

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

December 10, 2020

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
Becky Weedo, Senior Planner
Noel Eaton, Senior Planner
Randy Hayes, City Attorney
Marcella Miller, Recording Technician

II. INVOCATION

Mr. Jorczak led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. SUMMARY OF PUBLIC COMMENT PROCEDURES

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

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. APPROVAL OF MINUTES

October 08, 2020

Mr. Galloway moved to approve the October 08, 2020 minutes. Mr. Briley seconded the motion. The minutes were unanimously approved.

VII. PLANNING DIRECTOR'S REPORT

Mr. Steven Spraker, Planning Director, provided an update on construction projects coming to a close such as the Publix in the Trails shopping plaza, which will be reopening Saturday, December 12, 2020, the Nova Road self-storage facility, and the Extended Stay America on Interchange Boulevard, which should open and receive their Certificate of Occupancy by the end of the month.

Mr. Spraker added that Ormond Grande went through a first reading with the City Commission and was approved. The next reading will be on Tuesday, December 15, 2020. The US1 Business Park amendment regarding the warehouses was also approved on the second reading.

VIII. PUBLIC HEARINGS

A. SE 2021-005: 2415 Durrance Lane Riding Stable, Special Exception

Mr. Steven Spraker, Planning Director, explained that this item is a Special Exception to allow a riding stable at 2415 Durrance Lane with no other site or building improvements. Riding stable uses as defined in the Land Development Code (LDC) is where a premise has the teaching of horseback riding or the teaching of horsemanship for more than five (5) students at one time that is conducted for a fee or where there is boarding of five (5) or more horses, and they are over the age of six (6) months old. It is going over five (5) horses that triggers the Special Exception. Mr. Spraker continued that the project has a Rural Estate and Agricultural zoning and land use and the use is allowed within the zoning district with a Special Exception. He added that there is an existing single-family residence on the property with a barn and a shed. The applicant originally applied and was issued a Business Tax Receipt (BTR) for an agriculture use minor where they are permitted to have four (4) horses that are being ridden for a fee or where they are boarding a horse. Mr. Spraker stated that based on site complaints, code enforcement staff went to the property and determined that there was more than four (4) horses which led to the Special Exception application for the riding stable. The project seeks to provide riding lessons from 10:00 a.m. to 7:00 p.m. Monday through Saturday, to provide boarding, training, and care services for a maximum of 20 horses to provide training for horses and various riding activities, host special events such as camps and birthday parties, with a limit of no more than 15 participants, to use the existing barn stable for the

boarding of horses, utilize an existing ring improvement, and to construct a 21 square-foot sign at the front of the property advertising the property.

Mr. Spraker commented that letters of support from abutting property owners were included with the application. Staff was contacted during the application process regarding the number of proposed horses. Mr. Spraker explained that the Land Development Code (LDC) has several details regarding the matter. One detail is that up to ten (10) livestock including horses, per acre are allowed, but the riding stable would not be able to get that many horses. The Land Development Code (LDC) does not have a horse per acre threshold. Based on the aforementioned inquiry, the Department of Agriculture was contacted to see if they had a standard. They reported that they do not have a horse to land ratio and that it would depend on a number of factors including if the horses were only to graze, the number of stalls, supplementary feeding, exercise and training at the facility.

Mr. Spraker stated that the hours of operation and the number of horses are zoning issues. The Planning Board has the authority to make a recommendation to the City Commission based on today's testimony. Mr. Spraker concluded that staff recommends approval of the riding stable with conditions that are outlined in the Staff Report. The City Commission date for the Special Exception application is January 19, 2021.

Audience Comments

Mr. Barney McCarthy, 2335 Durrance Lane, stated that his daughter takes horseback riding lessons from the Durrance Lane riding stable twice per week and that they board a horse there. He commented that everything seems to be in order there, their horse is well, it is a clean facility with plenty of hay, and has feed in the food bins. Mr. McCarthy concluded that everyone is happy there.

Chairman Thomas disclosed that he spoke with one of the neighbors along Durrance Lane and also visited the facility today.

