

**ORMOND BEACH
SITE PLAN REVIEW COMMITTEE (SPRC) MEETING
10:15 A.M., October 19, 2022**

The SPRC Meeting commenced at 10:15 a.m. on October 19, 2022.

I. Attendance

Applicants:

Shamus Schroeder, Newkirk Engineering
Ramzy Bakar, property owner (via zoom)
Davis (via zoom)
Jay Campbell (via zoom), Campbell Construction

Guests

John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 655 West Granada Boulevard, Culvers

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicants were in attendance and also participated by Zoom, **providing the following** information regarding the 655 West Granada Boulevard, Culvers:

- It was discussed that the site which will contain Culver's will go in the Granada Pointe development portion of the northern undeveloped outparcel, near to the Moose Lodge. Culvers will take up half of the site.
- The building will be 4,460 square feet with dual drive-throughs.
- The parking plan contains 58 parking spaces.
- It was discussed that it will be a fee-simple lot and it is on a master plan lot.
- The applicants will coordinate the connection for the storm drain with the adjacent lot.
- Following discussion on stacking, it was decided and determined that one of the speaker posts will be moved up at the drive-through area.
- It was discussed that the finished floor is at 8.5".

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Regarding the dumpster, auto-turn analysis is required.
- The parking calculation was explained - 3-26 of the Land Development Code (LDC): One parking space is required for three seats at a booth or table; one parking space is

required for two seats at the counter; one parking space is required for every two employees on the largest shift.

- It was discussed that the handicapped parking space is by a 5' wide sidewalk and it does not match the detail. A 6' wide sidewalk if required if there is a raised curb.
- Stacking concerns were expressed (Section 3-35 of the LDC). Inbound vehicles: 6 spaces per the service line are required and a minimum of 3 spaces behind the order window; 6 spaces before the order kiosk area; and 1 space per service lane on outbound side.
- In discussing elevations, the accessibility was discussed. Greater than 3', requires a landing. A ramp may need to be designed in a zig-zag manner as it is in the greenbelt buffer. No trees can be removed in that area.
- Regarding landscaping, it was discussed that the historic tree at the driveway edge is required to be saved. There is a 36' foot buffer on the south sides of the property along Granada Boulevard. 20 percent of the site is required to be dedicated to landscaping. There is also a 10 percent interior landscape requirement. The driveway and parking areas cannot be included in the landscape buffers. An elevated wood boardwalk-walkway design idea was suggested as a possible solution to connect to Granada Boulevard due to sloping topography. The walkway should be moved further to the west away from the historic tree. An updated tree survey is required.
- It was advised that the connection for the storm drain is on the other half of the lot. The easement must be figured out from the lot to the connection where the crossing pipe is.
- The as-builts concerns with the finished floor were discussed. Identify that the crown of the road elevation for the finished floor be less than 18" above the crown (centerline) of the road or must submit a letter as to why it could not be.
- The utilities engineer will forward GIS maps to the applicants.
- The conduit location and specifications are required to be submitted.
- The building architecture styles were discussed. It was advised to specify how the building will meet the Neo-eclectic style on the plans.
- It was advised that the application should be submitted as well as a sketch and legal of the parent parcel. The two-week review/3-week process was explained.
- It was discussed that a lot split is required and that it is a staff approval process.
- Regarding signage, a monument sign (64 square feet) is allowed. Signage is also permitted on the building.
- The construction fencing requirement was explained; 6' high chain-link fence with fabric and can include advertising on the construction fencing.
- A formal site plan with the elevations including the setbacks is required.
- Regarding lighting, a photometric lighting plan is required. The parking lot lighting requirement should be a maximum of 20' to the top of the fixture.
- Staff stated that SPRC meets every Wednesday with the availability to meet again to discuss the project further for additional feedback.

III. Adjournment

The meeting adjourned 10:40 a.m.