

Public Comment

**Item 13 - CPA-08-2-13
Wilbur by the Sea Local Plan Amendment**

Tom Brooks - text amendment suggestions to the Wilbur-by-the-Sea Local Area Plan

From: Sue Burns <sueaburns@mac.com>
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Date: 6/25/2008 10:22 AM
Subject: text amendment suggestions to the Wilbur-by-the-Sea Local Area Plan
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Re: Text Amendment to the Wilbur-by-the-Sea Local Area Plan. "Nothing in this policy shall be construed to prevent residential single family conversions to public uses."

After a meeting of the Wilbur Improvement Association board of directors and in reviewing the proposed Text Amendment to the Wilbur-by-the-Sea Local Area Plan it was asked the County change the wording of the amendment to be more specific.

A few of the concerns voiced are as follows:

1. As worded above, there would be no limit to the additional properties that could be purchased and this would change the residential pattern of Wilbur-by-the-Sea.
2. With the broad definition of 'public use' that includes; food service, house of worship, laboratories, medical offices, plant facilities, solid waste transfer stations, treatment centers, wastewater treatment plants, (just to name a few) and with no limit in the number of properties purchased this could seriously change the residential pattern of Wilbur-by-the-Sea.
3. If any properties owned by the county are sold or rented to another entity then the property should revert back to 'single-family' and be taken out of the 'public use' designation.
4. The size of the parking lot could continue to grow overtaking additional single-family properties. For the size of Wilbur-by-the-Sea we have our fair share of public off beach parking as compared to neighboring municipalities.
5. The county has not developed any of its off beach parking areas in Wilbur-by-the-Sea to the level, standard or scenic values as it has in neighboring properties located in other municipalities. And with the county sprawling further some limits and standards are needed.
6. The proposed wording could weaken the overlay and be used to change the residential nature of Wilbur-by-the-Sea especially if annexed into a municipality.

We ask that the proposed text amendment to the Wilbur-by-the-Sea Local Area Plan include the following.

1. Be specific to the properties the county has already purchased for off beach parking, park and lifeguard substation.
2. Be specific to the usages of parking, park and lifeguard substation.
3. If these county properties are sold or leased in the future the land use would revert back to single-family. Thereby, protecting the density and single-family residential pattern of Wilbur-by-the-Sea as the Overlay was designed to achieve.

4. All improvements made by the county to these properties are completed in good faith, meeting scenic, setback and landscaping codes as the county would do and has done in other areas located in neighboring municipalities.

The following are several suggestions as to how the wording could achieve the above. The first presented by me and the second by Chris Gigicos.

Suggested wording Plan 1:

Wil 1.10.1.3 Applications to convert a residential single-family property to a non-residential use or increase density shall not be allowed. However, this policy shall not prevent the planned conversion of the following 4 specific properties.

1. **Property one located at 4200 S Atlantic Ave, Wilbur-by-the-Sea, FL parcel #6312-0400-3180, shall be used as a Beach Patrol substation to include a walled lot and structure meeting all existing perimeter landscape and setback codes.**
2. **Properties two and three located at 4211 & 4213 Oriole Lane, Wilbur-by-the-Sea, FL parcel #s 6312-0400-3630 and 6312-0400-3620 shall become part of the existing off beach parking lot and shall meet all existing perimeter landscape and setback codes.**
3. ***Property four located at parcel # 6312-0400-3130 Oriole Lane, Wilbur-by-the-Sea, FL (Southwest corner of Oriole and Toronita) shall become a small children's playground meeting all existing perimeter landscape and setback codes.**

In addition, if any of the four identified county owned properties are sold or leased the land use and zoning codes would revert back to single-family residential.

* Parcel ID number needs to be checked to ensure it relates to the county owned property located at the southwest corner of Oriole and Toronita.

Suggested wording Plan 2:

Another suggested verbiage for the code could be as follows with the additional wording **if the County transfers title or ownership of any of these four properties the land use would revert back to single family residential.**

Wil 1.10.1.3 Applications to convert a single residential-family to non-residential use or increase residential density shall not be allowed. This policy shall not prevent the planned conversion of three residences planned by the County to expand the existing parking lot bounded by Toronita Ave, Oriole St, Atlantic Ave and two residential properties. The expanded lot will contain a walled substation for Beach Patrol and Turtle Patrol use, a restroom facility and be upgraded to meet existing perimeter landscape and setback codes in order to maintain the scenic value prescribed in the Plan "Goal" and the residential scale prescribed in the Plan "Objective". Additionally, this policy shall not prevent the planned conversion of the undeveloped residential lot at the southwest corner of Toronita Ave and Oriole St to a children's park.

Your help in the above matter would be greatly appreciated.
Please do not hesitate to call with any questions.

Sue Burns,
President,
Wilbur Improvement Association