Mr. Matt Flint, 2415 Durrance Lane, stated that he lives at the residence at 2415 Durrance Lane and that they do their best to please everybody and take care of the horses well. They consistently have veterinarian care over, food and hay deliveries and keep round hay bales in the fields. Mr. Flint explained that a lot of money has been invested in the property for improvements and a lot of work has been done to the property since it was purchased this year, including automatic fly sprayers, assistants hired to help with the horse stalls, rat guard sensors and trap installations, and replace the old shavings with new shavings daily. He continued that many people compliment the property and their caretaking. If a horse has a minor issue the veterinarians are called out to address.

Ms. Shull asked Mr. Flint how many stalls are at the riding stable. Mr. Flint replied that there are 12 stalls. Ms. Shull asked for clarification on the number of horses that the riding stable is seeking to board. Mr. Flint answered that they are seeking the Special Exception to board 20 horses as some are pasture-pets and are older horses. Mr. Flint stated a lot of the horses are rescued and abused horses from S & P Stables in Putnam County where one of the alternatives would be to slaughter them. Mr. Flint concluded that they are rehomed to good homes.

Mr. Jacob Flyppen commented that he supports Mr. Flint and the Durrance Lane stable. He expounded on the three to four occasions that he has been to the stable this week and how there is always plenty of food and hay for the horses. Mr. Flyppen

assists in cleaning stalls and more and concluded that it is a nice farm and that he would live there himself and commented that if he was a horse there that he would be a happy one.

Ms. Cassie stated that she works for Ms. Huntley 40 hours per week and has worked for another neighbor stable that was not as good as the Durrance Lane stables. She continued that Ms. Huntley is the best person to take care of horses and is out there daily with the horses, including when she was pregnant. Ms. Cassie commented that if she had a horse that she would want her horse boarded there.

Mr. Joe Huntley, 2415 Durrance Lane, stated that he is Ms. Jordan Huntley's father and has footed Ms. Huntley's equestrian goals since she was seven years of age. He explained that she made it to the Nationals as a Hunter/Jumper competitor and how much she loves her horses. Mr. Huntley commented that he has been in a lot of barns and stalls and that Ms. Huntley takes the best care of horses. The stalls and horses are kept clean and well cared for and are treated like children with love.

Mr. Huntley passed the Board client testimonials and a letter from the horses' veterinarian. He complimented the Planning Department and Ms. Robin Gawel on the seamless application process.

Mr. Wayne Griffin, 2499 Durrance Lane, stated that he has been called two times on Bunnell and St. Augustine cases as a witness on the care for horses. He continued that he does not have a problem with the Huntley's a stable, and that his concern lies with the number of horses on the property and the amount of turnout that they have. The prior property owners had two (2) horses and the other set of property owners had three (3) horses. Mr. Griffin added that the property has five (5) acres and according to Google, three (3) usable acres, with the barn and riding ring on the property. He commented that he was advised that 10 horses per acre is a standard. Mr. Griffin explained it might work with a race track or somewhere to exercise the horses. Dr. Short, the State Agricultural Veterinarian, State of Florida, stated that according to 828.13, keeping any horses in an enclosure without wholesome exercise or change of areas is against the law. Mr. Griffin stated the equine land conservation resources state that one (1) or two (2) horses per acre is the maximum with a certain maximum number of horses per parcels up to 10 to 20 acres. He continued that the horses do not get turned out daily and 10 or more horses cannot be kept on the property without getting abused. Mr. Griffin challenged anyone to visit his barn to look at his horses and facility and then to compare it with the turnout at the Durrance Lane stable. He commented that there were only four (4) to six (6) horses that it would not be a problem. Mr. Griffin stated that there will be a problem with 20 horses being on the property as the two (2) pastures fill up when it rains a foot deep where the horses cannot be turned out. He continued that he spent twenty-five thousand dollars on his property to put in drainage so that his horses would not be in water. Mr. Griffin commented that if he had 10 horses per acre on his property he would be allowed to have 320 horses on 32 acres which he believes is insane. He concluded that 10 horses per acre will not work and that the City should look carefully at the rule.

