

1
2 **PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION**
3 **PUBLIC HEARING HELD**
4 **January 13, 2009**
5
6

7 The Public Hearing of the Volusia County Planning and Land Development Regulation
8 Commission was called to order by **Frank Severino**, at 9:00 a.m. in the County Council
9 Meeting Room of the Thomas C. Kelly Administration Center, 123 West Indiana
10 Avenue, DeLand, Florida. On roll call, the following members answered present, to-wit:

11
12 **FRANK SEVERINO, CHAIRMAN**
13 **GARY HUTTMANN, VICE CHAIRMAN**
14 **JIM RUSSELL, SECRETARY**
15 **TAVER CORNETT**
16 **JEFF GOVE**
17 **STONY SIXMA**
18 **JAY YOUNG**
19

20 **STAFF PRESENT**

21
22 **BRUCE PAGE, Assistant County Attorney**
23 **BECKY MENDEZ, AICP, Senior Planner**
24 **SCOTT ASHLEY, AICP, Planning Manager**
25 **JOHN H. STOCKHAM, ASLA, Planner III**
26 **CHRISTIAN NAGLE, AICP, Planner II**
27 **YOLANDA SOMERS, Zoning Secretary**
28

29 **APPROVAL OF MINUTES**

30
31 NONE
32

33 **PUBLIC HEARINGS ON SPECIAL EXCEPTION AND ZONING CASES**

34
35 **Chairman Severino** explained the procedure for forwarding the Commission's
36 decisions to the County Council and invited the public to speak for or against any of the
37 cases being heard.
38

39 **Bruce Page, Assistant County Attorney**, explained that decisions by this body on
40 special exception cases and cases which rezone real property from one classification to
41 another pursuant to the Zoning Ordinance are recommendations only to the County
42 Council and do not constitute a final hearing. New evidence may be introduced at the
43 County Council public hearing. Decisions on variances made by this body constitute
44 final action, subject to an appeal to the County Council. What this means is that no new
45 evidence may be presented at the time of the County Council public hearing on appeal.
46 An aggrieved party that appeals such a decision is confined to the record made before
47 this body. Hearings by this body on rezoning, special exceptions and variances are
48 quasi-judicial in nature meaning that this body is acting more like a court and must take

1 into account all oral, written or demonstrative evidence presented. Their decisions on
2 these cases must be based on competent, substantial evidence in the record.
3 Competent, substantial evidence has been defined, as that evidence a reasonable mind
4 would accept to support a conclusion.
5

6 **Disclosure of Ex Parte Communications**

7 Members of the Volusia County Planning & Land Development Regulation Commission
8 Board are asked to please disclose, for the record, the substance of any ex parte
9 communications that have occurred before or during the public hearing at which a vote
10 is to be taken on any quasi-judicial matters.
11

- 12 • Jay Young stated none
- 13 • Taver Cornett stated none
- 14 • Jim Russell stated none
- 15 • Frank Severino stated none
- 16 • Gary Huttman stated none
- 17 • Stony Sixma stated none
- 18 • Jeff Gove stated none

19 **CONTINUED AND/OR WITHDRAWN ITEMS**

20
21 NONE
22

23 **CONSENT AGENDA**

24
25 NONE
26

27 **NEW BUSINESS**

28
29 **Z-09-001** – Application of **Bradley Bauknecht, Agent for Owners, Ralph Padgett, Jr.**
30 **and Atlantic Coast Investment Inc. (Ralph Padgett, Jr., Director), Owners,**
31 requesting a **Rezoning** from the MH-3 (Rural Mobile Home) and RC (Resource
32 Corridor) zoning classifications to the MH-8 (Rural Mobile Home Estate) and RC
33 (Resource Corridor) zoning classifications. The subject property is located on the north
34 side of Ragis Road at its intersection with Boyce Circle and ± 1,800-ft. west of Air Park
35 Road, near the city of Edgewater; ± 14.9 acres (Nagle) 8438-01-00-1388, 8438-01-00-
36 138G, and 8438-01-00-138H
37

