
MINUTES
BOARD OF ADJUSTMENT

July 31, 2013

7:00 p.m.

Commission Chambers
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Jean Jenner
Dennis McNamara
Ryck Hundredmark
Sue Parkerson
Bruce Teeters
Tony Perricelli (excused)
Norman Lane (excused)

Staff Present

Steven Spraker, AICP, Senior Planner
Ann-Margret Emery, Deputy City Attorney
Meggan Znorowski, Minutes Technician

II. APPROVAL OF THE MINUTES

A. March 6, 2013 Minutes

Mr. Hundredmark moved to approve the March 6, 2012 Minutes as submitted. Mr. Perricelli seconded the motion. Vote was called, and the motion was unanimously approved.

III. NEW BUSINESS

A. Case No. 13V-077: 711 South Atlantic Avenue, front yard variance

Mr. Spraker, Senior Planner, City of Ormond Beach stated this is an application for a variance at 711 South Atlantic Avenue, the Coral Beach Hotel for a canopy at the main entrance to the hotel to provide shelter while guests are loading and unloading. Mr. Spraker explained the location, orientation, and characteristics of the property, and stated staff is recommending approval.

Mr. Hundredmark moved to approve the variance as submitted. Mr. Jenner seconded the motion. Vote was called, and the motion unanimously approved.

B. Case No. 13V-072: 141 Cardinal Drive, lot width and side yard variances

Mr. Spraker stated this is an application for a variance at 141 Cardinal Drive. Mr. Spraker explained the history, location, orientation, and characteristics of the property and subdivision.

Mr. Hundredmark asked if the variance is approved, will the City allow the structure to be rebuilt if it is destroyed.

Mr. Spraker responded yes.

Mr. Teeters asked if other variances had been approved in this subdivision in the past.

Mr. Spraker replied yes; staff has recognized that there are issues within this project. Mr. Spraker explained that the only way to rectify the issue is if the HOA was able to get all of the members to agree to amend the development order.

Mr. Patrick Kelly, President and Chairman of Board for the Ocean Village Villas HOA, stated that the HOA is in favor of the variance. Mr. Kelly explained that in the opinion of HOA Board the Ortonas have done a fantastic job rebuilding a somewhat dilapidated house and have turned it into a gem in the community.

Mr. Tony Ortona, homeowner in Ocean Village Villas since 1990, stated he loves this community and is grateful to have located in this area. Mr. Ortona continued that many of his family members also own in Ocean Village Villas, and he owns 3 units in the community.

Mr. Manual Leo, co-owner with Mr. Ortona of 141 Cardinal Drive, stated this unit is where they are going to be spending their holidays, and will not be renting the unit.

Tom Seaman, Flagler Beach, general contractor for applicant, stated he spoke with Tom Griffith, Plans Examiner, when designing the remodel should they wish to convert to a duplex later. Mr. Seaman explained that the fire walls, separate electrical panels, and the like are already in place.

Mr. Hundredmark moved to approve the variance as submitted. Mr. Jenner seconded the motion. Vote was called, and the motion unanimously approved.

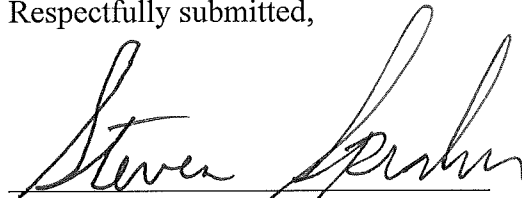
IV. OTHER BUSINESS

None.

V. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,



Steven Spraker, AICP, Senior Planner

ATTEST:



Dennis McNamara, Chair

Minutes prepared by Meggan Znorowski.

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

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 of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.