Mr. Robin Sherwood Green, Green, ESQ., 2349 Durrance Lane, stated that he has lived in the neighborhood for 35 years. Back when he moved in there was one (1) riding stable on the corner and a rye field that Mr. Griffin owns. He continued that in between the stable and the rye field were woods but has since seen it turn into horses little by little. Mr. Green commented that he feels the Durrance Lane riding

stable should be allowed there and has heard that they do a wonderful job with the horses.

Mr. William Stevens, 2460 Baja Trail, commented that his street is on the southern border of the Durrance Lane stable property, and that they are nice people with a clean facility. He added that a Special Exception was implemented for the same purpose on the property years ago. Mr. Stevens concluded that he does not see why they cannot be welcomed to do business in the community.

Ms. Tolland asked Mr. Spraker about the agriculture standards on how many horses per acre. She noted that she read on Google that 8 to 10 horses on two (2) to three (3) acres graze the grass too short. Other sites that she researched indicated less than 20. She added that she wants to go with the Special Exception but does not want to get into a bad situation. Mr. Spraker replied that the Planning Department spoke with inspectors at the Department of Agriculture, and were told that there is no adopted state 'horses per acre' standard. It is dependent upon if a facility is having horses solely grazing on pasture land or if they are providing supplemental feeding and exercise. Mr. Spraker suggested the applicant explain more of what they are doing on the property. He concluded that they are asking for a maximum of 20 horses, but that it does not necessarily mean that they will have 20 horses. The goal is to set the maximum number with the Special Exception development order and then the facility can determine what they can accomplish.

Ms. Jordan Huntley, Kings View Farms, 2415 Durrance Lane, stated that she grew up in Jacksonville, Florida, at a farm called Coriander Farms where she learned from. It rained a lot in Jacksonville as well at Coriander Farms where they have all sand pastures. She continued that she does not have the twenty-five thousand dollars to put into the farm currently for improvements like Mr. Griffin was able to. Ms. Huntley admitted that there are certain times that she cannot put her horses in the field just as Coriander Farms could not. She explained that the back lots get wet but that the horses eat out there where there is also hay. Ms. Huntley stated that she teaches lessons and works the horses giving them ample exercise, including at horse shows, except for two (2) thoroughbreds. The only time she could not ride the horses was during her pregnancy. Hay and feed are delivered every Tuesday where she purchased feed from three (3) different feed stores. Feeding time is 7:30 a.m. and then they are brought in. They are fed again at lunchtime, and then at 3:00 p.m. She added that one (1) of her horses is 30 years old. Ms. Huntley commented that she does not put the horses in the front field daily and keeps the front fields looking nice, however, the property is low-lying and wet. Improvements are planned for the future other than the required shell that is already in place. Ms. Huntley added that some clients do not want their horses out everyday and she heeds their direction. The horses that do not get placed outside in the field still get ridden.

Mr. Jorczak asked how many horses Ms. Huntley currently has on the property. Ms. Huntley replied that she has 13 total at this time. He commented that she has 13 horses with 12 stalls. Ms. Huntley explained that she keeps one (1) wild horse named 'Gracie' outside as it cannot be kept in a stall or it will harm itself. She added that when her son is older and can be entertained in a playpen she can begin working 'Gracie'. Mr. Jorczak asked how many hours horses need exercise. Ms. Huntley answered that most horses at stables go out for an hour if they are not rode, and that her horses go out from 7:30 a.m. to 1:00 p.m. unless it is raining so that they do not get rain-rot or fungal infections. They are groomed, walked around in the barn, or in

a stall when they are not able to get outside. Ms. Huntley commented that they would get rode all of the time if she had an arena. She stated that no horses are kept in a stall all day. Mr. Jorczak asked if it is beneficial for all horses to have a stall. Ms. Huntley answered that for a boarder horse it is, but that she is fine with her horses staying outside as long as the horse is not susceptible of getting a skin infection. She explained the reason for wanting up to potentially 20 horses is because she deals with students that end up leasing or owning horses and wants to be able to extend the back area to another six (6). She does not want to only be able to offer them her lesson horses that can only go so much. Once students outgrow the horses or move on to college, a horse could be passed down and sold to another student.

