

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

August 11, 2022

6:00 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

Doug Thomas (excused)
G.G. Galloway
Al Jorzak
Mike Scudiero
Angeline Shull (excused)
Lori Tolland
Harold Briley, Chair

Staff Present

Steven Spraker, Planning Director
Scott McKee, City Attorney
Marcella Miller, Recording Technician

II. INVOCATION

Mr. Jorzak led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 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. APPROVAL OF MINUTES

June 09, 2022

Mr. Galloway moved to approve the June 09, 2022 Minutes. Ms. Tolland seconded the motion. The minutes were unanimously approved.

VI. PLANNING DIRECTOR'S REPORT

Mr. Spraker, Planning Director, informed the Board that there is a Planned Residential Development neighborhood meeting for the Tattersall development on August 23, 2022 at 6:00 p.m. at Coquina Presbyterian Church. He explained that the neighborhood meetings are open to all and are scheduled with 14 days' notice. In this case, the notices were sent out August 8, 2022 in the mail to a distribution list to everyone located within 600' of the property. Mr. Spraker noted that it was added to the website. There was Board discussion regarding the meeting taking place on Election Day.

VII. PUBLIC HEARINGS

A. SE 2022-036: 2080 West Granada Boulevard, Riverbend Academy Expansion, Special Exception Amendment

Mr. Steven Spraker, Planning Director, explained the request submitted by Mr. Mark Dowst, P.E., Mark Dowst & Associates, Inc., authorized agent for the property owner for Riverbend Community Church, 2080 West Granada Boulevard, for a Special Exception Amendment. The Special Exception amendment request seeks to add approximately 13,327 square feet of building area to accommodate an increase from 200 students (per Ordinance 2000-119) to a maximum of 600 students at the Riverbend Academy. Mr. Spraker stated that the subject property is zoned Suburban Residential (SR).

Mr. Spraker stated that a portion of the property is in the City of Ormond Beach and a portion of the property is in the City of Daytona Beach. The property is seeking to expand their school. He continued that the school is a great resource and asset to the City with the ability to provide choices for education. The traffic plan has been designed to separate the groups of K-5 and 6-12 students. The building expansion is planned to match the existing building. Mr. Spraker added that staff recommends approval. The next step is a City Commission meeting on September 21, 2022.

Chairman Briley announced the public hearing and asked if anyone from the audience, including the applicant, was interested in addressing the Board on the item.

Mr. Lee Dowst, project engineer, Mark Dowst & Associates, introduced himself and offered to answer any questions.

Chairman Briley closed the public hearing and opened it up to the Board.

Mr. Scudiero asked for clarification of the two new buildings and if they will both be new or modifications of existing space. Mr. Dowst replied that they are new and will also be interiorly modified for newer classrooms. The project will be done in two phases with the southern building beginning first. It was discussed and determined that there will be no land clearing.

Mr. Galloway inquired about the traffic that will be generated with the expansion. His concerns were expressed with the turns off of State Road 40, going west on Granada Boulevard, turning in and the traffic at the intersection. Mr. Dowst answered that there is a substantial left turn lane that goes into the facility. There was additional discussion about the traffic lights in the areas, determining that there is a traffic light at Breakaway Trails and Tymber Creek Boulevard, therefore it would be too close to add another.

Mr. Jorczak asked about the stacking. Mr. Dowst replied that with the Breakaway Trails traffic light, he does not envision any stacking on Granada Boulevard. The stacking would be on the right hand side turning into the property.

Ms. Tolland stated that she went to the neighborhood meeting for the property and heard citizens traffic concerns and learned through the discussion that stacking would take place inside the property and not on the road. The consensus at the neighborhood meeting was that this is a great project.

Chairman Briley agreed that there will be a lot of traffic at the intersection there as well as future projects but commented that this is a part of the master plan of what the Board was apprised of when whole project came to the Board 20 years ago. This has been in the plan and is not coming to fruition.

Mr. Scudiero concurred that anytime expanding there will be more traffic and added that there are two schools off of Airport Road near him that have a significant problem when it comes to cars backing up on the road a parent pick-up time. He stated that Riverbend will have no issue having a backup occur on their property. Mr. Scudiero commented that he notices that the public school only open their parking lots just prior to pick-up so that the back-up gets long out onto Airport Road for both of the schools on Airport road.

Ms. Tolland added that trees are not being taken down, the land is already cleared.

Chairman Briley remarked that the floor will entertain a motion.

Mr. Jorczak motioned to approve SE 2022-036: 2080 West Granada Boulevard, Riverbend Academy Expansion Special Exception Amendment. Mr. Scudiero seconded it. Vote was called, and the motion was approved (5-0).