38 **Christian Nagle, AICP, Planner II,** summarized the staff report by describing the
39 property as being split zoned with MH-3 and approximately 3.1 acres RC zoning
40 classification. He stated that the area includes mobile homes, single-family residences,
41 vacant and timber lands. The timber land is a 270 acre parcel north of the subject
42 property. The mobile homes are located 660 feet to the south east of the subject
43 property. He stated that a majority of the area properties range from 2 ½ acres to 5
44 acres in size. He stated the change in zoning will cause a change in property use since
45 the MH-3 zoning classification permits several commercial agriculture uses and the MH-
46 8 zoning classification permits personal agriculture uses as an accessory use to a
47 single-family dwelling on the same property. He said the property owners are interested

1 in subdividing the property. He stated that due to the size and configuration of the
2 property, staff estimates that a maximum of three lots could be created. If the rezoning
3 is approved, there are wetlands located in the southwest corner of the property that
4 extend through an environmental corridor that connects to the property to the north. He
5 indicated the property has a rural land use designation. Staff recommends that the RC
6 classification is increased by .6 of an acre to include all the wetlands on the property
7 and to create a 50 foot wetland buffer around the wetlands to be consistent with the
8 Comprehensive Plan. He presented on the overhead photographs of Ragis Road,
9 which is a private dirt road not maintained by the County. A septic system will require
10 approval by the Health Department. There is public water available, police and fire
11 services.

12 The property soil type is GIS mapped as Tusawila Fine Sand, which is a poorly
13 drained, hydric soil. The property has hardwood and mixed wetland hardwood
14 vegetation. Part of the property is mapped within a 100-year floodplain. He also stated
15 the requested rezoning is consistent overall with the Comprehensive Plan and will have
16 minimal environmental impacts due to the property's overall size. The rezoning would
17 improve land use compatibility for the adjacent rural agriculture state and the MH zoned
18 properties.

19 Therefore, staff recommended approval of the request subject to expanding the RC land
20 to 3.7 acres on the property to include all the wetlands and a 50 ft. wetland buffer and
21 supported the rezoning of 11.2 acres to the MH-8 zoning classification.

22
23 **Member Cornett** asked Mr. Nagle to comment on the memo from Palmer Pantan.

24
25 **Becky Mendez, AICP, Senior Planner Manager**, replied that the existing lots are not
26 eligible for building permits. The property owners need to combine the three parcels or
27 move a lot line, through lot combination or lot line adjustment application. Item two
28 addresses the poor quality of Ragis Road. She stated the exempt subdivision
29 regulations that were modified by the County Council, this property may not be an
30 exempt subdivision, if the applicant wants to divide the 11.2 acres of non RC property
31 into 2.5 acre parcels; he will have to go through the subdivision process that goes
32 through DRC and TRS. The road may have to be improved as part of the subdivision
33 review process by the Development Review Committee.

34
35 **Member Cornet** asked if the rezoning is approved, and lot built, will the applicant have
36 to pave the road to obtain building permits.

37
38 **Ms. Mendez** answered not necessarily. The applicant could combine the lots and build
39 one house on the 11.2 acres and potentially do a lot line adjustment and get potentially
40 3 lots or go through subdivision approval for up to 4 lots of MH-8.

41
42 **Member Cornett** asked if the lots have to front on a paved road.

43
44 **Ms. Mendez** stated that they do, but the applicant could potentially create an access
45 easement. It would be preferred, when doing a subdivision, to have only one access
46 point. The drive way connection to the road and then all the drives come off the
47 connection, instead of all the driveways along roads. That would be the preference for
48 a residential subdivision.

1 **Member Huttmann** asked how the .6 of an acre added to the RC zoning will affect the
2 applicant.

3
4 **Mr. Nagle** stated it does not affect the possible number of lots the applicant maybe able
5 to get if he goes through the subdivision process

6
7 **Chairman Severino** asked if the additional RC zoned land was wetlands.

