Adopted 2/13/18

MEMBERS PRESENT: Chairman Robert Dickinson, Arthur Barr, Michael Boyd, Timothy Conner, Anthony Lombardo and Mark Langello

MEMBERS ABSENT: Laureen Kornel, excused,

STAFF PRESENT: Sally Sherman, Deputy County Administrator, Growth Management Director; Adam Mengel, Planning Director; Wendy Hickey, Planner; and Gina Lemon, Development Review Planner III

BOARD COUNSEL: Kate Stangle, with Broad and Cassel

Chairman Dickinson called the meeting to order

1. Roll Call.
   Attendance was confirmed by Ms. Lemon and a quorum was present.

2. Pledge of Allegiance.
   Chairman Dickinson led the Pledge of Allegiance to the Flag.

3. Approval of Minutes.
   Minutes of the November 14, 2017 regular meeting.

   Motion to approve as amended made by Mr. Langello and seconded by Mr. Barr.
   Motion approved unanimously.

4. Legislative not requiring disclosure of ex parte communication:
   Application #3109 – APPLICATION FOR FUTURE LAND USE MAP AMENDMENT LESS THAN TEN ACRES – request for a Future Land Use Map Amendment for less than ten acres from MUL (Mixed Use: Low Intensity, Low- to Medium-density) to CHI (Commercial: High Intensity). Parcel Number 40-10-31-4050-00000-0270; 0.58 +/- acres. Owner: Rhonda J. West / Applicant: Hammock Enterprises, LLC.

   Planning Director Adam Mengel presented the item and staff’s recommendation for approval.

   Melissa Tincher E.I., Alann Engineering Group, Inc 880 Airport Road, Ormond Beach 32174, representing the applicant gave a brief overview of the proposed project.

   Chairman Dickinson opened the public hearing.
Chairman Dickinson closed the public hearing and asked for Board comments.

Raymond Cleech, 4 Holly Street Spoke against the project he is concerned about using the residential road in the rear of the property, also concerned about the garbage.

Vincent Nagy, 4 Palmetto Road, spoke against the project he is concerned about the noise level, traffic and the value of his property.

James Garcia, 19 Magnolia Road, spoke against the project he is concerned about traffic

Julie Dutton, 4 Magnolia Road, spoke against the project is concerned about the traffic.

Magnolia Road, spoke against the project and is concerned about traffic and the size of the lot.

Donald Bateman, 8 Magnolia Road, spoke against the project concerned about access to the residential street, trash, lighting, noise and odors from the proposed brewery.

Scott Wunderle, 9 Holly Road, spoke against the project concerned about the parking, traffic and odors from the brewery.

Stewart Smith, 7 Magnolia Road, spoke against the project concerned about the lighting, noise, parking and traffic on the residential street.

Ludmila Haustova, 5 Holly Road spoke against the project concerned about noise, trash and traffic on the residential road.

Dennis Clark, 5784 North Oceanshore Boulevard, supports the concept of the use but not the rezoning. Mr. Clark provided a handout to the Board which is found at the end of these minutes as attachment “A”.

Chairman Dickinson closed the public hearing and asked staff and applicant rebuttal.

Mr. Mengel, Responded to the citizens comments, noting that no commercial traffic will be allowed on the residential road. He also responded to the trash, odor and noise and lighting concerns.

Kimberly Buck P.E., Allan Engineering Group, Inc. 880 Airport Road, Ormond Beach, 32174, responded to the citizen comments, noting that there will be minimal noise, and lighting will be low level.
These minutes are unofficial until adopted by the Planning and Development Board.
These minutes are unofficial until adopted by the Planning and Development Board.
Carol Bateman, 8 Magnolia Road spoke against the rezoning.

Donald Bateman, 8 Magnolia Road spoke against the rezoning.

Chairman Dickinson, closed the public hearing and asked for Board comments.

Mr. Langello, concerned about the parking and the what could happen with the C-2

Mr. Conner, asked if we are to make zoning recommendation based on our Land Use Map

Ms. Stangle, yes

Chairman Dickinson asked for a motion.

Motion to deny made by Mr. Langello seconded by Mr. Boyd.
Application denied unanimously.

6. Quasi-judicial requiring disclosure of ex parte communication:
Application #3112 – APPLICATION FOR SITE DEVELOPMENT PLAN IN THE PUD
(PLANNED UNIT DEVELOPMENT) DISTRICT – request for review of site development plan
for Iris at Hunters Ridge. Parcel Numbers 21-14-31-0000-01010-0030, 21-14-31-0000-01010-0070,
21-14-31-0000-01010-0080, 21-14-31-0000-01010-0130 and 21-14-31-0000-01010-0000; 22.03+/-
acres. Owner/ Applicant: U.S. Capital Alliance, LLC.

Chairman Dickinson called for disclosure of exparte communications.

Planning Director Adam Mengel presented the item and staff’s recommendation for approval,

Cole Buck E.I., Alann Engineering Group, Inc 880 Airport Road, Ormond Beach 32174,
representing the applicant gave a brief overview of the proposed project.

Chairman Dickinson opened the public hearing.

Chairman Dickinson closed the public hearing, and asked for Board comments.

Mr. Langello asked if capacity has been looked at.
Mr. Mengel responded that this was looked at during the view of the Development of Regional Impact.

Motion to approve made by Mr. Boyd seconded by Mr. Barr. Motion carried unanimously.

7. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3111 – APPLICATION FOR PRELIMINARY PLAT IN A PUD (PLANNED UNIT DEVELOPMENT) – request for review of a Preliminary Plat in the PUD for Iris at Hunters Ridge. Parcel Numbers 21-14-31-0000-01010-0030, 21-14-31-0000-01010-0070, 21-14-31-0000-01010-0080, 21-14-31-0000-01010-0130 and 21-14-31-0000-01010-0000; 22.03+/- acres. Owner/Applicant: U.S. Capital Alliance, LLC.

Chairman Dickinson called for disclosure of exparte communications.

Planning Director Adam Mengel presented the item and staff’s recommendation for approval.

Chairman Dickinson opened the public hearing.

Chairman Dickinson closed the public hearing, and asked for Board comments.

Motion to approve made by Mr. Boyd seconded by Mr. Langello. Motion carried unanimously.

8. Staff Comments:
   Mr. Mengel thanked the Board for the year and Happy Holidays, and welcomed the new members.

9. Board Comments:
   Mr. Langello, Thanked staff for their work

10. Public Comments: None

11. Adjournment
   Motion to adjourn made by Mr. Boyd at 8:24 p.m.

Minutes drafted by Wendy Hickey.
Minutes reviewed by Adam Mengel.