B. LUPA 2022-057: Volusia County Parkland Parcels: 3124-00-00-0022, 3239-03-17-0130, and 3239-03-07-0100, generally located at Old Dixie Highway and Plantation Oaks Boulevard – Small-Scale Land Use Map Amendment

Mr. Steven Spraker, Planning Director, explained the request from the County of Volusia for a Small-Scale Comprehensive Plan Land Use Map amendment for a 33.31± acre property generally located at Old Dixie Highway and Plantation Oaks Boulevard, Volusia County parcels: 3124-00-00-0022, 3239-03-17-0130, and 3239-03-07-0100, from Ormond Beach “Low Density Residential” and “Volusia County Urban Low Intensity” to Ormond Beach “Recreation/Open Space.”

Mr. Spraker stated that Volusia County purchased the land approximately over 33 acres, originally part of Plantation Oaks with the goal of land preservation and a natural trail. The parcel was separated out of Plantation Oaks and now it is time to assign a land use and zoning step in the process. As aforementioned the land use being sought is “Recreation/Open Space.” Mr. Spraker stated that there is an existing 175’ conservation easement along Old Dixie Highway. The amendment seeks to go

from “Low Density Residential” and “Volusia County Urban Low Intensity” to Ormond Beach “Recreation/Open Space.” Staff recommends approval with the next steps in the process being for it to go to City Commission on September 21, 2022 and October 5, 2022 for second reading.

Chairman Briley announced the public hearing and asked if anyone from the audience, including the applicant, was interested in addressing the Board on the item.

Chairman Briley closed the public hearing and opened it up to the Board.

Mr. Jorzak commented on a project Volusia County was looking into and talk of them making provision to try and run access to the Loop through there and asked the status of it in the development stage. Mr. Spraker answered explaining that from his understanding, that the County is developing a natural 5'-wide path trail. There is currently already a path through the property and no trees will be taken down. In the Park and Recreation Master Plan, one of the highest priorities in it is to create natural trails. Mr. Spraker continued that the project to the north of it will be Dixie Ridge. As part of a development order the developer preserved 13 acres from the FPL easement to Old Dixie Ridge and then developed the rest of it. The land will be expanded another 13 acres to the north. He concluded that tonight's item is assigning a city land use.

Mr. Galloway asked if it was FPL land in between the western edge in the Right-of-Way (ROW). Mr. Spraker answer that yes it is, 100'. Mr. Galloway asked how many homes could have gone in there. Mr. Spraker replied that it specified 76 in the original Plantation Oaks plan with a 175' conservation easement along Old Dixie Highway. Mr. Galloway noted that this is a perfect example of saving land for a good use to keep as land. Chairman Briley added that it was needed to keep the buffer for the Loop. The County paid over \$1 million dollars for the park property. He stated that everyone should be aware that a lot of this development that is occurring now was approved in the mid-to-late 1980s.

Board discussion ensued regarding the buffer and the purchased conservatory property Volusia Forever assisted with.

Chairman Briley entertained a motion.

Ms. Tolland motioned to approve LUPA 2022-57: Volusia County Parkland Parcels: 3124-00-00-0022, 3239-03-17-0130, and 2339-03-07-0100, generally located at Old Dixie Highway and Plantation Oaks Boulevard – Small-Scale Land Use Map Amendment. Mr. Scudiero seconded it. Vote was called, and the motion was approved (5-0).

C. RZ 2022-058: Volusia County Parkland Parcels: 3124-00-00-0022, 3239-03-17-0130, and 3239-03-07-0100, generally located at Old Dixie Highway and Plantation Oaks Boulevard – Zoning Map Amendment

Mr. Steven Spraker, Planning Director, explained the request from the County of Volusia for a zoning map amendment for a 33.31± acre property generally located at Old Dixie Highway and Plantation Oaks Boulevard, Volusia County parcels: 3124-00-00-0022, 3239-03-17-0130, and 3239-03-07-0100, from Ormond Beach Planned Residential Development (PRD) and Volusia County Urban Single-Family (R-3) to Ormond Beach Special Environmental (SE). Mr. Spraker concluded that staff recommends approval as it is consistent with the Comprehensive Plan.

Mr. Galloway asked Mr. Spraker what happens hypothetically in 50 years and if the zoning runs with the rights of the property because of the way it went through the land use and zoning change. Mr. Spraker replied yes that it will maintain its land use and zoning. He added that there is also a conservation easement that is always on the property and in place.

Chairman Briley asked if the property is classified as County property owned within the City of Ormond Beach. Mr. Spraker answered yes. It was determined that the City of Ormond Beach would have land use and zoning jurisdiction for the property and Volusia County has ownership and maintenance for the property. It is a county park within the city limits.

Ms. Tolland inquired about what would happen down the road if the County decided to sell it and asked if there is any legislation that can make a piece of property permanently conservation and open area or if it is a negotiable matter. The purchase that was made for it through ECHO or forever monies puts additional restrictions for releasing it. Chairman Briley noted that if hypothetically the County were to sell it to someone, they are buying it with the current land use and zoning and would have to go to the City to get it changed.

Chairman Briley announced the public hearing and asked if anyone from the audience, including the applicant, was interested in addressing the Board on the item.

Chairman Briley closed the public hearing and opened it up to the Board, entertaining a motion.