8
9 **Mr. Nagle** replied yes and a 50 ft. wetland buffer.

10
11 **Chairman Severino** asked why would there need to be an extra step to rezone that
12 land RC, if there is already existing protections for that classification.

13
14 **Mr. Nagle** replied that according to the applicant's wetland delineation, that there are
15 wetlands in both the RC and MH-3 zoning classifications and not the entire wetland
16 buffer was in the RC classification.

17
18 **Brad Bauknecht, agent for owners, 265 Kennelworth Ave, Ormond Beach,** stated
19 the owners had requested an earlier RC zoning line adjustment, with the same RC
20 zoning acreage, but the request was denied.

21
22 **Member Huttmann** asked if the acreage would stay the same as the Staff
23 recommended for the RC with the line adjustment.

24
25 **Mr. Bauknecht** stated the RC line can stay the same. The developer is okay with the 3
26 lots or possible 4 lots.

27
28 **Chairman Severino** asked if Mr. Bauknecht had discussed straightening the line out
29 with Staff and the proposed acreage.

30
31 **Mr. Bauknecht** stated he had discussed it for the line adjustment but after being
32 denied, the owners just went with what they had been provided.

33
34 **Mr. Nagle** added that the line adjustment was denied by the current Planning Staff. At
35 that time the applicants were proposing a decrease in the acreage in the RC
36 Classification. He stated the applicants only wanted to include the wetlands in the RC
37 classification. That future land use adjustment request was denied because there are
38 wetlands adjacent to the north of the property. The existing environmental system
39 corridor area on the property provides an ecological connection between those two
40 wetland systems and the western 200 ft. of the property according to a FEMA Flood
41 Map is in the 100-year flood plain. The 100-year flood plain is included in the RC
42 classification. The current proposal by staff would increase acreage of land in the RC
43 zoning classification.

44
45 **Chairman Severino** asked if the applicant agreed with an acreage increase to the RC
46 zoning classification and asked if staff was favorable with working with the applicant.

47
48 **Mr. Nagle** stated staff has cooperatively worked with the applicant and used the
49 applicant's information to create the rezoning proposal to the Commission.

1
2 **Ms. Mendez** stated she believes the applicant is now agreeable to the RC line including
3 the wetland buffer as it was based on available information at the time, which includes
4 field and survey data as to where the wetland is located and where the wetland buffer
5 line should go. The applicant asked for the rezoning to get additional dwelling on the
6 property.

7
8 **Mr. Bauknecht** stated the owner was in agreement and asked if the RC line to the north
9 could be straighten to provide the necessary acreage for Volusia County. He asked if it
10 is still possible to straighten the RC line to make it easier to survey. Not the wetland
11 line, just the northern RC corridor line.

12
13 **Member Young** asked for clarification of what line.

14
15 **Mr. Bauknecht** stated it is the top north corner line and there are no wetlands in that
16 area.

17
18 **Ms. Mendez** replied that is a flood plain and it connects to the environmental system to
19 the north.

20
21 **Member Young** asked why the request to straighten the line. There would be no
22 increase in the number of lots to use.

23
24 **Mr. Bauknecht** stated it would be easier to survey.

25
26 **Member Cornett** stated the only line that is requested to be straightened is in the upper
27 left hand corner in the white portion on the survey map.

28
29 **Mr. Nagle** replied the gray area on the survey shows the wetlands but that the acreage
30 for the RC area on the survey is wrong, it is actually 3.1 acres.

31
32 **Member Cornett** stated the line on the survey above the wetlands is the line the
33 applicant wants to straighten out. He asked if the applicant's proposal would work.

34
35 **Ms. Mendez** stated the RC line is on the zoning map.

36
37 **Member Cornett** asked how the applicant's proposal and staff's proposal to increase
38 the RC area by 0.6 acres would work.

39
40 **Danielle Dangleman, Environmental Management**, stated that the RC line is not in
41 the wetlands, you still need the corridor, and she did not know what the acreage
42 difference would be if the line was straightened out, but straightening the line should not
43 hurt the wetlands in the northern section.

