

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

9:00 A.M., June 08, 2022

The SPRC Meeting commenced at 9:00 a.m. on June 08, 2022.

I. Attendance

Applicants:

Randy Hudak, Zev Cohen & Associates
Dwight Durant, Zev Cohen & Associates
Trey Paytas, Paytas Homes
Tom Valley

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. Tattersall Development Pre-application

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

The applicants were in attendance and **provided the following** information regarding the Tattersall development pre-application:

- Changes were discussed from the last development proposal.
- The property is zoned as a Planned Residential Development (PRD) and has had four previous applications dating back to 2006.
- The proposal at hand being discussed changed from the last development proposal by reducing the number of lots and the north lot, reducing wetland and floodplain impacts with a longer skinnier stormwater pond in the center and reduces the number of trips, increasing buffers. The project will help drainage in the area for surrounding properties.
- The community area is relocated on the plans and was slid more central and pocket parks were included.
- The preliminary analysis for the sites stormwater and swale design was performed.
- A tree calculation was performed and it was advised that the open space will be improved from the last plan.
- The driveways are angled going down in the new plan instead of up.

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. Shawn Finley, Public Works Director; Mr. Mike Stephenson; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- A swale was discussed from Leeway Trail to Groover Branch. Regarding the 50' buffer section for the swale, the center swale is proposed between two 50' buffers which gives 10' flat to maintain. The City will maintain the swale and easement.
- The revised newly proposed project was discussed and it was advised that the **following should be submitted:**
 - The stormwater design with the submittal.
 - The professional engineered logistics on the stormwater along with assurance that it is going to work in data analysis.
 - Floodplain impact information with the lot reduction.
 - Specify the outfall through the city property and what part of the development are public assets.
 - The summary of the two neighborhood meetings and explanation of what has been done following the recent City Commission action with the submittal.
 - Specify the bypass swale in relation to the property line buffer along Leeway Trail.
 - If amending the wetland and floodplain impacts, resubmit that information.
 - Show the drainage easement through the City property.
- The subdivision process is as follows:
 - SPRC submittal.
 - Neighborhood meeting.
 - Planning Board meeting as an advisory board to the City Commission.
 - Public hearing at City Commission meeting.
 - Submit a one page memorandum specifying that the impacts are less than what was submitted prior.
- 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 9:24 a.m.

The SPRC Meeting commenced at 9:30 a.m. on June 08, 2022.

IV. Attendance

Applicants:

Dwight Durant, Zev Cohen & Associates
Emily Rubin, Rubin Communities
Sheldon Rubin, Rubin Communities
Ray Barshay, Property Owner
Carl Velie, Property Owner
Jake Stehr, Zev Cohen & Associates
Kris Rowley, Zev Cohen & Associates
Rob Merrell, Cobb Cole Attorneys at Law
Debbie LaCroix, Cobb Cole Attorneys at Law (via zoom)
Jessica Gow, Cobb Cole Attorneys at Law (via zoom)
Sans Lassiter, Lassiter Transportation Group (via zoom)
Crystal Mercedes, Lassiter Transportation Group (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. Tomoka Reserve Subdivision

Mr. Spraker started the conversation with the introduction of City staff and applicants. Mr. Spraker described the format of the SPRC and stated staff is available if any member of the public desires additional discussions on this project.

The applicants participated by Zoom and **provided the following** information regarding the Tomoka Reserve subdivision:

- The design team discussed the proposed 50-foot buffer around the project. Discussions included the width of the buffer and the design requirements of areas that did not have existing vegetation.
- The design team stated that the project would double the amount of natural preservation. The requirement is to preserve 15 percent of the site as natural preservation land and they were at 30 percent.
- It was advised that a full tree mitigation will be performed for the open space after the Planned Development approval.
- The development agreement will be incorporated as an exhibit in the ordinance. An overall sheet will detail the phasing plan.

- Plans discussed to work with staff on the floodplain and Land Development Code details and design for the subdivision.
- It was advised that regarding pedestrian access, plans are in place to provide what existing Tomoka Oaks wants and Tomoka Oaks residents will have access to amenities. A narrative will be provided regarding the pedestrian access and the most appropriate locations which will be available based on Tomoka Oaks and the HOA.
- Emergency access locations will be configured. It was discussed and understood that with there being over 100 lots, a second emergency access is required, as well as a plan specifying where they will be located for the Fire Department and engineers. This information will be included in the Planned Development documents and will include a written statement.
- It was discussed that the project will be done in phases including the landscaping aspect of it.
- The plans will be modified taking the pedestrian access arrows off of the current plan.

