

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

9:00 A.M., March 22, 2023

The SPRC Meeting commenced at 9:00 a.m. on March 22, 2023.

I. Attendance

Applicants:

Rajesh Durbal

Staff:

Steven Spraker, Planning Director

Sarah Cushing, Planner

David Allen, Planning Civil Engineer

Howard Bailey, Fire Chief

Tom Griffith, Chief Building Official (via zoom)

Chris Walter, Plans Examiner

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 125 S. Orchard Street and 119 S. Orchard Street Property Expansion

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

The applicant was in attendance, **providing the following** information regarding 125 S. Orchard Street and 119 S. Orchard Street property expansion:

- The properties consist of 3.2 acres combined (but separate) and are located in the R-5 zoning district.
- It was discussed that the applicant is working with Ms. Kim Buck, Alann Engineering Group, on the proposed expansion, adding one additional building with 6 to 7 units.
- It was advised that the properties are two separate parcels and addresses but considered all one property. The property at 125 has 3 apartment buildings with 10 units in each, and the property at 119 has a single-family home, accessory cottage-style apartment, and detached garage.

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

- Following discussion, it was determined that the density requirements for a multi-family structure is 12 units per acre.
- Regarding building matters, it was advised that new apartment buildings are required to have a fire line, sprinklers, and a fire hydrant connection. It was advised that single-

family residences and duplexes do not have to be sprinkled. Duplexes have different density requirements in the R-5 zoning district.

- Regarding utilities, it was discussed that there is an existing 6” water main on the west side of Orchard Street. It was advised that a fire hydrant is required within 300’ of the furthest point of any proposed building. The potable line would need to be extended for any sprinklers. There is a 12” gravity line on the south side of the property and an 8” gravity line in the middle of Orchard Street. The existing lateral size should be verified by the applicant. A new 6” lateral to serve the proposed commercial use may be necessary.
- Regarding landscaping, it was advised that there is a 5’ landscape buffer requirement between the building and the sidewalk. At the end of the parking run, landscape islands are required. A betterment plan with Ms. Cara Culliver is required to check for deficiencies.
- The parking requirements were discussed at 1.5 spaces per the six units, 9 spaces required.
- Concerns were expressed regarding the encroachment of the proposed driveway into the smaller parcel (#119) and the turnaround space size for the fire engine truck. A 35’ radius is required.
- With over 1,000 additional square footage of impervious surface, stormwater management is required. The applicant could explore the option of expanding the existing stormwater pond.
- It was advised that a wetlands report is required due to the properties being adjacent to the wetlands. Geo-technical work will also be required to be done for the design of the pond.
- The minimum finished floor elevation requirement was discussed to be 18” above the centerline of the road.
- It was advised that the applicant can do a lot line adjustment if that is the desire.
- A neighborhood meeting is required as part of the SPRC approval process, which takes up to two weeks. If a variance application is necessary, public hearings before the Planning Board and City Commission are required.
- SPRC meets every Wednesday for additional comments or feedback.

III. Adjournment

The meeting adjourned 9:20 a.m.

The SPRC Meeting commenced at 9:30 a.m. on March 22, 2023.

IV. Attendance

Applicants:

Ashleigh Malen, Heartland Veterinary Practice (via zoom)
Mike Robbin, Realtor (via zoom)
David Labocki (via zoom)
Mark, Architect (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
David Allen, Planning Civil Engineer
Howard Bailey, Fire Chief
Tom Griffith, Chief Building Official (via zoom)
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 226 Vining Court, Heartland Veterinary Office and Parking Expansion

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

The applicants participated via Zoom, **providing the following** information regarding 226 Vining Court, Veterinary Office and Parking Expansion:

- It was discussed that the existing veterinary office is interested in expanding 1,200 square feet in the back of the property as well as add parking in the back of the property in the fenced area.
- It was further explained that the office is interested in creating a curb cut in the back fenced area and add staff parking in the rear and patient parking in the front off of Vining Court. Desire was expressed to incorporate pervious paving surface parking.

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

- Following discussion, it was determined that the business is in the Downtown Overlay District. The land use is considered General Commercial with a zoning of B-4. The property is surrounded by the R-3 zoning district.
- Regarding utilities, it was discussed that an estimate of the water usage is required. A fire hydrant is required within 300' of any proposed structure and is to be shown on the plan.
- Regarding landscaping, there is a residential interface landscape requirement based on the property impervious surface ratio. It was advised that there is a 20' landscape

buffer in the back of the property, a 10' buffer requirement along Florence Street, and a 10' buffer requirement along Vining Court. Terminal landscape islands are required at the end of the parking runs. 20 percent of the total gross area is to be dedicated to landscaping.

- The parking calculation requires 12 parking spaces on a paved surface as part of the 1 to 200 parking requirement, including the 25 percent parking reduction.
- It was advised that the process may require a Special Exception redevelopment plan, which entails a neighborhood meeting, and Planning Board and City Commission review. A wall is required along the south and west sides with plantings.
- It was discussed and suggested for the applicants to talk to the neighbor at 65 Lucky Drive to discuss the proposed plans.
- It is encouraged for the applicants to contact the Ormond MainStreet Organization and present the plan to them for assistance with a building improvement grant. The grant pays up to 50 percent for building improvements (1:1 match, matching up to 50 percent).
- Regarding the proposed parking areas, it was advised that there may be opportunity for turf block or pavers, depending on the base. Section 3-27 in the Land Development Code (LDC) explains that there is an opportunity for reduced impervious surface with 90 percent the maximum impervious surface coverage. Mr. Allen will research and advise.
- Staff will share the special exception application and redevelopment grant information.
- SPRC meets every Wednesday for additional comments or feedback.

VI. Adjournment

The meeting adjourned 9:55 a.m.