

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

9:00 A.M., June 23, 2021

The SPRC Meeting commenced at 9:00 a.m. on June 23, 2021.

I. Attendance

Applicants:

Parker Mynchenberg, Parker Mynchenberg & Associates
Turgut Dervish, Traffic Planning & Design, Inc. (via zoom)
Roger Vanauker, Forestar Development (via zoom)

Staff:

Steven Spraker, Planning Director
Tim Heyrend, Utilities Manager
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Cara Culliver, Landscape Architect
Lynn Carter, Utilities Engineer
David Allen, Planning Civil Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Plantation Oaks, Major Amendment

Mr. Steven Spraker, Planning Director, started the conversation and introductions of the City staff and applicants.

The applicants were present to discuss the Plantation Oaks major amendment:

- A zoning amendment modification will be submitted for the layout.
- Discussion occurred regarding a major amendment to the development order. Amendments discussed included:
 - Addition of 317 residential lots (primarily within the 214 acre former golf course and 23 acre former school site).
 - Phase 1 age restriction was lifted with the conversion to the city zoning designation..
 - Phase 2 will have 427 manufactured homes with two-car garages on leased lots and will remain age-restricted and is fully permitted.
 - Lifting the age restriction for phase 3 and adding 317 lots where the golf course and school site were previously planned for.
 - Deletion of the age restriction for phase 3 and proposed phase 4.
 - “Stick-built fee simple lots” and no manufactured homes on Phases 3 and 4. The minimum size house will be 50’ by 110’, up to 55’ and 65’ by 125’, and 110’ to 125’ lot depth.
 - Phase 4 is proposed to have public streets (remainder of development is private streets).

- Discussion of the ±36 acres under acquisition by Volusia County as Volusia County park. It is expected that the closing date would be in September or October possibly.
- A discussion regarding the outparcels in the project area occurred:
 1. Mr. Mynchenberg advised that he was interested in purchasing them but the owners are not willing to sell.
 2. Additional discussion is needed with city staff to determine how to plan for the outparcels.
- Mr. Dervish will handle the traffic analysis on the changes.
- It was discussed that fountains will be in the two large, visible lakes.
- The prior plans regarding the fire station site has been updated and deeded to Volusia County and now is not going to be a fire station.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. Tim Heyrend, Utilities Manager; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Ms. Cara Culliver, Landscape Architect; and Mr. David Allen, Planning Civil Engineer **provided the following** information:

- Staff verified their understanding of the zoning request:
 1. Add 317 lots to development order (former golf course and school site acreage).
 2. Delete age restriction for Phase 3 and no age restriction for proposed Phase 4.
 3. Require “stick-built fee simple lots” and no manufactured homes on Phases 3 and 4.
 4. Phase 4 proposed to be public streets (remainder of development is private streets).
 5. Re-assign or separate the 36 acres east of FPL easement to Old Dixie Highway as Volusia County park.
- A discussion regarding traffic occurred:
 1. Provide methodology to city staff and Volusia County Traffic Engineering.
 2. City staff to have an independent traffic consultant review the traffic analysis. There will be a \$3,000 traffic review deposit required.
 3. Analysis of existing Development of Regional Impact entitlements.
 4. Distribution and impact of proposed additional lots.
 5. Provide a discussion of why Plantation Oaks Boulevard was required in the DRI.
 6. Address question/statement that Plantation Oaks Boulevard should be closed at Old Dixie Highway to not allow access onto Old Dixie Highway.
- A discussion of density occurred:
 1. National Gardens Development of Regional Impact: Volusia County Resolution 2001-229 – residential density cap of 2,115 units. No amendment needed.
 2. Comprehensive Plan: Ordinance 2019-43 – residential density cap of 1,947 residential units.
 3. Proposed density:
 - A. $1,577/1,048.7 = 1.50$ gross units per acre.
 - B. $1,894/1,048.7 = 1.80$ gross units per acre.
 4. Areas of change

A. Golf course = 214 acres. Clarify golf course acreage. Volusia County Resolution states that the golf course was designed to be 150 acres.