44
45 **Member Russell** stated that it appears you are cutting the first RC curve to the east
46 and then turning back north, that section of the wetland buffer would be removed.

47
48 **Member Young** stated you would be taking an average of the bumps and put a straight
49 line through them to straighten the RC line as shown on the map.

1
2 **Member Cornett** stated it would net the same acreage.
3
4 **Ms. Mendez** stated that a new survey will be necessary, and that staff has no problem
5 with straightening the line of the RC so that it is a perfectly straight line as long as it
6 includes 50 feet off the delineated wetlands and then straight to the north property line.
7 It is not an acreage issue for staff, it is where the wetland line is located plus the 50 ft.
8 NRMA buffer area on the property.
9
10 **Member Cornett** asked Mr. Bauknecht if this all made sense to him.
11
12 **Mr. Bauknecht** answered yes it did.
13
14 **Bill Armel, 2969 Ragis Road, adjoining property owner**, shared photographs of
15 properties and homes on Ragis Road. He stated that Ragis Road was a private dirt
16 road which costs the homeowners thousands of dollars to fill, grade, and maintain. He
17 stated this rezoning would increase population and deteriorate the road which would
18 increase the burden on the current homeowners. He stated that there was no city water
19 or sewer to the area. He strongly suggested the board not approve the rezoning.
20
21 **Member Russell** asked if 4 homes were place on the property wouldn't it split the total
22 road maintenance by an additional two units.
23
24 **Mr. Armel** replied no, there are only three owners that maintain the road. There is no
25 guarantee that anybody on the road will contribute at all. It is a burden to those who
26 maintain the road. He provided pictures showing how cars are bottoming out on the
27 road and how water flushes off onto the sides of the road.
28
29 **Member Russell** asked if the issue had been discussed with Mr. Padgett
30
31 **Mr. Armel** stated no.
32
33 **Member Russell** asked if Mr. Padgett could be contacted regarding a possible financial
34 contribution to the maintenance of the road. There would be no legal obligation.
35
36 **Mr. Armel** stated that could be possible. It is a hard road to maintain.
37
38 **Member Sixma** asked how the road is maintained at this time.
39
40 **Mr. Armel** stated some residents pay to have the spots in the road filled and they have
41 a grader come and grade it which is costly.
42
43 **Member Russell** asked why not all the neighbors contribute.
44
45 **Mr. Armel** stated it is some chose to contribute some do not. It is a private road with no
46 home owners association involved. It is a rural, secluded area that they want to stay
47 that way. The property owners own the road.
48

1 **Member Huttmann** asked if the applicant goes through the subdivision process and the
2 applicant is required to make improvements to the road, will the applicant be required to
3 maintain the road.

4
5 **Ms. Mendez** stated Ragis Road is a privately maintain access easement and according
6 to the property survey, each owner owns half of the access easement. She said
7 typically an agreement with other property owners is made to improve the road.

8
9 **Member Huttmann** asked if standards could be placed on private property owners to
10 make improvements on property the County does not own.

11
12 **Ms. Mendez** answered no.

13
14 **Richard Brumley, 3027 Ragis Road**, stated that all of the property is in flood zone A.
15 He stated he had to sign an agreement to let someone drive down the road past his
16 property. He showed pictures of the road. He stated that he was never notified of the
17 rezoning [to MH-3] and he and Mr. Armal live in houses, not mobile homes. He
18 explained the sizes and locations of the houses on the road.

19
20 **Mr. Nagle** stated the MH-3 classification does not allow mobile home parks, it allows
21 standard single family dwellings, manufactured dwellings, and mobile homes. The
22 minimum lot size in MH-8 is 2 ½ acres and MH-3 is 5 acres.

23
24 **Chairman Severino** asked it there are any mobile homes across Ragis Road.

25
26 **Mr. Brumley** stated there is one.

27
28 **Chairman Severino** stated that the area across the street from Mr. Brumley is currently
29 zoned MH-8 which is the same zoning the applicant is requesting.

