

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

**9:00 A.M., January 26, 2022**

The SPRC Meeting commenced at 9:00 a.m. on January 26, 2022

**I. Attendance**

**Applicants:**

Dwight Durant, Zev Cohen & Associates  
Jose Krefur, Luxury Leased Homes  
Eric Nelson, Luxury Leased Homes

**Staff:**

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

**II. Meeting with Applicants – Scheduled Items for Review**

**A. 1648-1718 Old Tomoka Road**

Ms. Robin Gawel, Senior Planner, started the conversation and introductions of the City staff and applicants.

The applicants were in attendance to discuss information regarding 1648-1718 Old Tomoka Road:

- The applicants explained their concept plans for approximately 200 or less build-to-rent, high-amenity rental homes that would have onsite maintenance 24/7 as well as a community manager staff representative on 24.5 acres.
- Three concept plans were shared, one of which included one to four bedroom plans, some with detached and some with attached garages. Luxury Leased Homes has been successful in such homes in Phoenix, Denver and are currently building in Nashville, TN.
- It was stated that the single-family housing plan calls for 8-9 units per acre.
- The site is heavily wooded.
- The property currently has single-family homes onsite.
- The plan is for a private development with one of the entrances gated.
- It was discussed that a portion of Old Tomoka Road is County and maintained.
- There was discussion about the waterline dead-ending at the fire hydrants at the end and it stops at Interchange Boulevard where the applicant would loop if the project goes through. There is a lift station at the end of Interchange Boulevard that is private.

If development occurs it will be brought up to city code and be made public, making it available to the south.

- The historic trees will be researched.
- It was said that the wetland slew comes up through the south up the eastern property line and drains to the south. It is uncertain if there are wetlands to the west.

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

- A discussion occurred regarding the project density. The discussion included that it is similar to a previous concept plan presented at a pre-application meeting in August. Staff expressed concern regarding the density and stated that it was not consistent with the surrounding area.
- Staff stated that a comparable, acceptable density comparison in the area would be Southern Trace which has 2.3 units per acre. A more intense concept plan can be presented, but Planning staff does not support a higher density at this time.
- It was suggested for the applicants to meet with Southern Trace HOA regarding their concept and for support.
- Regarding landscaping, the site requires 15 percent tree preservation with a 10' landscape buffer requirement along Old Tomoka Road.
- Annexation into the City of Ormond Beach would be required. The applicant would be tasked to do the land use and zoning change.
- In response to a question of where this concept could be located, staff stated that there is not a lot of vacant residential land left in Ormond Beach. Land that might be more appropriate for this use located off of North U.S. Highway 1 in the north US1 corridor as an alternative.

### **III. Adjournment**

The meeting adjourned 9:27 a.m.

The SPRC Meeting commenced at 9:30 a.m. on January 26, 2022.

**IV. Attendance**

**Applicants:**

Missy Lilienstern, Property Owner

Ron Nour, Property Owner

**Staff:**

Steven Spraker, Planning Director (via zoom)

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

Tom Griffith, Chief Building Official (via zoom)

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Tim Heyrend, Utilities Manager

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

**V. Meeting with Applicants – Scheduled Items for Review**

**B. 100 Rivell Trail Subdivision**

Ms. Robin Gawel, Senior Planner, started the conversation and introductions of the City staff and applicants.

The applicants were in attendance to discuss information regarding 100 Rivell Trail Subdivision:

- This 5+ acre property is in the R-2 zoning district.
- The applicant currently has one house and one drive on the property.
- The property has been before the SPRC and now the prior purchaser that intended it for a subdivision has moved on.
- The current applicants purchased the property in September and are now interested in splitting the property into four parcels to build houses in a gated subdivision on a compound for family.

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

- It was expressed that easements will need to be provided to set up utilities for the property.
- The property will also need to go through the subdivision process as it is over three lots where access will be required to the lots and site.