Mr. Jorczak asked Mr. Spraker if the property would support another barn with additional stalls. Mr. Spraker answered that a site analysis has not been performed but that he believes that it could. It would be the property owner's option. He continued that the challenge with Special Exceptions and establishing conditions is that once you go above the condition you have to go back through the whole process again, this is the reason why the number of horses requested is higher than the number of stalls. Mr. Spraker concluded that what he suspects the applicant is referring to is that some horses may live outside or alternate and in five years may want to add stalls where they would have to go back through the Special Exception process if they do not have the number of '20'. With that number they can add the stalls and be in compliance with the Special Exception.

Mr. Briley asked for confirmation that the number of horses is 20 on five acres, which is four horses per acre. Mr. Spraker replied that he was correct. Mr. Briley asked if there is enough area for the horses to get out and exercise when it rains. Ms. Huntley replied that the front does get flooded but they are still taken out of their stalls to get groomed and walked up and down the barn, and rode in the arena. She added that the future plan is to add a fenced, covered arena. When finances allow the pastures will be fixed up with a filter installed and reseeded, where the horses can be put out there when the fields are wet as it will not get flooded as bad. Ms. Huntley concluded that she rides her horses in the rain as well, but does not ride when it is down-pouring all day long.

Chairman Thomas noted that he made an unannounced stop at Kings View Farms and noticed the 30-year-old horse 'Poncho' and that he had hay in the corner of the field. He continued that he also went into the barn where there were six (6) stalls with only two (2) horses in them, indicating that the others were outside or in the other back six (6) stalls. Chairman Thomas commented that he could see how the animals are treated from the four (4) nice dogs that he met. He stated that he researched information that detailed that horses do not have to be grazing on grass all of the time. Chairman Thomas concluded that he was pleased with what he saw.

Mr. Briley stated that he loves living in Ormond Beach because of the city and the country where there are facilities such as this where people can board horses and learn how to ride horses. He concurred that he does not see a problem and commended the property owner on taking in rescue horses, rehabilitating and rehoming them. Mr. Briley concluded that he is glad to see the support from the community and neighbors as well.

Mr. Scudiero agreed that there are surfers a mile to the east and horseback riders a few miles to the west showing the diversity of the city. He commented that it is a great idea.

Ms. Shull applauded Ms. Huntley for being a young business woman in the area and for knowing what she is doing. She expressed her concern with the number of '20' horses with only 12 stalls. Ms. Shull commented that the boarders will want stalls and suspects the future business plan will push them to add some.

Ms. Tolland concurred with Ms. Shull and added that she loves the fact that the farm considers taking in rescue horses, but disagrees with the birthday party limit of 15 participants, adding to the number should be reconsidered to allow more.

Mr. Jorczak stated that his granddaughter is an equestrian and is being trained by an Olympic coach in California and commented that he would like it if the business got to a point where it worked on jumping and his granddaughter can visit and bond with the horses there. Mr. Jorczak expressed that he likes the diversity and how the land is being used in a little bit different capacity. He concluded that he agrees with the idea of adding additional stalls when the future allows and is in favor.

Mr. Galloway expounded on his experience horseback riding growing up and how a ten-acre farm or ranch can be poorly managed. He has seen smaller farms and ranches at three (3) and five (5) acres be managed perfectly. He emphasized that this young family in the city is bringing something to the city that can be a lost art in the future and is in support. Mr. Galloway concluded that he met Mr. Huntley and learned that he is a Civil Graduate and knows that it will be a clean property, and that it should not be the amount and size that matters as much as it is the way that it is managed.

Mr. Briley motioned to approve SE2021-005: 2415 Durrance Lane riding stable, Special Exception. Ms. Shull seconded it. Vote was called, and the motion was approved (7-0).

