Planning and Development Board

September 10, 2019
Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.
Quasi-Judicial Process

Time limits will be observed:

• Staff – 10 minute presentation.
• Applicant – 15 minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.
Agenda Item #3
Application #3179

Special Exception in the AC

Rayonier Atlantic Timber Company/
Matthews Design Group

QUASI-JUDICIAL
Application #3179
Special Exception in the AC

Request for soil extraction (borrow pit) use.
AC District allows soil extraction as a Special Exception use, subject to conditions.
Pit to be accessed from County Road 13.
Minimum distance of 200 feet to nearest residential use.

Excavation activity will last between 18 and 24 months.

Legal description for wetland for Administrative Future Land Use Map amendment received.
RECOMMENDATION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have been met and therefore approves the Special Exception for Soil Extraction (borrow pit) located on Parcels #31-11-30-0000-01050-0000 and 32-11-30-0000-02020-0000, subject to the following conditions:

1. the Special Exception runs with the land;
2. owner or contractor to obtain all permits prior to commencement of work;
3. the use shall be limited to 7 a.m. to 6 p.m. Monday through Saturday;
Application #3179
Special Exception in the AC
RECOMMENDATION (continued):
4. the parcels shall remain under single ownership;
5. a minimum 50 foot wide perimeter buffer shall be maintained adjacent to the parcel boundary lines within which no activity shall take place;
6. applicant shall obtain an Administrative Future Land Use Amendment (to correct the Conservation Future Land Use designation) prior to commencement of any activity on the site;
Application #3179
Special Exception in the AC

RECOMMENDATION (continued):

7. applicant to provide necessary access improvements – consisting at a minimum of installation of a paved driveway connection to County Road 13 and paved shoulder apron edge opposite the driveway and along County Road 13, with other improvements as determined by the County Development Engineer at the time of right-of-way permit application for the driveway permits – within the public right-of-way to ensure safe traffic movement on and off County Road 13, with no damage to pavement and/or drainage flow; and
RECOMMENDATION (continued):

8. any damage to County Road 13 directly resulting from and in close proximity to this use shall be the responsibility of the owner/operator.
Application #3179
Special Exception in the AC

ALTERNATIVE RECOMMENDATION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have not been met and therefore denies the request for a Special Exception for Soil Extraction (borrow pit) located on Parcel #31-11-30-0000-01050-0000 and #32-11-30-0000-02020-0000.
Agenda Item #4
Application #3185
Special Exception in the R/C District
Raic Cala Delarosa, LLC

QUASI-JUDICIAL
Application #3185
Special Exception in the R/C

Request is for a veterinary office without boarding.
Two exam rooms are proposed, along with a grooming area.
Proposed commercial use is separate from residential use located to East.
A1A Scenic PRIDE Committee provided letter of support.
No variances are being requested.
5927 N. Ocean Shores Blvd. (A1A)
Adding awnings and sidewalk
Adding fenced grass area on north side
Signage on awnings (canvas)
Application #3185
Special Exception in the R/C

RECOMMENDATION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have been met and therefore approves the Special Exception for a veterinary office located at 5927 North Oceanshore Boulevard (Parcel #40-10-31-3250-00140-0070), subject to the following conditions:
1. the Special Exception runs with the land;
2. owner or tenant to obtain all permits prior to issuance of a Business Tax Receipt (BTR); and
3. the use shall be limited to a veterinary office without boarding.
Application #3185
Special Exception in the R/C

 ALTERNATIVE RECOMMENDATION: The Planning and Development Board finds that all the special exception criteria as listed in the guidelines at Land Development Code Section 3.07.03.F have not been met and therefore denies the request for a Special Exception for a veterinary office to be located at 5927 North Oceanshore Boulevard (Parcel #40-10-31-3250-00140-0070).
Agenda Item #5
Application #3194

Appeal of Planning Director Decision in the C-2 District

Hammock Civic Community Association
Application #3194
Appeal of PD Decision in the C-2

Appeal is of Planning Director Decision that boat storage is a permitted use on a parcel where the Board of County Commissioners previously determined that boat manufacturing was a permitted use.

Appeal is based on comparison of present use’s Floor Area Ratio (FAR) versus proposed use.

Appeal is also based on characteristics of use which are not subject to Planning Director’s decision-making.

Site Plan is subject to TRC approval.
Application #3194
Appeal of PD Decision in the C-2

RECOMMENDATION: Staff recommends that the Planning and Development Board receive the information related to the appeal request and take action as appropriate.
Staff Comments
Board Comments
Public Comments
Adjournment