

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

9:00 A.M., October 13, 2021

The SPRC Meeting commenced at 9:00 a.m. on October 13, 2021.

I. Attendance

Applicants:

Kim Friedman, Jaffe Corporation
Sam Jaffe, Jaffe Corporation
Harry Newkirk, Newkirk Engineering

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. Harvard Square

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

The applicants were in attendance to discuss information regarding Harvard square.

- The phase 1 redevelopment projected plan was discussed.
- It was discussed that the site is a partially developed site already with four restaurants and four driveway connections to Atlantic and side streets.
- It is currently not convenient as is to drive from one driveway to the next and will now provide for more interconnectivity.
- Interest expressed for redevelopment for a new grocery store. The dumpster is planned in the well of the truck wall. The other stores dumpsters will be far from the residential area.
- The site is currently pad-ready.
- Parking modification plan explained.
- The landscaping will be brought up to code.
- There is stormwater retention in the back.
- It will have a stormwater permit to provide stormwater retention.
- The rear section of the site will be new pavement.
- The four restaurants have utilities and the utilities will be stubbed out for the new grocery store (water, fireline and sewer).

- The tenants will have lease agreements that specify that they are responsible for their own electricity and landscaping.
- Interest expressed in re-parceling the block and breaking up individual properties for stormwater maintenance.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. Tom Griffith, Chief Building Official; Ms. Cara Culliver, Landscape Architect; Mr. Tim Heyrend, Utilities Manager; and Mr. David Allen, Planning Civil Engineer, **provided the following** information:

- It was discussed that the site is a non-conforming site and does not meet the Land Development Code (LDC) standards, including the landscaping requirements. If unable to meet the landscaping or stormwater regulations requirements, there is an option available to go through a public hearing for flexibility.
- There are buffer requirements including a 6' high buffer wall abutting the residentially zoned properties.
- A neighborhood meeting is required.
- There is a 20' front landscape buffer requirement and at the current time there is only a 12' landscape buffer in place.
- If the impervious surface ratios is greater than .66, the landscape buffer is 30'. If it is greater than .66, the landscape buffer would be 40'.
- The existing impervious surface and what is being taken out and added in is required to be shared with Mr. Allen. Seeking improvements to the drainage and nutrient loading.
- The parking calculation is required. It was stated that there is a 20 percent reduction for being on multi-modal corridor.
- The turning radius for trucks analysis is required.
- The landscape and setback area is required to be improved. A betterment plan is required along the frontage. It was suggested to refresh the landscaping up to code with the opportunity to remove the 20' landscape buffer and keep the current buffer, ensuring it is planted to the current code.
- Regarding utilities, there is an 8" waterline in the front and an 8" gravity. A master meter exists on the site.
- Lighting should be shielded from the residential area with glare guards, and the maximum height is 20'.
- Discussion occurred regarding regulations for stormwater. The City can grant flexibility through a public hearing only.
- It was expressed that SPRC meets on Wednesdays for additional inquiries and comments.

III. Adjournment

The meeting adjourned 9:31 a.m.

The SPRC Meeting commenced at 9:35 a.m. on October 13, 2021.

IV. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Wayne Hilmer, Café Holdings
Eric Joseph, Café Holdings
Lynette Swinski, Café Holdings
Daniel Harper, Café Holdings

Staff:

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

V. Meeting with Applicants – Scheduled Items for Review

B. 1845 N. U.S. Highway 1

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

The applicants were in attendance to discuss information regarding 1845 N. U.S. Highway 1.

- Two items were discussed: (1) 206 acre site in the County (ISBA); and (2) conditional use in the B-7 and B-8 zoning districts.
- Interest expressed in putting commercial property on the front of the site on U.S. Highway 1.
- The projected plan is for a two to three-story multi-family rental community and a low-intensity commercial site with industrial surrounding.

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

- It was determined that the current land zoning is B-8 (General Commercial), B-7 (Highway Tourist Commercial) and planned development with a development order through the county that the city took over, which allowed telecommunication towers. Both the land use and zoning allow multi-family, retail and commercial services.
- If all conditions are met, the process is approval by staff - the Site Plan Review Committee (SPRC).
- Maximum residential density allowed on the property. Low-intensity commercial = 10 units per acre (the wetlands to be taken out of the density calculation). 10 units per acre under the B-8 zoning district and the B-7 zoning district. In order to get a higher density the land use would have to be changed. .
- Building height of 35' to 40' is higher than the B-8 zoning district would allow and would be required to go to City Commission as part of a zoning map amendment.

