

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

February 13, 2014

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  
Lewis Heaster  
Doug Thomas

Staff Present

Richard P. Goss, Planning Director  
Laureen Kornel, Senior Planner  
Steven Spraker, Senior Planner  
Randy Hayes, City Attorney  
Colby Cilento, Recording Technician

**II. INVOCATION**

Mr. Briley 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**

January 9, 2014

**Mr. Briley moved to approve the January 9, 2014 Minutes. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved.**

## **VI. PLANNING DIRECTOR'S REPORT**

Mr. Richard Goss, Planning Director, stated that the project at 661 South Nova Road that the Planning Board reviewed in January was approved by the City Commission with a condition that the Special Exception would run with the use of the land and would expire when the use vacated the premises.

Chairman Thomas commented that the changes were a huge improvement to the property.

Ms. Press questioned if each Special Exception for outdoor product display could be restricted to the particular use obtaining the approval.

Mr. Goss responded that this restriction could be contained in Special Exceptions for outdoor product display.

## **VII. PUBLIC HEARINGS**

### **A. LUPA 14-036: 875 Sterthaus Drive, Ormond Renaissance Village, Comprehensive Plan Amendment over ten acres**

Mr. Spraker stated this is an application for a Comprehensive Plan Land Use Map amendment of a 13.73± acre portion of 875 Sterthaus Drive from the existing land use designation of "Public Institutional" to "Office Professional". Mr. Spraker explained the location, orientation, and characteristics of the property, and presented the staff report. Mr. Spraker stated staff is recommending approval of the application. Mr. Spraker stated that there is a courtesy information sheet if any individual is interested in tracking the application as it moves through City Commission, state agencies, and Volusia County Growth Management Commission review.

Mr. Jorczak questioned if the property under consideration had been reviewed for the asbestos that was contained in the buildings of the former hospital.

Mr. Spraker responded that the project would be required to perform environmental assessments as part of the site development.

Jeff Brock, 444 Seabreeze Boulevard, Daytona Beach stated that he represented the applicant, Ormond Kings Center LLC. Mr. Brock stated that with the demolition of the former hospital there was an asbestos consultant brought in to remove any asbestos and the applicant believes the site to be asbestos free. Mr. Brock stated additional testing shall be done for the site development of the property.

Ms. Press questioned if the project would be residential.

Mr. Brock stated that there has been no site plan application to the City, but the intent is for residential condominiums.

Dr. Tom Cartledge, 417 North Beach Street, stated he was an abutting property owner and wanted to verify the purpose of the application.

Mr. Spraker stated the purpose of the application was to change the land use from "Public Institutional" to "Office Professional" in order to allow redevelopment of the property.

Mr. Spraker stated that there is no site specific development and additional meetings would be required for development of the property.

Dr. Cartledge questioned if the "Office Professional" land use allows residential uses?

Chairman Thomas confirmed that the "Office Professional" land use allows residential uses.

Dr. Cartledge stated that he believed that the City of Ormond Beach did not need any additional low income housing.

**Mr. Wigley moved to approve LUPA 14-036 as submitted. Mr. Heaster seconded the motion.**

Chairman Thomas asked if there was any Board discussion.

Ms. Behnke stated that the application was positive by adding potential residential uses to support existing businesses in the Nova Road area.

Mr. Jorczak questioned if the remaining portion of the 875 Sterthaus Drive property would remain as the existing "Office Professional" land use.

Mr. Spraker responded by stating yes and the "Office Professional" land use allows residential uses.

Chairman Thomas asked City Attorney Hayes if it would be proper to ask the applicant a question to determine if low income housing was being sought.

City Attorney Hayes responded that the question would not be appropriate with the land use application and additional project details would be provided at the time of site development.

Chairman Thomas called for a vote on the motion. **Mr. Briley for; Mr. Heaster for; Mr. Jorczak for; Ms. Press for; Mr. Wigley for; Ms. Behnke for; Chairman Thomas for. The motion carried unanimously (7-0).**

**B. PP 14-045: 711 South Atlantic Avenue, Atlantic Cove Replat.**

Mr. Spraker stated this is an application for preliminary plat approval of the Atlantic Cove replat, located at 711 South Atlantic Avenue. Mr. Spraker explained the location, orientation, and characteristics of the property, and presented the staff report. Mr. Spraker stated staff is recommending approval of the application.

Mr. Mark Dowst, P.E., of Mark Dowst & Associates, 536 North Halifax Drive, Daytona Beach stated that this application seeks to remove a setback condition on an older plat and abide by the setbacks in the Land Development Code.

Ms. Behnke asked if the canopy for the property is at the main entrance.