30
31 **Mr. Brumley** stated he thought the zoning was R-1 when he built. He stated that when
32 it rains, he uses 4 wheel drive trucks to get in and out. He explained Ragis Road is
33 covered in water when it rains four inches or more.

34
35 **Member Sixma** asked staff how long the property had the current zoning.

36
37 **Mr. Nagle** replied there had not been a recent zoning change.

38
39 **Mr. Brumley** stated there is no water line on Ragis Road. There is one on Air Park,
40 about ¼ mile and improving the water service would cause a monetary assessment.
41 He commented that because of the hurricanes the power was out 31 days and asked
42 that the rezoning be denied.

43
44 **Member Huttmann** stated the only difference from what is current and the rezoning is
45 one additional unit. The expense to the applicant may be road improvements which
46 may be of benefit to the area.

47
48 **Mr. Brumley** stated many neighbors do not want the road to be improved and refuse to
49 contribute because they do not want anyone in their area.

1
2 **Member Huttman** stated the applicant would do the improvements not the current
3 residents in order to build the three homes.

4
5 **Mr. Brumley** stated the road is not straight due to the wash outs. He stated it will
6 cause speeding problems if fixed.

7
8 **Ralph Padgett, 1602 South Ridgewood, owner**, stated he was not putting in a mobile
9 home park, but would be putting in homes that exceed the current homes. He has filled
10 in holes in the road, and has been asked not to by the neighbors. He does not
11 understand why they do not want the road maintained. He stated there are pot holes
12 in the road when it rains, but there will be no pot holes in front of his property. Ragis
13 Road owners have not offered the road right-of-way to the county so the County would
14 maintain the road. He stated with current zoning, he could take all the vegetation out,
15 but with the rezoning he can only clear for the house and driveway. He wants to enjoy
16 the area as the current owners do.

17
18 **Member Young** asked if there were only two units, the road would not have to be
19 improved.

20
21 **Chairman Severino** stated if it was only two units, there would be no need for rezoning.

22
23 **Ms. Mendez** stated there may have to be a lot adjustment to meet the 5 acre minimum
24 lot size in the MH-3 and the RC area can not be used to meet the minimum lot size
25 requirement.

26
27 Member Cornett **MOVED** to **FORWARD** case # **Z-09-001** to the County Council with a
28 recommendation of **APPROVAL** to include the conditions outlined by staff including
29 expanding the RC zoning and would encourage staff to work on the RC line in the
30 Northwest corner. Member Russell **SECONDED** the motion. The **MOTION** passed
31 unanimously.

32 **OLD BUSINESS**

33
34 NONE

35 36 **VARIANCE AND SPECIAL EXCEPTION APPLICATIONS**

37 38 **NEW BUSINESS**

39
40 **S-09-002** – Application of **Edward and Susan Colosimo, Owners**, requesting a
41 **Special Exception** for temporary campsites for 3 days before, during, and 3 days after
42 any regularly scheduled racing event at the Daytona International Speedway for
43 Speedweeks, Biktoberfest, the Pepsi 400, and Bike Week on MH-3 (Rural Mobile
44 Home) zoning classification. The property is located on the west side of Palm Drive
45 approximately 600 ft. south from its intersection with Swan Drive, west of Tomoka
46 Farms Road, in the Tomoka Farms Local Plan; ±6.3 acres (Stockham)
47 6222-01-00-2460