B. LDC 2020-083: Article VII – North U.S. Highway 1 Interlocal Planning and Municipal Service Area, Land Development Code Amendment

Ms. Becky Weedo, Senior Planner, explained LDC 2020-083 and how it is basically a housekeeping amendment to update Sections 2-84 through 2-92 of the Land Development Code (LDC). Originally on August 19, 2014, the City Commission authorized the execution of the North US1 Interlocal Boundary Agreement (ISBA). On June 23, 2015, the City Commission acknowledged the completion of the land use and zoning actions and established Ormond Beach as the jurisdictional authority over the North US1 Corridor. Ms. Weedo added that the LDC was amended to include Itinerant Merchant Regulations and established an amortization schedule for temporary campsites and itinerant merchant activities on vacant and unimproved lands during Recognized Special Events. August 28, 2019 was the expiration date for temporary campsites and activity. Ms. Weedo stated that now that the amortization has expired the LDC needs to be amended. The proposed amendments were reviewed by the City Attorney's Office and updated appropriately. Ms. Weedo continued that the main changes are in Section 2-86, definitions pertaining to temporary campsites, Section 2-87 updates to high impact uses on land, Section 2-88 regarding the amortization schedule for vacant and unimproved land, and Section 2-90 temporary campsites, which are now prohibited.

Staff recommends that the Planning Board recommend approval to the City Commission to amend Chapter 2, Sections 2-84 through 2-92 to update the itinerant

regulations for recognized special events. The tentative dates that the amendment is expected to go before the City Commission are January 19, 2021 for first reading and February 2, 2021 for second reading.

Ms. Shull asked if it includes camping of vendors with RVs during working events. Ms. Weedo replied that it does not and that there was a temporary campground north of Destination Daytona that had vacant land and provided camping opportunities but is now no longer allowed. There were also properties that did special event activities that did not have an established principal business there so that too is no longer allowed. Vendors can still come in during special events and set up and can camp onsite where appropriate, depending on the particular property. Attorney Hayes mentioned Harris Village & RV Park and another RV Park on the eastside of U.S. Highway 1 that has occupational licenses for permanent businesses on the property where they also have 30- and 50-amp hookups for recreational vehicles. There was discussion on camping on other properties where itinerant vendor activities occur such as a bar where camping should not be permitted. If that transpires then Code Enforcement would get involved. Attorney Hayes added that when the regulations were formed years ago was when the County was allowing a number of uses. Itinerant uses are temporary where there is no vested right or entitlement by law. Those properties the County issued permits, and occupational licenses year-round for on a permanent basis were identified and grandfathered in. Attorney Hayes continued that the City wanted to create an incentive for the unimproved properties of special event activities to develop a permanent business on their property. A five-year amortization period was created so that if a property owner established a permanent business, such as Broken Spoke, they could be included on the grandfathered list. If a property owner that has vacant property wants to develop as a permanent business, they can still come to the City and ask for a Special Exception to do itinerant merchant activities during special events and would come through this process.

Mr. Scudiero made a motion to approve LDC 2020-083: Article VII – North U.S. Highway 1 Interlocal Planning and Municipal Service Area, Land Development Code Amendment. Ms. Tolland seconded the motion. Vote was called, and the motion was approved (7-0).

C. LUPA 2021-009: Portion of 2341 West Granada Boulevard, Land Use Amendment

Ms. Noel Eaton, Senior Planner, stated that LUPA 2021-009 is an administrative request for a small-scale comprehensive land use map amendment for a 0.32± acre area of land from the existing future land use designation of Volusia County “Rural” (R) to Ormond Beach “General Commercial” (GC) for a portion of the property at 2341 West Granada Boulevard. The amendment does not provide any specific development approval but instead a framework of uses, density and intensity. Ms. Eaton continued that City staff met with the property owner who recently inherited the property and is reviewing zoning options. The subject property is partially located in unincorporated Volusia County and partially within the City of Ormond Beach.

