

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

9:00 A.M., March 01, 2023

The SPRC Meeting commenced at 9:00 a.m. on March 01, 2023.

I. Attendance

Applicants:

Dwight Selby, Property Owner
Kelsi Horton, Upham Inc.

Staff:

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. 144 S. Ridgewood Avenue Lot Split

Ms. Cushing started the conversation with the introduction of City staff and applicants.

The applicants were in attendance, **providing the following** information regarding 144 S. Ridgewood Avenue Lot Split:

- It was discussed that the property recently closed and the property owner has the sketch and legal of the two proposed lots and is now interested in the utility connection plan.
- The end goal is to design houses for both lots with Accessory Dwelling Units (ADUs) and to sell them.
- As previously discussed in the prior SPRC meeting on the topic, there is 155' of frontage on the east side of the property, 148' of depth on the north side, 275' of depth on the south side. The plan is to do a lot split and make another lot out of the northern portion of the lot with 75' of frontage and 80' of frontage on the southern portion.
- The homeowner expressed interest in keeping the #144 for the southern lot and suggested numbering the northern lot #136.
- It was noted that the property slopes on the west end of the topography and has a drain.

Members of the SPRC, 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 on 144 S. Ridgewood Avenue:

- It was advised that all of the dimensions meet the minimum frontage and square footage requirements.
- Regarding utilities, it was discussed that there is one water meter present, and two gravity mains. There is a 10" CIP waterline on the west side of Riverside Drive. Another stub out is required for another water meter. It was directed to show the existing laterals/cleanouts on the lot split survey.

- Regarding landscaping, it was discussed that a tree survey is required and that Ms. Culliver will walk the site. It was suggested for the surveyor to note any diseased trees on the survey.
- The impervious surface should be researched for credits to assist in the matter of having to have a stormwater management plan for whatever impervious surface is added. This will be reviewed through the building permit process with the Engineering Department.
- It was advised that the ADUs are required to be the same style as the principal structure on each of the lots and must be serviced by the same utility meter. ADUs are permitted to have a kitchen if it detached; however, an attached ADU would not be permitted to have a second kitchen. Additional criteria for ADUs was relayed, including if one of the residences is to be rented, the property owner shall reside in either the ADU or principal home. ADUs are required to meet principal structure setbacks and other dimensional standards which Ms. Cushing would provide to the applicant.
- The process for the proposed plan following the lot split begins with the building permit process, and then the engineering process. The Planning Department views the lot split information and assists in that process.
- It was advised that SPRC is held every Wednesday for additional questions or any feedback.

III. Adjournment

The meeting adjourned 9:20 a.m.

The SPRC Meeting commenced at 9:38 a.m. on March 01, 2023.

IV. Attendance

Applicants:

Chris Lopez, Angels/Brandywine Liquor Store (via zoom)

Staff:

Sarah Cushing, Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Chris Walter, Plans Examiner

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 160 S. Nova Road, Drive-thru

Ms. Cushing started the conversation with the introduction of City staff and applicants.

The applicant participated by Zoom, **providing the following** information regarding 160 S. Nova Road, Drive-thru:

- The business is located in the B-8 zoning district.
- The business, a unit located in a commercial plaza, was previously a drive-thru dry cleaning company that was established in 1989.
- The applicant expressed interested in the potential usage and leasing the unit to operate an Angels/Brandywine drive-thru liquor store retail business similar to the layout and indoor décor style as a Publix Liquor Store. The applicant operates two other Angels/Brandywine stores in the state.

Members of the SPRC, Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Chris Walter, Plans Examiner; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Following discussion, it was discussed and determined that the B-8 zoning district does not allow a liquor store. The B-4 and B-5 zoning districts were explained as areas that allow liquor stores as a conditional use. The maps and City of Ormond Beach webpage address for zoning information, will be shared with the applicants following the meeting for assistance.
- The ability for the property owner to rezoning was explained which includes public hearings in front of the Planning Board and City Commission, although advised that staff would not encourage or recommend.

VI. Adjournment

The meeting adjourned 9:50 a.m.