

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

**9:30 A.M., April 27, 2022**

The SPRC Meeting commenced at 9:30 a.m. on April 27, 2022.

**I. Attendance**

**Applicants:**

Mickey Snow, Snow Enterprises  
Jeff Wright, Adams Cameron  
Toni Wright, Adams Cameron  
John Bozzo, The Ormond Observer (via zoom)

**Staff:**

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

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

**A. N. U.S. Highway 1 Property**

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

The applicants were in attendance and **provided the following** information regarding N. U.S. Highway 1 Property:

- The properties discussed were 1059, 1049, and 1065 North U.S. Highway 1 in the B-5 Service Commercial and B-8 General Commercial zoning districts, located in the gateway of the North US1 corridor.
- It was discussed that there is vacant land to the right of the parcels where Bike Week vendors set up.
- The applicant expressed that they are interested in operating a vehicle repair business for bobcats, tractors and storage.

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

- Discussion occurred regarding the proposed project which is fitting for the I-1 Industrial zoning district, not B-5/B-8. The option was explained to be able to pay the application fee and go through the Planned Business Development process to introduce the use which would require it to be heard by the Planning Board and would

require City Commission approval. Staff indicated that they would not be supportive of the industrial type use in the existing commercial zoning districts.

- The ISBA was explained and how in 2014 the US1 corridor in the area was redeveloped in which Volusia County gave land and zoning uses and permitting rights to the City of Ormond Beach.
- Regarding landscaping, it was advised that there is a 36' front landscape buffer and a wall required for screening the vehicles from U.S. Highway 1. The other three sides also have buffer requirements. Since it is a heavily wooded site, 15 percent of the trees on the site are required to be preserved. One tree per every 200 square feet of area, 60 percent of the site is to remain native, and 40 percent of the site non-native. Each lot has a lot requirement which is the square footage divided by 1500 or take the pervious green space area and divide by 400 and the greater number applies. There is a specimen tree requirement that is outlined in a chart that Ms. Culliver can share with the applicant. It explains what trees need to be preserved, including any historical trees, 36" in diameter bald cypress and live oak and larger, which cannot be removed without City Commission approval.
- Other site conditions explained are that the site abuts residential, therefore a neighborhood meeting is required as well as a 6' masonry wall.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further for additional feedback.

### **III. Adjournment**

The meeting adjourned 9:41 a.m.

The SPRC Meeting commenced at 10:00 a.m. on April 27, 2022.

**IV. Attendance**

**Applicants:**

Sarah Maier, Dewberry (via zoom)  
Nicole Stalder, Dewberry (via zoom)  
Mark Watts, Cobb Cole Attorneys at Law (via zoom)  
Scott Stearns, Emerson International (via zoom)  
John Bozzo, The Ormond Observer (via zoom)

**Staff:**

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

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

**B. Project East of Hunters Ridge Entrance and North Side of SR40**

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

The applicants participated by Zoom and **provided the following** information regarding a potential project east of the Hunters Ridge entrance:

- The property is in the “Medium-Density Residential” land use designation on the northern parcel and “Suburban Low Density Residential” land use designation on the southern parcel. The north portion of project is in the DRI boundary and was previously identified for townhome for 50 units. The zoning for both sides of the road (north and south) is SR, Suburban-Residential.
- A three-story multi-family property, apartment complex is proposed on 14 acres of land east of the Hunters Ridge subdivision entrance (12 to 14 units per acre).The applicants have built two similar projects in Port Orange and off of LPGA in Daytona Beach with similar amenities. Amenities for this plan include a clubhouse, pool, recreation and dog park.
- The stormwater retention, drainage and pond would be on the northern parcel for the southern half of the site, and not any structures.
- The applicants both develop and operate their multi-family developments instead of developing and selling.
- The proposed concept plan was shared with staff and consists of 192 units.
- The access avoids Old Tomoka Road and the ingress and egress would be on the eastern portion with a right out/exit only on the west side.
- The parking is laid out on the sides and behind the site.
- It was advised that the applicants are providing a 12.5’ right-of-way vacation on the plan for Old Tomoka Road which is a County roadway.
- Plans to protect the corridor next to the river and dedicate to open-space.

- The applicants will get the density calculations together and share with Mr. Spraker to see what density can be transferred across the right-of-way and what would be needed in regards to increase the land use intensity on the frontage piece of the property.

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

- The proposed project is allowed in the R-5 and R-6 higher density zoning districts and would require rezoning through a Planned Residential Development (PRD). A Suburban Low-Density Residential (SLDR) land use amendment is required. The holding capacity will be needed for the process, which would specify the units per acre or can go to a High-Density Residential or Commercial land use (At 14 upland acres, 12-14 units per acre).
- The SLDR requires a holding capacity analysis to look at the flood plain, connection to water and sewer, soils, wetland to come up with a holding capacity which would give the units per acre allowance. It was explained that if a SLDR holding capacity is not what the applicant wants to do then the option would be to go to a Medium-Density or High-Density Residential or a Commercial type land use.
- Discussion occurred regarding Old Tomoka Road and the condition to vacate it to make the site development easier.
- It was advised that the wetlands cannot be used as part of the density calculation.
- There is a 15' building setback requirement in addition to the Green buffer along SR 40.
- Regarding landscaping, the site fronts a 36' greenbelt buffer requirement on SR40. Old Tomoka Road has a 10' landscape buffer requirement. The north end buffer will be researched. Due to it being a heavily wooded site, 15 percent of the site is to be set aside for tree preservation. Historic trees, 36" in diameter bald cypress and live oak, are required to be saved and can only be removed with City Commission approval.
- Regarding utilities, it was explained that there is no sewer service out in that area with no estimated time that sewer will be extended. The nearest sewer is at Tuscany/Il Villaggio, which is located approximately two miles from the site. There is a 16" on the south side of SR40 for water. There is no water on Old Tomoka Road, therefore it would require an extension. The fire hydrant requirements were explained.
- Regarding engineering, it was advised that on the west end of the site the flood plain runs through the parking lot and the two buildings - compensatory storage, depending on what conveyance is under Old Tomoka Road, the compensatory storage may need to be kept on the south side where it is affecting the floodplain. The conveyance can be improved under Old Tomoka Road. Then part of the property on the north side can be used for compensatory storage in that flood plan leg that runs to the south. The pond may change shape depending on it. The nutrient loading requirements are more than the City standards which utilizes no ~~debt~~ net increase in rate or volume from predeveloped.
- The architectural standards for the buildings were explained and can be found in Section 369 of the LDC. It was suggested that neo-eclectic may be a good choice in close comparison to their other multi-family developments. The design features of the building are to be noted on the architectural elevations.

- It was advised that a pre-neighborhood meeting can be done before the land use application to apprise surrounding properties of the proposed plan.
- Staff will discuss the land use and follow back up with the applicants. It was directed to note uplands versus wetlands and total acreage. The uplands from the Medium-Density can be used if it is one parcel in the area.
- SPRC is held on Wednesdays with the availability to discuss the project further.

**VI. Adjournment**

The meeting adjourned 10:33 a.m.