

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

**9:00 A.M., February 02, 2022**

The SPRC Meeting commenced at 9:00 a.m. on February 02, 2022

**I. Attendance**

**Applicants:**

Bill Starcevc, Valiant Modular Diners  
Kris Rowley, Zev Cohen & Associates  
Anne Marie Muldowney, Zev Cohen & Associates

**Staff:**

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

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

**A. Valiant Diners**

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 Valiant Diners:

- It was explained that the business is in its third phase of building expansion with plans now to expand to the east.
- The concrete that the loading area will be expanded and a building will be added to the other side of what would be the loading dock immediately east of the phase 2.
- The dumpster will be relocated to the east.
- The sanitary sewer gravity main runs along the south side of the property. Plans in place to run the sewer main to run north-south to the building. There will be a tap to the existing manhole and a service tie in to that line.
- The City has a water main on the north side of the building within an easement so a connection for water will take place there on the north side provided that they are within the easement and will have service there at the building.
- Plans to leave the fire hydrant and move the building further east.
- The site is part of the City's master storm water. Plans to connect to the stormwater stub-out. The applicants will verify with St. Johns River Water Management and advise them that they are below the impervious.

- A discussion on trees occurred and it was reported that there are pine trees and wetlands on the property which assists in tree preservation.
- It was discovered that there will be fire truck access on all four sides of the proposed structure.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. Brian Rademacher, Economic Development 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. Mike Stephenson, Utilities Engineer, **provided the following** information:

- It was directed that there should be no parking in the right-of-way and to create a section for staff parking.
- Regarding landscaping, it was advised that there is a 5' landscape area between the building and pavement which is required. This cannot be waived but it can be deferred to other areas. Also, 10 parking spaces are allowed and interior landscape islands are required, due to the nature of this business with large trucks, this requirement can be deferred to the other areas. 10 percent of the parking area and driveway has to be dedicated for landscaping which also can be deferred to other areas. The south landscape buffer can be left natural.
- Regarding utilities, the utility easement may need to be relocated. It was discussed that a sketch and legal of what is being vacated and dedicated is required. Applicant stated that no fire suppression system was planned. Applicant was informed that information regarding the anticipated water and sewer flow rates would be required with their application. City will need the flow rate information to review the watermain and gravity line capabilities and to verify that the existing lift station can handle the proposed flow increases.
- Regarding building, it was confirmed that the access easement is acceptable and that the dedicated fire lane is acceptable for turn-arounds. Concern was expressed regarding a handicapped parking spot by the roll-up door. It was advised to ensure a handicapped parking spot lines up with the walkway.
- Regarding engineering, it was advised that stormwater calculations are required to be separated by the basin. Parking calculations should be reviewed and noted on the plan for the total site to ensure all of the requirements are met for what all three of the buildings, including handicapped spaces, require. Any grass parking and a grading plan and how it will be operated is also required. Putting in a small berm was suggested.
- Regarding floodplain management, the property is in Flood Zone X so the finished floor is required to be 18" above the road unless a letter from the city engineer allows for less. It was determined that the cul-de-sac area is the highest crown of the road.
- It was advised that the SPRC reviews two weeks from the submittal date and meets every Wednesday for anyone interested in revisiting staff for additional concepts or inquiries.

### **III. Adjournment**

The meeting adjourned 9:21 a.m.

The SPRC Meeting commenced at 9:30 a.m. on February 02, 2022.

**IV. Attendance**

**Applicants:**

Kim Buck, P.E., Alann Engineering Group  
Jake Beren, Hunter's Ridge

**Staff:**

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

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

**B. SR40 and Little Tomoka Road**

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

The applicants participated by Zoom to discuss information regarding SR40 and Little Tomoka Road:

- The site south of Hunters Ridge that backs up to Little Tomoka was discussed. A church purchased it, but did not end up developing, and now would like to retain acreage on the west end of it only. The applicant is now desiring to do a lot split so that the other portion of the site can be developed.
- It was discussed that the intention for Old Tomoka Road ultimately is keep it and build it, relocating it.

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. Mike Stephenson, Utilities Engineer, **provided the following** information:

- Discussion occurred regarding the lot split and SPRC staff delivered suggestions for landscaping, utilities, engineering, and building aspects.
- Regarding landscaping, it was advised to locate any historic trees on the site and provide a letter specifying if there are any or not. There is a 36' greenbelt buffer requirement along Granada Boulevard.
- Regarding utilities, it was stated that the watermain is on the south side of State Road 40. There is no sewer or force main currently in the area. A water connection would be required. Sewer will be looked at further in the future once additional utilities are installed.

- The sketch and legal for the parcels were received but one is required for the parent parcel for the entire property as it exists today, as well as one for each of the two lots.
- The steps were reviewed: Following a two week review, the following step would be to record the lot split and then get the tax ID number with the Volusia County Property Appraiser; SPRC would review and approve the parent track parcel, the sketch and legals, including each of the two newly created parcels; and receipt of the historic trees letter.

**VI. Adjournment**

The meeting adjourned 9:39 a.m.

The SPRC Meeting commenced at 10:15 a.m. on February 02, 2022.

## VII. Attendance

### **Applicants:**

Joe Hopkins, P.E., The Performance Group

### **Staff:**

Steven Spraker, Planning Director (via zoom)

Becky Weedo, Senior Planner

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer (via zoom)

Mike Stephenson, Utilities Engineer

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

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

### **C. 625 S. Yonge Street**

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

The applicant participated by Zoom to discuss information regarding 625 S. Yonge Street:

- The site is in the B-8 zoning district and the applicant is interested in receiving feedback from the City on redevelopment.
- Concepts discussed for the site were for a drive-through package-liquor store in the existing building or a new two-story building.
- The Performance Group will discuss options with the applicant and revisit SPRC at a later date.

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

- Discussion occurred regarding the current structure and its nonconformity currently. It was explained that if the portion of the expansion meets the required setbacks, it can be expanded because the nonconformity is not being expanded. The LDC gives the staff the ability to waive up to 10 percent of the yard. Example, with a 50' setback, 5' could be waived. The ability to apply for a variance was also discussed.
- It was explained that free-standing liquor stores are only permitted in the B-4 and B-5 zoning districts as conditional uses and would not be supported by staff at this location. The site is not large enough to go into a Planned Business Development (PBD) to negotiate the allowed uses and setbacks.
- It was advised that a drive-through convenience store, on the other hand is a unique use, and could be allowed to sell beer and wine through a Special Exception and public hearing. A Land Development Code (LDC) amendment would be required to introduce the use in the B-8 zoning district.
- Regarding landscaping, it was confirmed that the landscape buffers are all correct.

- Regarding engineering and traffic, it was discussed that stacking does work well in the area (10' to 11' width). There is a lack of bypass in the drive-through. *Maximum extent practical.*
- Regarding utilities, a 6" water main is out front of the site, and there is an 8" gravity line at the site. In the future, the 6" water main may need to be upsized to be an 8" in order to match current code. Applicant is not required to upsize the water main at this time.
- It was explained that the LDC allows a 20 percent waiver by right for parking requirement since the site is on a bus corridor.
- SPRC meets every Wednesday if applicants are interested in revisiting staff for additional questions.

**IX. Adjournment**

The meeting adjourned 10:29 a.m.