- It was suggested to hire an engineer and surveyor to help subdivide the property. Each lot will need access on a public road. A master reduced stormwater and utility plan for both the stormwater and sewer is required.
- Regarding landscaping, it was stated that 15 percent of the site is to be dedicated to tree preservation. The individual lot requirement is one tree for every 1,500 square feet of land area. The landscape buffers are as follows: 10' on Rivell, 6' on the east side, and 6' on the north side. It is mandatory to work around the historic trees on the property which are 36 inches in diameter live oak and bald cypress trees. It was expressed that in order to inquire about taking any trees down, the matter would require City Commission approval.
- Regarding engineering, it was stated that Rivell is currently public to the end of the road and once it is gated, the streets will be private. An easement is required over the street. The water meter for the house is the point of connection. With multiple houses the city will be required to bring a larger waterline in for fire protection. The meters would be in the easement. If it remains a public street, the utilities would be brought into the public right-of-way. It was mentioned that the advantage of private developments and gated communities is that there is an opportunity for smaller, more narrow streets. A master stormwater system is required.
- Regarding utilities, it was stated that the 2" waterline is undersized and would have to be upsized or abandoned starting with a new 8" water pipe. It will require an easement to maintain. Modification of the existing 2" force main and lift station would be the applicants responsibility up to the city right-of-way, at which point the piping will need to be at least 4" in size.. The minimum size is 4" for a force main in a public right-of-way. Alternatively, in lieu of modifying the existing lift station and force main piping, the applicant could pursue installation of a gravity sewer system that would connect to the existing gravity sewer main along Shady Branch Trail. The nearest existing manhole has an invert at approximately 9.1 EL.
- Ms. Eaton will share these meeting minutes and the R-2 zoning district regulations.

**VI. Adjournment**

The meeting adjourned 9:49 a.m.

The SPRC Meeting commenced at 10:15 a.m. on January 26, 2022.

**VII. Attendance**

**Applicants:**

Steven Tyson, Embree Development Group (via zoom)  
Alesa Riley, Embree Development Group (via zoom)

**Staff:**

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

**VIII. Meeting with Applicants – Scheduled Items for Review**

**C. 1641 West Granada Blvd., Carwash**

Ms. Robin Gawel, Senior Planner, started the conversation and introductions of the City staff and applicants.

The applicants were on the call through Zoom to discuss information regarding the 1641 West Granada Blvd., Carwash:

- This site was discussed in 2021 with the applicant's representatives and is being revisited today for additional detailed information. The applicant also owns the gas station next door to the property.
- The property is in the B-7 zoning district.
- The site was formerly a gas station and now the applicants are interested in changing it to a carwash use.
- It was stated prior and again today that the property currently does not have the correct zoning for a carwash and would require a Planned Business Development (PBD).
- Today the applicants presented a site plan for SPRC staff.
- The canopies specified on the site plan consist of mesh/fabric material. The applicants advised that they will discuss redesigning and architecturally treating them.
- Plans explained that the property will use two curb cuts. One for the entrance and an exit will be added for a one-way traffic pattern through the site.
- Regarding stacking, it was stated that it would be three to five car lengths, five cars per pay station (under 100') and ten cars total between two lanes and would keep them out of the right-of-way. The property line to the pay station is 105' in distance.
- There will be three underground reclaimed-water tanks in front portion of the site as well as a sand/oil separator.

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

- It was expressed that the PBD process allows the opportunity to negotiate the zoning. It would entail SPRC review and comments, Planning Board for a recommendation, and then City Commission for final decision making (two readings).
- The front building setback is 40' and the canopies encroach on this building setback. There are also rear setback encroachment. The limited depth of the property was discussed in relationship to the building setback.
- The pylon sign is not allowed in the greenbelt buffer and the sign would have to be a monument sign. It was advised that the signs are permitted separately.
- A concern presented is the activity in the front consisting of the canopies, vacuums and garbage cans which are prohibited by code in the front of the site. It was suggested that in order to meet the 40' building setback in the greenbelt buffer the applicants can establish a public benefit. The canopies will need to be architecturally treated as they are very close to the road. The Planned Development seeks a higher level of architecture and building design. Another concern expressed is the small size of the site.
- Regarding landscaping, the front buffer is a 25' greenbelt buffer. The terminal ends of the parking rows are required to be green space where vacuums and sidewalk areas cannot be located. There is a 160 square foot minimum landscape island requirement. 10 percent of the vehicular use area which includes the driveway and parking shall be dedicated to landscaping. Also 20 percent of the site has to be dedicated to landscaping which can include all pervious areas.
- There is a 20' rear building setback, 10' side building setback, and a 40' front building setback.
- Regarding engineering, the site is close to the interstate and State Road 40 which is a critical safety issue, therefore stacking is of concern. A dumpster enclosure was not noticed on the site plan and is required. It was stated to run an auto-turn analysis to show how the dumpster pick-up will occur. A 12' wide handicapped space is also required as well as a 12' access aisle.
- Staff will discuss with the City's contact at the Department of Transportation regarding the stacking concerns.
- Regarding utilities, it was stated that the 10" sewer force main should tie into the lift station. A sand/soil separator is required. The hydrant on the site is sufficient.
- Direction was given to report the percentage of the water that will be discharged.
- It was suggested to talk to the neighboring church about possibly purchasing some property from them to enlarge the site. Staff stated that they would reach out to the Department of Transportation (DOT) regarding the stacking and copy the applicants.
- It was mentioned that a reduced setback can be asked for in the public hearing process.
- SPRC meets every Wednesday if applicants are interested in revisiting staff for additional questions.

