. Mr. Goss stated Mr. Finley has moved this forward further than anyone since he has been here, and has done a great job, but this is a work in progress. Mr. Goss agreed with Mr. Finley in that this document will change as it is used.

Mr. Goss explained that LID is not a requirement, but rather an alternative approach to typical stormwater. Mr. Goss continued that LID will not be applicable to some sites because the soils won't be conducive, some sites could cost the developer more to implement LID, and on other sites it will save developers money, but up to this point LID has not even been an option.

Mr. Briley asked if this could be the only alternative for some sites.

Mr. Goss replied not necessarily, but some since he has been in Ormond Beach he has seen a lot of pipes installed to move water around on a site which could have been done just as easily and cheaper using LID, swales, spreaders, etc. versus what was done with pipes.

Ms. Press stated it would be nice if residential had access to rain gardens and cisterns, and that should be the focus.

Mr. Goss responded that regulating projects that the City can actually monitor to start out with is the best way to gain experience and develop expertise in this area.

Mr. Jorczak stated he saw a lot of advantages of the LID as a total concept. Mr. Jorczak stated while this will be optional in the beginning, he sees LID moving towards becoming mandatory.

Mr. Goss explained that there is no intent to make the LID a requirement, but the only time this might be required is if the state changes its stormwater standards. Mr. Goss continued that LID is to be an alternative that someone could use voluntarily.

Mr. Finley added that there is a modification to the existing stormwater code that states that LID is an alternative to traditional stormwater management.

Mr. Heaster stated staff needs to emphasize the either/or perspective to LID so the City does not get an initial pushback from developers and incentivize them through the process. Mr. Heaster continued that xeriscape seems to be the goal.

Mr. Finley stated to take it a step further, what could be seen as an unusable piece of the site due to landscaping and retention areas could be decreased by using LID.

Mr. Wigley asked if the developer can prove that they have captured every drop of rain water on their property, why have a fee attached.

Mr. Finley replied that is a great question to ask.

Mr. Jorczak asked if there was an engineering study that shows how this would affect the recharging of Ormond Beach's aquifer and well.

Mr. Finley answered that he doesn't have the resources to conduct that type of study, but there are existing studies showing that for different areas.

Ms. Press suggested staff have meetings with developers to explain the benefits and incentives of LID.

Mr. Goss responded that staff never meant for LID to be a requirement in lieu of stormwater; it was meant to be either/or, and ultimately at the discretion of the developer and property owner. It more than likely be the determination of which is cheaper, is the form of stormwater that will be implemented.

Mr. Briley stated he liked the fact that it was traditional stormwater, LID, or both being able to be utilized for any particular site, and feels that there should be incentives.

Mr. Jorczak asked if information could be gleaned to pass on to St. Johns River Water Management District from other municipalities' water districts that had passed a similar plan.

Mr. Finley responded that there are communities that have put together plans, that had them on the internet, but none of those plans were adopted or being implemented. Mr. Finley explained that people in Florida are at the point of thinking about it, but there are implemented plans in the Mid-Atlantic and Midwest areas. Mr. Finley continued that the best example he found in Florida was Sarasota, which is attempting to put one together, but even it has yet to be implemented. Mr. Finley explained that the University of Florida has their own for their internal purposes, but that it is a different set of circumstances.

Ms. Press asked if there is any property that the City owns where LID could be implemented as a test.

Mr. Finley answered yes, and that would be a great idea. Mr. Finley explained that Casselberry has a "living laboratory" with public information signs around a vegetative baffle box they have created. Mr. Finley stated having a learning center in Ormond Beach would be a wonderful example.

Ms. Press stated there will be a learning center in Central Park, and asked if there would be a place for LID in Central Park.

Mr. Finley responded that he would speak with Paul MacDonald.

### **VIII. MEMBER COMMENTS**

Mr. Jorczak thanked Mr. Finley for his presentation. Mr. Jorczak stated he was encouraged to see Ormond Beach's City Manager, staff and two City Commissioners go to Washington D.C. to talk to the legislators regarding the airport tower closing, and commended them on that effort.

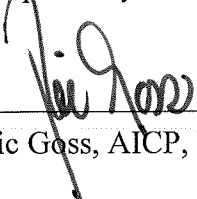
Mr. Heaster congratulated Mr. Wigley on the naming of the ball fields in his honor.

Mr. Briley echoed Mr. Heaster's sentiments. Mr. Briley thanked everyone in the community and City staff who worked at Project Romp.

### **IX. ADJOURNMENT**

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,



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Ric Goss, AICP, Planning Director

ATTEST:



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Harold Briley, Vice Chair

*Minutes transcribed by Meggan Znorowski.*