1 **John Stockham, ASLA, Planner III**, presented the Staff Report. The owners are
2 requesting a renewal of a Special Exception for a temporary campground on MH-3
3 zoned property. The applicants have operated a primitive campground on the property
4 during Bike Week and Biktoberfest for campers mainly by invitation. In May of 2005 a
5 Special Exception was approved by the County Council for a period of three years for
6 specified motorcycle and speedway events. That approval limited the campsites to 50
7 with a limit of total campers at 100. The applicant is requesting the renewal of the
8 Special Exception for those events from 2009 through 2013, a period of five years. This
9 area is within the Tomoka Farms Road local plan that encourages keeping a rural
10 character in the area. He showed aerial photographs to show the rural area with the
11 MH-3 zoning to the Northeast. There is a residential planned unit development to the
12 Southeast that has large lots that are secluded and to the West are Forestry Resource
13 lands. The applicant has submitted the same site plan as before. The owner's
14 residence is on the 6.3 acre site. There is an entrance road coming in off the
15 unimproved road (Palm Drive) and two main primitive tent camping areas on the site
16 plan. There are portable toilets and showers set up throughout the site. Attached are
17 comment memos from Traffic Engineering and Volusia County Health Department. The
18 Volusia County Sheriff's Office issued an email stating they do not endorse having
19 campgrounds in residential areas, but have no specific issues. The Traffic Engineer
20 comment stated the campground developed as proposed could generate 739 trip-ends
21 per week day more than the permitted single family mobile home use on the property,
22 but this additional traffic will not cause service level problems to the area thoroughfares.
23 The campground is located at the end of a dead-end road, which is not County
24 maintained, and is private and secluded. Staff recommends approval based on the
25 attached 15 conditions in the Staff report.

26
27 **Member Huttman** asked how a campsite is designated.

28
29 **Mr. Stockham** stated the request is for a primitive campground, which is referring to
30 tents or sleep rolls and no more than 100 campers within the 6.3 acres to be used for
31 the campsites.

32
33 **Member Huttman** asked if the County has control over the camp sites not the number
34 of campers.

35
36 **Mr. Stockham** stated the Staff Report outlines the conditions for public health and
37 safety. The campground is more of an informal place. The applicant does not get into
38 vending or competitions.

39
40 **Chairman Severino** asked what the maximum number of people is.

41
42 **Member Cornett** stated this is a primitive campground so the number of people will
43 vary.

44
45 **Member Young** asked what the definition of a campsite was.

46
47 **Becky Mendez, AICP, Senior Planner Manager**, stated an individual campsite does
48 not have a number of persons limitation. If it was a permanent campground it would

1 usually have designated spaces with occupant limitations. This situation is a temporary
2 campground and there are limited areas for trailers or motor homes on the site plan.
3

4 **Member Cornett** stated it is easier to count sites and not persons as far as
5 enforcement is concerned.
6

7 **Mr. Stockham** stated there is a copy of the rendition letter from September 22, 2005 in
8 the package. It states in Condition #2 that the maximum number of camp sites shall not
9 exceed 50 and Condition # 1 states the camp areas are based on the submitted plan.
10

11 **Edward Colosimo, 2594 Palm Drive, Port Orange, owner,** stated that there are some
12 motor homes that use the camp ground. He stated he has been doing this for 8 years
13 and 3 years with a permit with no complaints. The campground is informal with
14 assigned sites. There is room for emergency vehicles to get through if needed.
15

16 **Ms. Mendez,** stated the 15 Conditions do not match the 12 Conditions in 2005. The
17 minutes that are attached indicate Condition #4 for the occupational license was deleted
18 and Conditions #13, that was for a contract for waste management for garbage was
19 deleted. She stated verbiage was added stating “no special events or contests may
20 take place at the campground without the approval of a zoning enforcement official.”
21 Staff is changing the recommendation to be exactly what was recommended in 2005.
22

23 **Mr. Colosimo** stated in regards to the solid waste, they use a trailer daily to pick up the
24 trash from 55 gallon plastic lined barrels and dispose of it at the land fill at the end of the
25 event. He stated the occupational license was dropped as it is a free campground and
26 is not a business. There are donations, but there are no charges to come in. It is by
27 invitation and friends.
28

29 Member **Young** **MOVED** to **FORWARD** case # **S-09-002** to the County Council with a
30 recommendation of **APPROVAL** with the following conditions:
31