Mr. Dowst confirmed that the canopy was at the main entrance for the building.

**Mr. Briley moved to approve PP-14-045 as submitted. Mr. Jorczak seconded the motion. Vote was called, and the motion unanimously approved. Mr. Heaster for;**

**Mr. Jorczak for; Ms. Press for; Mr. Wigley for; Ms. Behnke for; Mr. Briley for; Chairman Thomas for. The motion carried unanimously (7-0).**

**C. RZ 13-132: San Marco Apartments, 1500 San Marco Drive (aka 390 Williamson Blvd.) Amendment to Official Zoning Map.**

Ms. Kornel stated this is a city initiated request, as the result of an annexation, to amend the City's Official Zoning Map for 18.68 acres from the existing zoning classification of Volusia County R-7 (Urban Multifamily Residential) to City of Ormond Beach PBD (Planned Business Development) and the subject property is located at 1500 San Marco Drive, San Marco Apartments. Ms. Kornel explained the location, orientation, and characteristics of the property, and presented the staff report. Ms. Kornel stated staff is recommending approval of the application.

Ms. Press stated that she understood why this application is being processed as proposed. Mr. Press questioned why City staff did not tweak the City multi-family land use and zoning to be suitable for this project instead of giving it the "Office Professional" land use.

Ms. Kornel stated that the density and intensity of the multi-family land uses were not the best fit for the San Marco property and could lead to non-conforming issues impacting financing and the ability to re-build the existing structures.

Ms. Kornel added that Planning staff are currently analyzing the City's land use and zoning designations, specifically for density, floor area ratios, and building height.

Mr. Wigley stated in the past, properties often developed in Volusia County where the regulations are less than the City of Ormond Beach. Mr. Wigley concluded that the City should not reduce City land use and zoning standards to match existing properties developed in Volusia County.

**Mr. Heaster moved to approve RZ-13-132 as submitted. Mr. Briley seconded the motion. Vote was called, and the motion unanimously approved. Mr. Jorczak for; Mr. Press for; Mr. Wigley for; Ms. Behnke for; Mr. Briley for; Mr. Heaster for; Chairman Thomas for. The motion carried unanimously (7-0).**

**VIII. OTHER BUSINESS**

Chairman Thomas recognized Mr. Carter from Bethune Cookman University who was in the audience. Mr. Thomas thanked Mr. Carter for his military service. Mr. Carter stated he was observing the meeting and thanked the Board.

**IX. MEMBER COMMENTS**

Mr. Jorczak inquired if City staff had been interfacing with Ms. Farmer and the businesses along North US1 for aesthetic improvements.

Mr. Goss responded that staff is working with this group regarding landscaping of medians. Mr. Goss added the Florida Department of Transportation has grants available for landscape plantings.

Ms. Behnke inquired if a property with satellite dishes was in the City.

Mr. Goss responded the property was in Volusia County and the City continues to work with Volusia County regarding the North US1 corridor.

Mr. Jorzak inquired what it would take to annex the remaining properties along North US1.

Mr. Goss recognized Ms. Kornel and Ms. Weedo for the number of annexations that have been performed, along with the corresponding land use and zoning amendments. Mr. Goss stated that annexation would be assisted by the completion of the interlocal agreement with Volusia County.

Mr. Briley inquired to the status of the World Color building.

Mr. Goss responded that he understood that a roofing contractor purchased the property.

Mr. Briley announced that he has retired from his employment with Volusia County.

Ms. Press asked Mr. Heaster about the property that he owns at 42 East Granada Boulevard and the plans for the building.

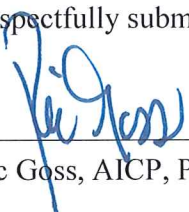
Mr. Heaster informed the Board that he is redeveloping the structure and property at 42 East Granada Boulevard and is in process for a City Building Improvement Grant which is being reviewed by Ormond MainStreet.

Mr. Thomas noted that John Anderson Drive improvements are progressing and hoped that they would soon be completed

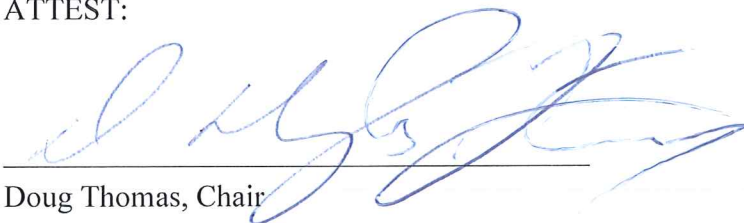
**X. ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

  
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Ric Goss, AICP, Planning Director

ATTEST:

  
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Doug Thomas, Chair