- The height limit is 30' and no longer than 180' in length are dimensional standards which the SPRC has the authority to approve.
- It was discussed that if going to use other than what it is being proposed then it would be required to go through a Planned Development and through a public hearing.
- A wetlands report is required.
- Regarding utilities, there is a 12" water main and a 6" force main. It was requested for model results to be forwarded to the city. The process would take units and sewage production in a computer model to determine the velocity. It was suggested to get in touch with Mead and Hunt as they have the model. This will also determine what other improvements will be required.
- Annexation is required for a final site plan approval.
- The site plan, sketch and legal 'metes and bounds' description, and an annexation application are required. The annexation is approximately a two month process and would be heard by the City Commission.
- Must be able to demonstrate that the project has utility, traffic, and school concurrency for site plan approval.
- It was expressed that SPRC meets on Wednesdays for additional inquiries and comments.

VI. Adjournment

The meeting adjourned 10:15 a.m.

The SPRC Meeting commenced at 10:15 a.m. on October 13, 2021.

VII. Attendance

Applicants:

Kim Buck, P.E., Alann Engineering Group
Jim Kern, The Kern Company (via Zoom)
Bryan Henry, D2 Paving (via Zoom)
Melissa Henry, The Kern Company

Staff:

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

VIII. Meeting with Applicants – Scheduled Items for Review

C. Kern Warehouse, 871 Hull Road, Pre-application Meeting

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

The applicants were in attendance and on the call through Zoom to discuss information regarding the Kern Warehouse, 871 Hull Road, Pre-application Meeting.

- The projected plan is for an upscale large warehouse similar to US1 Business Park, for mancaves for toy storage that can include a private unisex restroom. Suggested use is for maintenance/project work on cars, RVs and boats.
- The units would be in two sizes; 20' wide and 25' wide by 50' deep, and include a 15' wide loft in the back for storage.
- The project will include a pedestrian door in the back and pedestrian roll up door in the front, as well as a sidewalk flush with the roll up door.
- Plans to extend culvert and enlarge for improvements.
- A copy of the title work will be provided.

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

- Due to code and the property abutting medium-density residential in the back (Bear Creek), there is a 40' landscape buffer as well as a screening requirement of a 6' masonry or post and panel wall.
- It was advised that the impervious surface ratio of .65 or less would allow for a 40' landscape buffer.
- The wall can only be waived through a neighborhood meeting and public hearing process.

- Regarding landscaping, the building setback requirements are as follows: front 15', rear 40', and the sides are 10'. The landscape buffers are as follows: 10' on Hull Road, and 6' on the sides.
- The requirement for planting between the building and sidewalk and the material can be transferred to the front and sides.
- It was advised that the front of the building fronting Hull Road should be architecturally treated and non-metal.
- Because zoned industrial, the project is exempt from a neighborhood meeting requirement.
- Regarding utilities, there is a 4" force main. The sewer can be extended. The lift station and sewer will be researched further to determine if it is a public or private lift station.
- A gated entrance was discussed. SPRC staff stated that the design would need to ensure that there will not be any stacking at the gate.
- It was advised that a turning analysis is required and that there must be a turn around area for units B8 and B9. The vehicles have to be able to back out, turn around and get out or specify that those units or at least B9 cannot have RVs. Direction to analyze unit A1 and ensure that vehicles can get in and out if the site is gate.
- It was expressed that SPRC meets on Wednesdays for additional inquiries and comments.

IX. Adjournment

The meeting adjourned 10:43 a.m.

The SPRC Meeting commenced at 10:45 a.m. on October 13, 2021.

X. Attendance

Applicants:

Dwight Durant, Zev Cohen and Associates
Michelle Widick, Zev Cohen and Associates

Staff:

Steven Spraker, Planning Director
Brian Rademacher, Economic Development
Robin Gawel, Senior Planner
Tim Heyrend, Utilities Manager
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

XI. Meeting with Applicants – Scheduled Items for Review

D. 1046 N. U.S. Highway 1

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

The applicants were in attendance to discuss information regarding 1046 N. U.S. Highway 1.