## **IX. Adjournment**

The meeting adjourned 10:40 a.m.

The SPRC Meeting commenced at 11:00 a.m. on January 26, 2022.

**X. Attendance**

**Applicants:**

Harry Newkirk, Newkirk Engineering (via zoom)  
Dick Jaffe, Jaffe Corporation (via zoom)  
Sam Jaffe, Jaffe Corporation (via zoom)  
Garrison McMillan, TELLUS PARTNERS (via zoom)

**Staff:**

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

**XI. Meeting with Applicants – Scheduled Items for Review**

**D. Tymber Creek Apartments**

Ms. Robin Gawel, Senior Planner, 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 Tymber Creek Apartments:

- It was explained that Newkirk Engineering is working on revising the project by dividing it up in two parts with two different site plans for the Tymber Creek Apartments residential property and the Walgreens commercial property improvements, as well as modification of access. The Tymber Creek Apartments site plan will remain as-is with a note on it that the driveway improvements will be done on a separate site plan application.
- The rear parcel will now become the master parcel with two outparcels, Walgreens to the southeast and the commercial parcel to the southwest.
- An entry will be added to the apartment property. The easements for the driveway portion to the east will benefit Walgreens and to the west will benefit the commercial parcel.
- The driveway will be on the commercial property and will have access coming off of Granada Blvd. to the Walgreens property and will be deeded to Mr. Garrison. The driveway is now shifting to the west side will remain part of the rear parcel.
- Regarding permits, the applicants understand that the driveway modification requires a DOT permit for the driveway on Granada Blvd. (this was applied for ✓). The lot split and site work permit for Walgreens is required to adjust its access.

- The north landscape buffer will be created on the Walgreens site.
- SPRC comments will be addressed by this Friday and plans are in place to set up a neighborhood meeting.
- The driveway and relocation and reshaping of the retention pond will take place concurrently. The retention pond will be on the Walgreens property, rotating it east to west. Mr. Newkirk commented that they have the St. Johns permit.
- Mr. Newkirk advised he will complete and submit the lot split application.
- It was mentioned that landscaping will be included in the parcel that is going to the Tymber Creek Apartments property. There will also be landscaping where there would normally be an island separating the parking which will be put in with the commercial parcel, as well as on the east side on the Walgreens property in an island in the middle. The width of the roadway will be 45' with area on both sides of the driveway. Landscaping will be put in at the middle median and added on the east side (Walgreens). The landscaping will be delayed on the west side when the commercial parcel is put in.
- The site improvements done on the Tymber Creek Apartments will be done on a separate site permit and are not included in the Walgreen's work.
- It was expressed that since the Walgreens improvements do not need City Commission approval this portion of the project will move forward now.
- It was explained that the Jaffe Corporation owns the parcels until they are complete and then the title will switch over to the Tymber Creek Apartments. The Walgreens and improvements are part of the Jaffe Corporation and two of their business entities. Mr. Garrison owns part of the rear portion. Part of the rear portion improvements will be done through the Jaffe Corporation and will eventually change ownership once completed and accepted by the city. The land area will be changed from one owner to another.

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

- Mr. Spraker commented that SRPC will look forward to the lot split, lot line adjustments and site work permit for Walgreen to adjust their access. The driveway improvements should be done on a separate site plan application for informational purposes only.
- It was advised that once the Walgreens revised driveway plan application and process is submitted there will be a two week review time period and then once approved, can set the contractor up, then once receiving the engineering permit, can go to construction.
- Regarding landscaping, it was explained that the driveway requires landscaping on the west side of the access drive in the parcel that goes to the apartments when the commercial parcel is being constructed.
- Discussion occurred regarding staffs support of the concept.

## **XII. Adjournment**

The meeting adjourned 11:11 a.m.