

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

10:00 A.M., May 11, 2022

The SPRC Meeting commenced at 10:00 a.m. on May 11, 2022.

I. Attendance

Applicants:

Francis Ward, Prospective Property Owner
John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner (via zoom)
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. 644 N. Nova Road – Potential Development

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

The applicants were in attendance and **provided the following** information regarding 644 N. Nova Road:

- The meeting was requested to inquire what development the property can potentially be used for.
- A concern was expressed with the close proximity to the railroad tracks.
- It was determined that the property is in the R-5 Residential zoning district.

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:

- It was advised that the R-5 Residential zoning district allows a maximum of 12 multi-family units per acre. Outdoor storage is not allowed without changing the land use and zoning through the public hearing process and talking with the abutting neighbors prior to applying for it.
- The conditions have changes since the last tree survey from 2007 with several specimen trees that can now be historic trees. It was explained that per code, so many have to be saved on the site. The chart is in the Land Development Code. Ms. Culliver stated that 15 percent of the land has to be dedicated to tree preservation. The landscape buffers are 20' on Nova Road and 6' on the sides. It was advised that a new tree survey is required.

- Regarding utilities, it was explained that the prior approved plans show a sewer line for the Tomoka Oaks subdivision would need to be relocated. The line presently runs parallel to the train tracks underneath of the center of the property. The sewer line would be required to be moved to underneath the parking/ drive area, which would need to be considered in the calculation cost of any project for the property.
- The turn lane on Nova Road was discussed and direction was given to communicate with the Department of Transportation (DOT) on logistics. In the previous plans it was planned for right in and right out.
- 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 10:11 a.m.