- The current zoning and land use is light-industrial zoning district.
- The site is on two major roadways, U.S. Highway 1 and Airport Road.
- Interest in annexing into the City of Ormond Beach.
- Currently there is a single-family house on the site that the applicant is interested in removing.
- The applicant will put together a phasing plan.
- No stormwater exists and the site is on septic with two wells.
- The motorcycle sales and repair company plans to work with motorcycle part vendors.

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

- The projected plan is consistent with the US1 corridor.
- The Interlocal Service Boundary Agreement (ISBA) area was explained and how the City of Ormond Beach has land use and zoning over the property. Most properties annex into the City, when there is a connection to utilities.
- It was advised motorcycle sales, repairs and services are allowed in the B-5. Land use and zoning amendments would be required for the desired use.
- Discussion occurred regarding architectural standards and attributes required for new structures.

- Impact fee credits will be credited for removing the single-family house on the site for stormwater and local traffic. There is no connection to water or sewer and no impact fees would be available.
- A discussion occurred on access to the property.
- The landscape buffer requirements are as follows: 36' on U.S. Highway 1, 20' on Airport Road, 6' on the rear of the site, and 20' on the side next to the storage units.
- It was discussed that code does not allow outdoor activities, therefore it would have to go through a public hearing, either as part of the Planned Development or as a Special Exception. Authorization is typically for a three-year period.
- The site plan is required to show outdoor activities, vendor spots and parking.
- Regarding utilities, it was advised that new construction ties into utilities. A private lift station is required to tie into the force main.
- A letter is required for the Planning Board that explains the vision for the property.
- Discussion occurred regarding landscaping and to be mindful of the historic and specimen trees.
- It was expressed that SPRC meets on Wednesdays for additional inquiries and comments.

XII. Adjournment

The meeting adjourned 11:11 a.m.

The SPRC Meeting commenced at 11:17a.m. on October 13, 2021.

XIII. Attendance

Applicants:

Kelsi Horton, Upham Inc.

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Tim Heyrend, Utilities Manager

Marcella Miller, Office Manager

XIV. Meeting with Applicants – Scheduled Items for Review

E. Parking Lot Behind 722 S. Atlantic Avenue

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

The applicant's representative was in attendance to discuss information regarding the parking lot behind 722 S. Atlantic Avenue.

- The site is in the Low-Density Residential and B-7 zoning districts.
- It was discussed that the site at 722 South Atlantic Avenue is currently a real estate office and was grandfathered in. The parking lot is owned as a separate lot of record.
- The project consists of two separate parcels consisting of 20,000 square feet owned by the same landowner.
- The existing use of an office building would be maintained. The project would seek mini-storage units within the back property that is an existing parking lot.
- No water or sewer connection proposed and the project would be a low traffic use.
- A swale is proposed along the back to manage runoff.
- The site currently has 27 parking spaces.

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

- The site is non-conforming in the B-7 zoning district.
- The land use for the parking lot area would have to be amended to tourist-commercial.
- The mini-storage units would require a Planned Development (use not allowed in the B-7 zoning district) after the land use amendment.
- If choosing to change the parking lot to single-family, a zoning amendment is another option. It was discussed that if choosing to do a single-family project, minimum lot sizes are 75' by 100'.
- Wall and buffer requirements exist.
- A metal warehouse would not meet the architectural standards.

- The office parking calculation requires 21 parking spaces.
- The site does not currently meet the landscape buffer requirements. The landscape buffer requirements are as follows: 20' along S. Atlantic Avenue, 6' along the north, 20-30' along the west (depending on the impervious surface ratio), 10' along Benjamin Drive, and 20 percent of the site is required to be dedicated to landscaping.
- A neighborhood meeting is required.
- Staff has concerns with the indoor mini-storage use and would need additional information. It was explained that the use can be introduced in the Planned Development process and a public hearing.
- Stormwater is required.
- It was expressed that SPRC meets on Wednesdays for additional inquiries and comments.

XV. Adjournment

The meeting adjourned 11:35 a.m.