B. School = 23.11 acres

- It was stated that phase 4 was designed to provide workforce/attainable housing with a lower expected cost than the other phases. This is part of the reason for the request of public streets for this phase.
- Staff requested the specifics regarding the land use in acreage within the Plantation Oaks development including:
Total site acreage.
 1. Area for tree/natural preservation.
 2. Wetlands
 3. Wetland impacts
 4. Subdivision park area
 5. Commercial area
 6. Lot area
 7. Streets
 8. Stormwater areas.
- It was discussed to consider providing an exhibit of the National Gardens Development of Regional Impact to show:
 - Land areas dedication as part of the DRI.
 - Ormond Lakes area.
 - Plantation Oaks area.
 - Plantation Oaks Boulevard roadway.
- It was expressed that the following should be provided with the school letter of adequate capacity:
 - Summary of past actions. Transfer of school site.
 - Payment of impact fees.
 - School letter – adequate capacity for lifting of age restriction.
 - School letter – adequate capacity for additional 317 lots.
- **Landscaping:**
 - The greenbelt buffer width on Interstate 95 needs to be clarified. (It was stated along Interstate 95 it is 50' per the Volusia County development order). It was stated that Code requires 60'.
 - Staff recommended that the greenbelt buffer along phase 4 should be 60'.
- **Engineering, Stormwater & Utility requirements:**
 - The need was expressed for a secondary means of emergency service access and to see how traffic will flow if there is a problem at the U.S. Highway 1 intersection.
 - Discussion occurred over the LDC requirement for fountains for stormwater ponds. The applicant indicated that they would provide an exhibit for the SPRC review of planned fountains.
 - Discussion occurred on the 427 lot maximum placed with the annexation on the number of lots allowed until a utility analysis and an evaluation of the

improvements are required to determine if future improvements will be needed.

- Mr. Heyrend will forward the waterline and force main plans of the North U.S. Highway 1 improvements over to Mr. Mynchenberg.
- The interest in seeing modeling of the water and force main was expressed.
- The architectural standards are required as part of the amendment.
- The total acreage of the previous planned golf course is required. (150 acres or 214 acres)
- The major amendment would require a neighborhood meeting, Planning Board review and City Commission action.
- The applicant is required to perform the project site posting.

III. Adjournment

The meeting adjourned 9:45 a.m.

The SPRC Meeting commenced at 9:47 a.m. on June 23, 2021.

I. Attendance

Applicants:

Trey Paytas, Paytas Homes
Thomas Valley, Paytas Homes
Randy Hudak, Zev Cohen
Jim Paytas, Paytas Homes Developers

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Cara Culliver, Landscape Architect
Lynn Carter, Utilities Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

B. Tattersall at Tymber Creek Residential Community

Mr. Steven Spraker, Planning Director, started the conversation and introductions of the City staff and applicants.

The applicants were present to discuss the Tattersall at Tymber Creek Residential Community:

- The lots are planned to be 80' by 120' with the building coverage at 50 percent and the impervious coverage at 70 percent.
- At this time the project is not at a permit ready stage. The application and formal requests were sent to DEP for wetlands review.
- It was stated that biologists flagged lines, surveyors sent information to DEP. The Department of Environmental Protection will no longer provide a verification of wetland lines.
- There was a discussion of the project wetlands.
- The proposed 36' by 16' tall entry tower height is 16' and is planned to have an icon and small roof on it.
- The proposed outdoor recreation amenity area would provide parking off of Tymber Creek Road to a walking trail and a compensating storage pond with an on-site borrow pit, and plans to incorporate an amenity area with a dock.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Cara Culliver, Landscape Architect; Ms. Lynn Carter, Utilities Engineer; and Mr. David Allen, Planning Civil Engineer **provided the following** information:

- Information was expressed that all past zoning has expired, therefore a site plan and letter of explanation is required in creating the new zoning process. The letter must explain how the standards are being met for the establishment of the development

order. Also included should be a summary of the project, including development standards and setbacks explaining how the development complies with the requirements for the Planning Board and City Commission.

