

**ORMOND BEACH
SITE PLAN REVIEW COMMITTEE (SPRC) MEETING**

9:00 A.M., November 30, 2022

The SPRC Meeting commenced at 9:00 a.m. on November 30, 2022.

I. Attendance

Applicants:

Kyle Selby, Selby Realty Inc.
Dwight Selby, Selby Realty Inc.

Staff:

Steven Spraker, Planning Director
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer

II. Meeting with Applicants – Scheduled Items for Review

A. Selby Meeting – 55 N. Washington Street, Private School

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

The applicants were in attendance **providing the following** information regarding the private school at 55 N. Washington Street:

- The property is zoned R-6. It was discussed that it abuts the B-4 zoning district.
- Discussions occurred regarding several options including (1) subdividing the property (2) school additions, and (3) a residential multi-family use.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. David Allen, Planning Civil Engineer; Mr. Mike Stephenson, Utilities Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was discussed that the land use is Public/Institutional which is unique and allows institutional schools, churches, libraries, City Halls, and does not have any residential density. The zoning district does not allow commercial uses.
- An analysis of what the existing site needs was suggested as the characteristics for the site are required to be in compliance, such as with the setbacks, landscaping and natural preservation. The site is to be maintained so that it stays conforming.
- It was advised that the land use would require an amendment to the land use map.
- It was suggested to look through the district records and the site survey to see if the site has ever been permitted for stormwater.
- Regarding the desired lot split process, it was encouraged to comply with the current code so that it is not nonconforming as well as correct the land use.
- It was advised that the school is able to expand as well. Schools are a conditional use in the R-6 zoning district. Standard landscape buffer requirements apply. It was also

explained that no principal building shall be located within 100' near an accessory structure or 30' of any residential use. An examples of a principal use is a classroom and an accessory use would be a shed.

- Regarding building matters, it was confirmed that with the proposed square footage addition, that fire sprinklers would not be required.
- Regarding landscaping, it was advised a betterment plan would be needed for the perimeter buffers.
- Regarding utilities, it was explained that the sewer flow calculations are required.
- It was advised that transient lodging is not a permitted use in the zoning district but that a residential dwelling multi-family use could be with a land use amendment.
- The special exception redevelopment plan in the downtown as well as the Planned Development processes were explained.

III. Adjournment

The meeting adjourned 9:30 a.m.

The SPRC Meeting commenced at 9:33 a.m. on November 30, 2022.

IV. Attendance

Applicants:

Paul Holub, Holub Development
Harry Newkirk, Newkirk Engineering

Staff:

Steven Spraker, Planning Director
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer

V. Meeting with Applicants – Scheduled Items for Review

B. Culver’s Restaurant

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

The applicants were in attendance, **providing the following** information regarding Culver’s Restaurant:

- There was discussion about adding the water sampling station and manhole.
- It was advised that the maps will be updated with the floodplain.
- The south side of the property was cleaned out, filled and regraded. The north side was not as what was not filled is buffered.
- The lot split information was submitted.
- Culver’s will be installing the landscaping.
- Discussion occurred regarding the connection to the right-of-way and it was explained that the sidewalk will be brought up the middle and then will be brought into the site and connected with the other site to be able to get to both sites from the sidewalk. It will be interconnected on the west end with plans to coordinate it with the other site. It was stated that it will have less impact to the buffer.
- The landscaping and irrigation were discussed with plans to work it around the storm drain. This will be specified on the plans.

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

- Regarding utilities, the drainage pipe and sanitary sewer service going over the drainage pipe concern was addressed and suggestion was made to switch it to C900. A 10’ utility easement is required (point of service).
- It was directed to be sure that the project is ADA compliant.

VI. Adjournment

The meeting adjourned 9:57 a.m.