Ms. Tolland motioned to approve RZ 2022-058: Volusia County Parkland Parcels: 3124-00-00-0022, 3239-03-17-0130 and 3239-03-07-0100, generally located at Old Dixie Highway and Plantation Oaks Boulevard – Zoning Map Amendment. Mr. Jorczak seconded it. Vote was called, and the motion was approved (5-0).

VIII. OTHER BUSINESS

None.

XI. MEMBER COMMENTS

Mr. Galloway commented on the movie theater generation and recently reviewed the Institute of Traffic Engineering Report, including sections on Trip Generator, Trip Generations, Transportation Impact Analysis, Methodology for Development Applications, and encouraged all to read. He added that there are professional engineering documents world-wide by region of what trip generators do. Mr. Galloway advised that a movie theater creates more traffic generation than an apartment complex. It is like that of a public storage facility where it creates less traffic than all projects. Mr. Galloway stated that he is proud of the City of Ormond Beach and added that the Board does not always agree but does always show professional courtesy with each other. He wished the Board members that are participating in the elections ‘good luck’ and thanked them for their professionalism.

Mr. Jorczak commended the staff on all of their efforts, analysis, and the work that goes into the decisions for development.

Ms. Tolland thanked the Board for their comments. She suggested publishing the Planning process so that everyone would have a better understanding of it. An

additional suggestion was made to work with Ms. Jenn Elson, Public Information Officer (PIO) on educating the public on land density. Ms. Tolland added that she appreciates the neighborhood meetings and thanked staff.

Mr. Scudiero stated that he likes the historical component of the staff reports, pointing out the density aspect. He added that when looking at a project that is not all that popular, he looks at what else can be done on the property to give people a good barometer of the decisions that both the property owners and the Board have to make.

Chairman Briley thanked the Board for their comments. He noted that in three days, he will be an Ormond Beach resident for 50 years. He was appointed to the Board when he was 23 years old. Chairman Briley complimented the City's Planning Directors over the years. He added that people move to Ormond Beach because it is special and because they like it. He commented that his father's family came to Ormond Beach in 1941. Chairman Briley stated that the City of Ormond Beach has grown and he recalls when there was no development past the railroad tracks headed west. He continued that there were a few houses out off of State Road 40 which are no longer there and a lot of orange groves. He added that in any community we grow. It was determined that the only area that is still buildable in the City of Ormond Beach is North U.S. Highway 1. He expressed his concern with neighboring jurisdictions that will be developing with access to the City's main thoroughfare. He added that a citizen academy to learn the City of Ormond Beach processes may assist with better understanding of them.

Mr. Galloway thanked Mr. Spraker and the Planning staff and commented that he is proud of the City of Ormond Beach and elaborated on his 40 years of living here.

Mr. Jorczak added that the Leisure Service Department and a private group is working on expanding the Riverbend off-road bike trail and asked for input on the area that is part of the airport property and part of the economic development study. He asked for any information on the future planning activity for that area. Mr. Spraker replied that the City just completed the Park and Recreation Master Plan in which the nature trails were of high priority on. Planning does not get involved with where the trails go as that is more a Leisure Services Department function. Leisure Services are working with a private group on bike trails and have reenergized the Riverbend Park. Mr. Spraker stated that there is a proposal for a joint purchase between St. Johns River Water Management, Volusia County, Volusia Forever and the City of Ormond Beach, for a 19-acre parcel at 901 Airport Road to expand the park to allow additional recreational opportunities. Mr. Spraker concluded that nature trails, passive trails and bike trails are all consistent in passive park use.

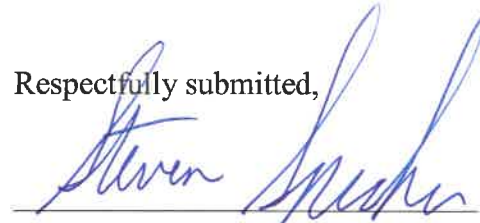
Mr. Jorczak asked if since the land is airport property with the oversight being the City of Ormond Beach, there are restrictions with respect with what can be done through the FAA. It was determined that the parcel being discussed is not part of airport property and is a privately owned parcel. Mr. Jorczak referenced the study being done for the former Riverbend Golf Course piece of the airport property and suggested expansion into a business research park or being allocated for low-rise research park construction. Mr. Spraker commented that the property on the south side of Airport Road is abutting the Tomoka River, and is not sure if it has the ability to support a commercial use. He noted that the study that is being done for the former Riverbend Golf Course will be presented to multiple Boards. Mr. Spraker concluded that there is no vision at this time of altering the Riverbend nature park.

Mr. Scudiero wished Chairman Briley a happy birthday.

XII. ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Steven Spraker", written over a horizontal line.

Steven Spraker, Planning Director

ATTEST:

A handwritten signature in blue ink, appearing to read "Harold Briley", written over a horizontal line.

Harold Briley, Chairman

Minutes transcribed by Marcella Miller.