The eastern 125 feet of the property was annexed into the City in 1962 for a utility service corridor among other properties and the subject area was never given a city land use designation. Ms. Eaton added that the remaining western portion of the

property was developed in unincorporated Volusia County as a 1996 BPUD for a telecommunications facility including a 250-foot antenna structure and a 419 square foot building. Ms. Eaton continued that the proposed land use amendment seeks to change the land use designation of the subject property from unincorporated Volusia County “Rural” (R) to the City of Ormond Beach “General Commercial” (GC). The goal of the assignment of the land use and zoning was to provide the B-2 (Neighborhood Commercial) zoning designation. The B-2 zoning district does not allow residential uses or intensive commercial uses and allows neighborhood commercial uses. Ms. Eaton explained that in order to assign the B-2 (Neighborhood Commercial) zoning designation, the property must be assigned the “General Commercial” land use designation.

Ms. Eaton stated that due to the small nature of the property and constraints within the Land Development Code (LDC), such as a greenbelt buffer, landscape buffers, parking requirements, and stormwater, staff believes the development potential is low. It is important to note that the land use amendment does not approve a specific development, but instead, the framework for future site development applications. Ms. Eaton continued that staff recommends that the Planning Board recommend approval to the City Commission for a Future Land Use map amendment for 0.32± acres from the existing land use designation of Volusia County “Rural” (R) to Ormond Beach “General Commercial” (GC) for a portion of the property located at 2341 West Granada Boulevard. Ms. Eaton concluded that the City Commission dates are January 19, 2021 for first reading and February 2, 2021 for second reading.

Board discussion ensued on the industrial use property to the north of the subject site.

Mr. Jorczak made a motion to LUPA 2021-009: Portion of 2341 West Granada Boulevard, Land Use Amendment. Ms. Tolland seconded the motion. Vote was called, and the motion was approved (7-0).

D. RZ 2021-010: Portion of 2341 West Granada Boulevard, Zoning Map Amendments

Ms. Noel Eaton, Senior Planner, explained that RZ 2021-10 is an administrative request to amend the City’s official land use map of the 0.32 ± acres at 2341 West Granada Boulevard from Volusia County A-2 (Rural Agriculture) to Ormond Beach B-2 (Neighborhood Commercial) for a portion of the property. Ms. Eaton continued reiterating that the eastern 125 feet of the property was annexed into the City of Ormond Beach in 1962 for a utility service corridor among other properties. The subject area was never given a city land use or zoning designation. The remaining western portion of the property was developed in unincorporated Volusia County as a 1996 BPUD for a telecommunications facility.

Ms. Eaton stated that the portion of the subject parcel within Ormond Beach is currently vacant. The property currently has a land use of Volusia County Rural (R) and is zoned Volusia County A-2 (Rural Agriculture). She continued that the B-2 (Neighborhood Commercial) zoning designation was selected based on the abutting city zoning and limited commercial uses. Due to the small nature and the constraints within the Land Development Code (LDC) staff does not believe that the site is conducive to high, intensive use or development potential.

Ms. Eaton concluded that staff recommends approval to the City Commission for the administrative request to amend the official zoning map to change the zoning classification from Volusia County A-2 (Rural Agriculture) to Ormond Beach B-2 (Neighborhood Commercial) for a portion of property at 2341 West Granada Boulevard.

Ms. Tolland made a motion to approve RZ 2021-010: Portion of 2341-010: Portion of 2341 West Granada Boulevard, Zoning Map Amendments. Mr. Scudiero seconded the motion. Vote was called, and the motion was approved (7-0).

E. MM 2019-020: 2020 Capital Improvements Element (CIE) Annual Update

Mr. Steven Spraker, Planning Director, delivered information on the administrative update to the Capital Improvements Element (CIE) Comprehensive Plan. The State Statutes require that the CIE be updated annually and it implements the capital improvement plans and annual budget that the City Commission approves. Mr. Spraker explained that they are large items, typically over twenty-five thousand dollar-projects, which includes the Volusia County School Board, as the City entered into an interlocal agreement with them. Mr. Spraker added that transportation projects, concurrency, residential trends, population and permit information are also included. The update does not include any text changes to the goals, objectives and policies of the CIE. Mr. Spraker concluded that the City Commission dates for this will take place January 19, 2021 for the first reading and February 2, 2021 for the second reading.

