

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

9:00 A.M., January 05, 2022

The SPRC Meeting commenced at 9:00 a.m. on January 05, 2022.

I. Attendance

Applicants:

Raymond Barshay, Property Owner
Debi LaCroix, Cobb Cole Attorneys at Law
Dwight DuRant, Zev Cohen and Associates
Kris Rowley, Zev Cohen and Associates
Jessica Gow, Cobb Cole Attorneys at Law
Rob Merrell, Cobb Cole Attorneys at Law
Carl Velie, Property Owner
Sheldon Rubin
Jake Stehr, Zev Cohen and Associates
Crystal Mercedes, Lassiter Transportation Group (via zoom)

Staff:

Steven Spraker, Planning Director
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Tim Heyrend, Utilities Manager
Tom Griffith, Chief Building Official (via zoom)
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Former Tomoka Oaks Golf Course Property Pre-application Meeting

Mr. Steven Spraker, Planning Director, reviewed the format of the meeting and Site Plan Review Committee (SPRC). The SPRC is comprised of city staff as a technical committee who reviews development projects to ensure consistency with the Land Development Code (LDC) and Comprehensive Plan regulations. The SPRC meets every Wednesday where applicants come in to meet, some with concept plans and detailed site plans and other individuals desire to have a general discussion. As a technical review committee, there are no public comments at the meeting, although there is an opportunity for public comments moving through the process where anyone can schedule a meeting with Mr. Steven Spraker, Planning Director, via phone (386-676-3341) or by e-mail (Steven.Spraker@ormondbeach.org). Mr. Spraker added that other ways to follow the project are to:

1. Sign up for the e-mail distribution list;
2. Sign up for notifications on the Planning webpage on the City of Ormond Beach website;
3. Follow the Monthly Development Report (MDR) on the city website;
4. Projects once submitted are placed on the city's Development Projects webpage; and

5. Written correspondence is accepted as well for comments and will be provided to the Planning Board and City Commission in their Board packets.

Mr. Spraker stated that the City Commission Chambers is also set up to listen to the meeting by zoom if the City Commission Conference Room becomes too crowded.

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

The applicants were in attendance and participated by Zoom and **provided the following** information regarding the former Tomoka Oaks Golf Course Property Pre-application Meeting:

- It was explained that the purpose of today's meeting is to discuss ideas for the pre-application proposal of two different drawings for the purchased property in Tomoka Oaks Subdivision for the location where the golf course was once located. The meeting is intended to be a broad concept discussion. No site plan, preliminary or final plat have been submitted at this time.
- As of this time, there have been two neighborhood meetings with the applicants and residents, a topography report and tree analysis.
- Discussion occurred regarding the soil contamination found on the site on the golf course from fertilizers/chemicals. The contaminants are being analyzed and a remediation solution will be developed.
- Stormwater improvements are intended that will improve homeowners' properties that are on the golf course. Preliminary stormwater calculations were done and put in low areas of the site to drain the water downhill. The outfall discharge process will be researched.
- There are currently wells throughout the existing subdivision for water for irrigation.
- The applicants met with Mr. Shawn Finley, Public Works Director, regarding using reclaimed water for irrigation and additional discussion will be needed.
- There was a discussion regarding the buffer to the existing residential subdivision.
- Two to four lift stations are being researched for the site with modeling scenarios being performed to assist in the decision making.
- Lot sizes were mentioned briefly but there are no finalized site plans. A discussion occurred regarding the idea of a mixture of smaller homes and lot sizes along the interior of the site. It was expressed that more space would be provided in between the homes. The site will be less dense than the current Tomoka Oaks subdivision.

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

- There was a discussion regarding (1) buffers, (2) minimum tree requirements, (3) historic trees, and (4) required tree preservation for the property. The design team indicated that the site design was still in process.
- It was discussed that the property is not in the floodplain and does not have wetlands. A discussion occurred that the site elevations do not regarding grading/clearing/filling which will allow greater preservation of existing trees.
- An environmental analysis is required. This analysis will need to include a section on the existing site contamination.
- The flowchart and steps for subdivision planning were explained for the zoning and Planned Residential Development (PRD): 1) Submit the concept plan/zoning level site

plan specifying buffers, lot sizes and the general stormwater location; 2) SPRC review/comments; 3) traffic study, arborist report/tree study/environmental report and a public hearing letter summarizing the projects design philosophy including if asking for any variances. It was explained that this can be a two to three-month process or more.

- It was explained that a rezoning would not be required and that the property has a Planned Residential Development zoning. The 2006 development order has expired and a new development is required.
- Additional steps required are to get a traffic study analysis with zoning action of the Planned Residential Development. It was stated that a third-party traffic reviewer (TEDS) would be hired by the City for a review of the traffic study. A methodology meeting is required to start the traffic study.
- The concurrency certification is typically granted with the preliminary plat.
- A discussion occurred about the need for a traffic signal at Tomoka Oaks Boulevard and Nova Road. The design team that the intersection met warrants for a traffic signal under existing conditions. It was suggested that the applicants, city staff and TEDS to meet with Florida Department of Transportation regarding the warrant study and potential light.
- A discussion was held on the need for an Emergency Access for this subdivision due to the single entrance roadway.
- Regarding utilities, it was explained that the lift stations were evaluated for sewage and there is some capacity in them and the gravity sewer pipes. A second water loop would be required for water quality and circulation. The utility connections are located on Nova Road. Additional details will become available once the layout and street locations are submitted.
- Discussion continued on utilities, and how the water system surrounding the site is 6” pipes with the suggestions of three to four lift stations. It was advised to contact Mr. Weidenmiller, site inspector, prior to performing the flow test so that the plant can be prepared about the water withdrawal.
- There was additional discussion on utilities, and how the lake in the middle is a reservoir for the City’s reuse water. A dry pipe system is required if using reclaimed water. The City is planning to provide future improvements to the reclaimed water infrastructure to increase reuse availability.
- The requirements of a Planned Residential Development was discussed – Section 2-35 of the Land Development Code. Sidewalks and trails are encouraged and 20 percent of the site is required to be left in a natural state.
- Fences and walls are another part of the requirements and neighborhood standards as outlined in the Land Development Code (LDC).
- It was explained that once the plan is submitted architectural requirement standards for the subdivision will be required to be adhered by.
- Mr. Spraker will send the proposed plans submitted at the meeting to the e-mail distribution list.
- Staff stated that the SPRC meets every Wednesday and that if there are any information or questions, another meeting can be scheduled to discuss.

III. Adjournment

The meeting adjourned 10:00 a.m.