

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

9:00 A.M., March 23, 2022

The SPRC Meeting commenced at 9:00 a.m. on March 23, 2022.

I. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Garrison McMillan, Tellus Partners

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. Sunrise at the Crossing Project, Pre-application Meeting

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

The applicants were in attendance and **provided the following** information regarding Sunrise at the Crossing Project, Pre-application:

- The proposed project is for parcels **A** (158 townhomes), **B** (126 townhomes) and **D** (35-acre, 320 two-story multi-family apartments), west of Destination Daytona in the B-8 General Commercial zoning district. *Parcel C is the cell tower property and is not part of the proposed project at this point.
- The first phase is planned for parcel D with current zoning, with access to U.S. Highway 1.
- It was discussed that Mead & Hunt will be doing the force main capacity evaluation to research how many units it can support. 6” force main on U.S. Highway 1.
- A discussion occurred on lift stations and whether they would be public versus private.
- It was advised that construction and permitting will be done in phases.
- A combined tree preservation will be performed.
- 30 acre-pond is included in the proposed project.
- The buffer to the north will screen around the site.
- The waterline is 12” along North U.S. Highway 1.
- Retail will go in under a separate straight zoning within the B-8 zoning district.
- The drive aisles are private with easements over them.

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

- Discussion occurred about the property being in unincorporated Volusia County, therefore requires annexation into the City of Ormond Beach.
- A lot line adjustment can be done for the division of parcels.
- It was advised that the underlying land use is “Low-Intensity Commercial” land use which allows **10 units per acre**. Wetlands are allowed to count for 10% of the land area to the overall density.
- Two options were explained for the development of multi-family uses, (1) conditional use, including **meeting certain conditions** that must be met of a 30’ height limit (finished grade, mid-point between the top between the top of the roof and eave), or (2) go through a **Planned Development** and public hearing process to negotiate standards.
- Other conditions required to be met is the land buffer requirement and screening of the parking area.
- It was expressed that recreation is a focus for developments.
- It was advised that there is no ability to increase density beyond 10 units per acre from a zoning perspective unless land use density was also amended.
- A master stormwater plan is required.
- A fire hydrant flow test is required as part of the analysis for fire protection.
- There was a discussion on the maximum length of a cul-de-sac in regards to parcel B.
- Discussion occurred regarding the sidewalk requirement; when the retail portion develops there is a 6’ wide sidewalk requirement along U.S. Highway 1. The options are to construct a sidewalk or put the money for the sidewalk into the sidewalk fund.
- Regarding landscaping, it was advised that 15 percent tree preservation is required. It was noted that the minimum landscape island requirement is 8’ by 20’. It was expressed that shade trees are recommended in the parking areas.
- It was advised that the straight zoning process goes through SPRC and is staff-approved.
- The review process was discussed. Submittal of the standard site plan is required. This could include a full design of what will be built now and the conceptual design of the second part (parcel A).
- A neighborhood meeting (parcel A) is required.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further if need be.

III. Adjournment

The meeting adjourned 9:43 a.m.

The SPRC Meeting commenced at 9:45 a.m. on March 23, 2022.

IV. Attendance

Applicants:

Shamus Schroeder, Newkirk Engineering
Madison Hazen, Newkirk Engineering
Jay Campbell, Campbell Construction
Ramzy Car, Applicant
Syrus Bakkar, Applicant

Staff:

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

V. Meeting with Applicants – Scheduled Items for Review

B. 259 W. Granada Blvd., Restaurant Type C, Pre-application Meeting

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 259 W. Granada Blvd., Restaurant Type C:

- The proposed project is for a Culver's Restaurant (lunch and dinner service only).
- The property is located within the Community Redevelopment Area in the Downtown Overlay District.
- It was discussed that Culver's offers inside and outside dining and the food is made-to-order.
- The access will be the from West Granada Boulevard and North Perrott Drive.
- The Shell Gas Station is the neighboring property to the east and with the existing Shell carwash building soon to be demolished, plans to also have access through the gas station.
- The gravity sewer is located on the front of the site.
- 100 seats are planned for the restaurant with 15 employees on the largest shift. (Parking calculation requirement = 41 parking spaces) The company typically provides 50 parking spaces at their locations.
- It was explained that the proposed plan is for the loading area to be at the dumpster. Arrangements will be made for Waste Management for pick-up service in the morning. Deliveries will take place before the business opens.

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

- It was discussed that the proposed project is a conditional use.
- 20 percent of the parking can be waived due to the site being on a multimodal corridor.
- It was advised that stormwater is required.
- Regarding utilities, it was discussed that there is an existing 8” gravity sewer line on the north side of Granada Boulevard, the main tie in point. The anticipated flow rate is required. The nearby lift station will need to be researched to evaluate if it can handle the additional flow. A sampling manhole is required at the right-of-way line. The watermain is on the north side of the right-of-way. The proposed building is required to be 300’ from a fire hydrant. It was discussed that based on zoning, there should be enough fire hydrants in the area but to be researched when designing.
- Regarding stormwater, the applicant asked if the project can tie into the city system for the discharge point with the Department of Transportation (DOT). It was discussed that it is possible to connect to the 10” line and catch basin outside of the property line if can show that it works. Mr. Allen stated he would research the possibility for the applicant to pay into the city fund and discharge the city system for treatment in lieu of providing the underground retention and follow up with the information. Mr. Allen noted that this is unusual and not a likely scenario.
- Regarding engineering, the LDC minimum size loading zone must be met. Verbiage expressing the process in which this will be done is required. Concerns expressed with large vehicle turns on Granada Boulevard. It was discussed that the area coming out of the parking into the exit aisle to Perrott Drive, the 10’ radius is of concern for vehicles entering and exiting out of the parking area.
- Regarding landscaping, it was advised that 20 percent of the site should be dedicated to landscaping. The landscape buffers are as follows: 20’ along Granada Blvd., 6’ on the north and south sides of the driveway; 5’ on the west side; and a 10’ interior site landscape buffer requirement. The calculations on how the interior landscape buffers are met are required. The driveway throat requires a 6’ landscape buffer. The two landscape islands on the east side are required to be a minimum 160 square feet.
- It was discussed that the front face of the site on Granada Boulevard is required to integrate the Downtown Overlay District characteristics and provide a pedestrian friendly environment. A 3’ easement is required for the sidewalk expansion.
- Regarding signage, the LDC allows two wall signs and two monument signs due to the property being on a corner. Electronic messaging centers on this site are not allowed.
- It was suggested to meet with Ms. Julia Truilo from the MainStreet Organization for architectural design ideas for the front face of the site in incorporating Downtown Overlay District principles. Their next meeting is April 11, 2022. A revised concept plan with researched design ideas is required. Mr. Spraker will reach out to Ms. Truilo and copy the applicants to start the conversation.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further if need be.

VI. Adjournment

The meeting adjourned 10:22 a.m.