Chairman Thomas commented that the City is not planning to spend money in 2021-2024 on parks and recreation. Mr. Spraker explained that the current year plan is only adopted and that in future years the Capital Improvement Plan can be amended to include other projects. He elaborated that new projects come in and go out or are expanded. Chairman Thomas commented on what he has learned from the Leisure Service Board regarding future projects listed that have been cancelled.

Ms. Shull noted that population growth has not changed too much from 1990-2020.

Mr. Jorczak asked about the status of Ormond Crossings. Mr. Spraker replied that it is a private development therefore comes from private funds and is not recorded in the Capital Improvement Plan regarding building infrastructure. He added that he has not seen any development applications for it although he is aware that there are always people looking for residential, commercial and industrial opportunities.

Ms. Shull asked how the Margaritaville, and Avalon developments and traffic affect the City of Ormond Beach and improvements in the budget. Mr. Spraker replied that Avalon will have its own process and review with opportunities to discuss the projects. The City's concurrency deals with projects within the city's level service standards.

Mr. Briley commented that Avalon will have the most affects due to the City supplying them water and sewer. Mr. Spraker answered that there are agreements already in place for water and sewer and part of the contracts state that Daytona Beach has to pay the infrastructure costs of the water and sewer improvements. Avalon will

have to go through a Comprehensive Plan amendment and zoning changes. City staff, the Department of Transportation (DOT), and Volusia County are all monitoring it. They have a concurrency review and as they change land uses they have to meet level services or do improvements to keep that level of service. Certain criteria is to be met even with another jurisdiction's approval.

Board discussion ensued regarding city water, sewer and wholesale profit margins. An example delivered was with Tymber Creek subdivision and how they pay wholesale rates as well as individually metering it in their development.

Ms. Tolland asked who assigns the years when city money is spent referencing Leisure Services. Mr. Spraker replied that it is through the Capital Improvement Plan process and annual budget which is prepared in April, then goes through the Budget Advisory Board, then to City Commission for adoption in September. From there it is put into the Capital Improvement Element Schedule Update.

Chairman Thomas added that anything budgeted for a specific year is completed the following year, not in the same year.

Mr. Galloway commented that Leisure Services gets "short-changed". Mr. Spraker replied that the City continues to meet the level of service for all components including transportation, recreation, water and sewer with the information detailed on how the level of service is met on the Capital Concurrency worksheet included in the Board packet. He continued that if there are issues with the individual budgeting that is should be met through the budgeting process. Mr. Spraker concluded that the Master Plan Update is coming with the Leisure Service Advisory Board and the Quality of Life Board as the steering committee for it, where they will identify funding options. A Master Plan for Recreation will also be in the works next year.

Ms. Tolland commented that she noticed in the Board packet that the Downtown Steering Committee is a 'positive' and is moving forward with recommendations being implemented.

Mr. Scudiero made a motion to approve and accept MM 2019-020: Capital Improvements Element (CIE) Annual Update. Mr. Briley seconded the motion. Vote was called, and the motion was approved (7-0).

IX. OTHER BUSINESS

None.

X. MEMBER COMMENTS

Ms. Tolland wished everyone a wonderful Christmas season and safe New Year. Mr. Jorczak reiterated Ms. Tolland's comment.

Mr. Galloway asked about an Engineering Beach Street project. He was advised that Engineering will be reaching out to him. Mr. Galloway thanked staff and wished everyone a wonderful Holiday season.

Mr. Briley thanked staff and the Board and wished everyone a happy holiday.

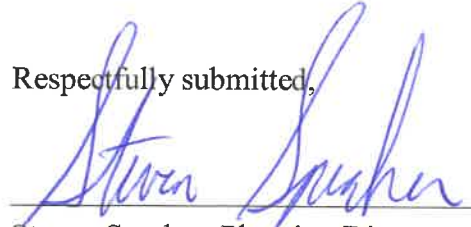
Chairman Thomas thanked staff and wished everyone a Merry Christmas, Happy Hanukah and Happy New year.

Attorney Hayes wished everyone a Merry Christmas.

XI. ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,


Steven Spraker, Planning Director

ATTEST:


Doug Thomas, Chairman

Minutes transcribed by Marcella Miller.