- It was discussed that the reduction of the wetlands allows additional lots. Staff is seeking an independent verification of the wetland boundaries shown on the site plan.
- A discussion of the open space calculation occurred.
- The description of the outdoor recreation space between lots 16 and 17 is required, or the proposed outdoor recreation amenity area.
- The entrance tower can be approved through staff if up to 8' tall only. If there is a desire for a taller height, the request would need to be included and asked for in the Planned Development process request. It was encouraged to provide a similar sign exhibit from an existing neighborhood designed by the applicants.
- The side corner setbacks must be 20' on the side abutting the street.
- **Engineering, Stormwater & Utility requirements:**
 - The LDC requires that stormwater information is to be included to explain how it functions through the site and how it will address the common flooding concerns and standing water on Airport Road.
 - A traffic study is required for both normal traffic as well as school traffic when school is in session in August. The county will also require it.
- A neighborhood meeting is required in September.

III. Adjournment

The meeting adjourned 10:22 a.m.

The SPRC Meeting commenced at 10:25 a.m. on June 23, 2021.

IV. Attendance

Applicants:

Paul Holub, Holub Development Company
Ted Lightman, Charles Wayne Properties
Charles Lichtigman, Charles Wayne Properties
Cody Bogart, Newkirk Engineering

Staff:

Steven Spraker, Planning Director
Tim Heyrend, Utilities Manager
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Cara Culliver, Landscape Architect
Lynn Carter, Utilities Engineer
David Allen, Planning Civil Engineer
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

C. 215 Williamson Blvd.

Mr. Steven Spraker, Planning Director, started the conversation and introductions of the City staff and applicants.

The applicants were present to discuss 215 Williamson Blvd.:

- It was stated that the 12-acre site in the B-8 zoning district under contract, is the prior Regal Movie Theatre site.
- There are plans to reroute and relocate the ponds at the front and back of the site. It has been discussed with St. Johns Water Management.
- Discussion occurred regarding stubbing the water and sewer out and bringing the stormwater in which will bring offsite stormwater to the outparcel and relocated pond.
- The floor area ratio is 0.7 for the Tourist Commercial land use.
- Ideas discussed for the site were a free standing medical use, quick service emergency room (with no restrictions on a 24-hour operation), emergency service center, call center office, indoor collective car storage, warehouse/mini -rental, boat/RV storage, mortuary, or a gym.
- There are currently 620 parking spaces.
- It was proposed for the entrance to remain the same, with the inclusion of screening, decorative fencing, and a canopy if outdoor storage is on the site.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Cara Culliver, Landscape Architect; Mr. Tim Heyrend, Utilities Manager; Ms. Lynn Carter, Utilities Engineer; and Mr. David Allen, Planning Civil Engineer **provided the following** information:

- The warehouse/mini-rental use is not allowable in the B-8 zoning district but can be explored through a Planned Development request.

- It was discussed that boat and RV storage is not allowed in the current zoning district and is more for industrial areas. Staff expressed concerns with the boat and RV use.
- The signage was discussed and can undergo a face change but the cabinet cannot be altered in the greenbelt corridor.
- There is no ability to transfer of impact fees.
- **Engineering, Stormwater & Utility requirements:**
 - The water and sewer has adequate trunk lines.
 - The site has a 6” or 8” water main that runs along the northern half, dips down and can be stubbed off. There is a 16” watermain on the front side of the parcel.
 - The waterline on the front side of the parcel on Williamson Blvd. is a 16” line.
 - The front parcel in the turn lane is for a fire hydrant where the lateral taps into the fire hydrant.
 - Depending on the proposed use there would be a 30’ vehicle aisle requirement and a 40’ parking space requirement.
 - Volusia County traffic handles any turn lanes added on Williamson Blvd.
- Direction was given to communicate with Mr. Brian Rademacher, Economic Development Director, and to submit the site and concept plans in a Planned Business Development (PBD).
- SPRC staff stated that they are available each Wednesday meeting for any project discussion.

VI. Adjournment

The meeting adjourned 11:14 a.m.