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 directed that staff would not support tree preservation in lots. Staff expressed concerns in other developments where these preservation areas were cleared by homeowners. The preservation buffer tract behind the lots would be required to be a tract maintained by the Homeowners' Association (HOA).
- It was discussed that with the Planned Development process, specifics and a sample buffer for the gaps and other sections are required.
- It was advised that planting to a Type 2 buffer as shown is minimal and the City recommends greater screening.
- A discussion occurred regarding the 50' buffer. Discussions included how the gaps in the buffer would be shown in the design, especially areas that did not have vegetation. The existing vegetation can be credited. Staff stated that a 50' buffer planting requirement should be followed, but they were willing to review a site specific planting plan.
- A discussion occurred regarding utilities, including the fire hydrant locations.
- A discussion occurred regarding the emergency access easement. Staff confirmed that this easement is needed as part of the PRD process.
- The proposed project was discussed and it was advised that the **following is required**:
 - SPRC submittal.
 - Neighborhood meeting.
 - Planning Board meeting as an advisory board to the City Commission.
 - Two public hearings at City Commission meetings.
- It was advised that all submitted material for the proposed project will be placed on the City of Ormond Beach website.
- SPRC is held on Wednesdays with the availability to discuss the project further.

VI. Adjournment

The meeting adjourned 10:08 a.m.

The SPRC Meeting commenced at 10:40 a.m. on June 08, 2022.

VII. Attendance

Applicants:

Laurel (via zoom)
Hannah (via zoom)
Mark Baker (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

VIII. Meeting with Applicants – Scheduled Items for Review

C. 801-791 N. U.S. Highway 1 Last Cast Outdoors, LLC., pre-application

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

The applicants participated by Zoom and **provided the following** information regarding 801-791 N. U.S. Highway 1, Last Cast Outdoors, LLC., pre-application:

- The property is proposed to continue the type of retail sales operation that was conducted prior to his purchase of it, selling bait, tackle and shrimp. The plan is to steam crabs and shrimp for people as well and they can eat at the site or take with them. It was advised that the business is not planned for a restaurant at this time.
- Beer and wine is intended to be sold as well to bring with the customers other purchases.
- The business owner advised that he plans to clean up the property and get the trailer on the right of the building off of the site. The chain-link fence will be removed and replaced with dock-like fencing. The gas line and propane tank out front will also be removed as the plans are to go electrical.
- Another pre-fabricated building will be installed onsite for refrigeration/storage purposes.
- There was discussion on the interest in the business also offering summer fly-fishing camp as well as kayak and canoe rentals.
- Plans to marry the two properties was discussed, using the 801 U.S. Highway 1 address.
- The second driveway at 791 U.S. Highway 1 will be utilized for the in and out access driveway. (The driveway permitting is through the Department of Transportation (DOT))
- The business plans to open July 1, 2022.

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:

- Regarding the type of business that will occur onsite, it was advised that another option available is to do a restaurant with beer and wine with outdoor seating but that option comes with parking and landscaping requirements.
- Regarding landscaping for the retail sales business, it was advised that there is a 20' greenbelt buffer along U.S. Highway 1. One tree is required per every 200 square feet of area. Ms. Culliver can meet onsite to discuss in person.
- It was advised that a sales of alcohol business license is required.
- A Special Exception process is required for any outdoor activities. It will go to the Planning Board for recommendation prior to being heard by the City Commission for the final decision at one reading.
- It was discussed that a site plan is required showing the landscaping and parking specifics.
- It was suggested to seek a Civil Engineer and professional Landscape Architect to assist with the layout and landscaping plan.
- The permit applications through the city and DOT are required. It was added that a fence permit application is also required.
- The Chief Building Official directed to show the building footprint on the site plans including the elevations. If approved, pre-engineered building plans will be required.
- The lot combination was discussed and it was advised to marry the properties with the Volusia County Property Appraisers. Mr. Spraker will provide a letter to the applicant specifying that the City supports it through a Special Exception for the applicant to get over to the Volusia County Property Appraisers.
- SPRC is held on Wednesdays with the availability to discuss the project further.

IX. Adjournment

The meeting adjourned 11:02 a.m.