- 32 1. The temporary campsites shall be limited to the designated primitive camping
33 area delineated on the site plan. The temporary campsites shall only be open for
34 operation three days before, during, and three days after the Bikeweek,
35 Speedweeks, and Biketoberfest 2009 through 2013 events.
36
- 37 2. The maximum number of campsites that may be allowed on the site shall not
38 exceed 50. The size of the individual camp sites, number of portable toilets,
39 hand wash sinks, potable water and shower facilities shall be in accordance with
40 the HRS/Volusia County Health Unit requirements.
41
- 42 3. The applicant shall submit copies of provisions that address these conditions of
43 approval, directly to the DOH/Volusia County Health Unit, Fire Safety
44 Management, Special Services of the Sheriff's Office, and the Building and
45 Zoning Division for review and approval. The applicant needs to coordinate with
46 these offices on an individual basis. **A site plan with all signed contracts for
47 portable toilets, improved road system, and garbage pick/clean up times(s)
48 shall also be submitted to the Building and Zoning Division at least 30 days
49 prior to the events scheduled.**

- 1
2 4. The Volusia County Sheriff's Office, HRS/County Health Unit, Occupational
3 License, Fire Services and Building and Zoning Divisions shall have unlimited
4 and unconditional access to the subject site including common areas within the
5 temporary camp site on a 24 hour a day basis without having to give prior notice
6 and without having to pay any type of fee or dues to gain entrance for inspection
7 purposes.
8
- 9 5. The applicant shall provide fire protection services for the temporary campsites in
10 accordance with the requirements of the Assistant Chief of Fire Safety
11 Management, including, but not limited to: stabilized access drives for emergency
12 vehicles and apparatus to all areas and sites; provisions for fire suppression by
13 providing fire extinguishers, Type 2A-40BC.
14
- 15 6. All recreational vehicle units shall be required to have self-contained holding
16 tanks for all wastewater and all sewer waste line caps shall be secured at all
17 times in a manner to preclude any leakage. Posted signs throughout the
18 campsites shall state that no direct discharge of any wastewater from any
19 recreational vehicle will be permitted.
20
- 21 7. Portable toilets and hand wash sinks shall be required at a central location at the
22 campsite. The signed service contract for pumping of the portable toilets shall be
23 provided to the Volusia County Health Unit at least 30 days prior to the events
24 scheduled.
25
- 26 8. The temporary campsites shall comply with the minimum requirements for
27 potable (drinking) water supply as required by Chapter 64E-6, Florida
28 Administrative Code and applicable Southern Standard Plumbing Code
29 provisions. Provisions for potable water are subject to approval by the Volusia
30 County Health Unit and Volusia County Environmental Management Division.
31
- 32 9. All food and beverage concession operations must receive a temporary Food
33 Service Permit from the HRS/Volusia County Health Unit, and a permit from the
34 Department of Business and Professional Regulation Division of Hotels and
35 Restaurants, prior to operating on the site. Also, all vendors need to have the
36 required County Occupational License. Vendors shall not offer for sale any item
37 that is prohibited by local, state, or federal law. Except for beer, the sale of any
38 alcoholic beverages shall be prohibited.
39
- 40 10. The applicant shall provide his own security for the campsite. The applicant shall
41 inform the Building and Zoning Division and Special Services of the Sheriff's
42 Office of the person(s) in charge of security with his/her telephone number(s) and
43 addresses at least 30 days prior to the events scheduled.
44
- 45 11. No special events or contests may take place at the campground without the
46 approval of the Zoning Enforcement Official.
47

1 12. Violation of any of these conditions may result in automatic revocation of this
2 special exception. The temporary campground could not be resumed without
3 another special exception.
4

5 Member **Sixma** **SECONDED** the motion. The motion **CARRIED** unanimously.
6

7 **STAFF ITEMS**

8
9 NONE

10 11 **COMMISSION COMMENTS**

12
13 NONE

14 **PRESS AND CITIZEN COMMENTS**

15
16 NONE

17 **ADJOURNMENT**

18
19 Having no further comments from the public, staff or Commissioners, Chairman
20 Severino thanked everyone and adjourned the meeting at 10:16 am.
21