

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

9:00 A.M., June 29, 2022

The SPRC Meeting commenced at 9:00 a.m. on June 29, 2022.

I. Attendance

Applicants:

Bob Vaeth, business owner

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

David Allen, Civil Engineer

Tom Griffith, Chief Building Official

Joe Smallwood, Chief Building Inspector

Nate Quartier, Deputy Fire Chief

II. Meeting with Applicants – Scheduled Items for Review

A. 499 S. Nova Road

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

The applicant was in attendance and **provided the following** information regarding 499 S. Nova Road:

- Discussion occurred on the 20' extension on the south side of the building for the VPK classrooms for the Christian school.
- It was expressed that there is a desire to put a portable pickleball set (poles and net) on 20-25' of the driveway. It was discussed that the kids could be in the way of a fire truck in the fire lane area of the site in an emergency situation.
- It was advised that the plan is for two 10' swinging gates that swing to the east for emergency vehicle access.
- It was mentioned that the school is currently going through the BTR process.
- The grand opening was recently postponed.

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. Nate Quartier, Deputy Fire Chief; and Mr. Joe Smallwood, Chief Building Inspector, **provided the following** information:

- Concern was expressed for emergency vehicle access with the location of the playground and pickleball area.
- It was determined that the Ormond Beach Fire Department will review the plan once submitted to ensure the proper criteria is met.
- It was advised for the school evacuation plan to ensure that the kids and teachers evacuate out of the front of the building and not the back of the building where the firetruck would be.

- Discussion occurred regarding the type of emergency access lock for the fence, and it was suggested to utilize a Knox lock where the fire department has the master key.
- Suggestions were made to show a plan with the fencing and the pickleball courts.

III. Adjournment

The meeting adjourned 9:16 a.m.

The SPRC Meeting commenced at 9:20 a.m. on June 29, 2022.

IV. Attendance

Applicants:

Jorge Clark, Cable Wizard Corp.

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

David Allen, Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

V. Meeting with Applicants – Scheduled Items for Review

B. 200 and 194 N. Yonge Street

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

The applicant was in attendance and **provided the following** information regarding the 200 and 194 N. Yonge Street:

- The applicant advised that he is looking into doing a unification of parcels in a purchase of parcel numbers 424, 110020/21/30 and/or 200 and 194 N. Yonge Street, and combining them for either a mobile home community or an apartment complex.
- The subject site is 5.5 acres located in the T-1 manufactured mobile home zoning district.
- The proposed project is for a gated mobile home community on the land (possibly 55+ and older in age).
- A road with a turn-around would be installed.
- The applicant plans to design the power and telecommunications for the site.
- One third of the site would be the retention pond.

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; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- A discussion occurred regarding the proposed project and it was advised that a mobile home community is a conditional use which allows 8.71 units per acre by the zoning. The minimum parcel size is 10 acres.
- The future land use of the property is High Density Residential.
- It was discussed that the zoning allows the use, and if there are less than 10 acres, the applicant is entitled to the use but with the following conditions:
In section 2-57 of the Land Development Code (LDC) it explains the standards of the manufactured home community including roadways, landscaping, required recreational facilities and sidewalks details. It specifies that a central community building is required and shall have at least 3,000 square feet of area.
- Regarding landscaping, due to the site being a heavily-wooded site, 15 percent tree preservation area is required. The wetlands area may qualify for this depending on what the applicant's design team decides. The landscape buffers for the property are

as follows: 20' on North Yonge Street; 6' on the south side; 6' to 20' landscape buffer on the north, commercial side, depending on the impervious surface ratio. It was advised that the minimum tree requirement is one tree per 1,500 square foot of lot area. Existing trees saved will count towards the requirement. Any historic trees, bald cypress or live oaks, 36" in diameter, cannot be removed without City Commission approval.

- Regarding engineering matters, floodplain in particular, it was advised that if there are plans to build into the floodplain that compensating storage is required. Regarding the wetland, it was advised that it appears that it crosses the entire site at the rear of the property, therefore the wetland will be impacted. Mitigation is required for the impacts to the wetlands. Volusia County also requires a 25' buffer around all of the wetlands. If they are impacted, mitigation is also required then. The volume of fill that goes in there must be calculated. It was advised that infiltration trenches and boxes underground are acceptable. The city requirements follow the St. Johns Water Management Districts requirements. .
- It was advised that the elevation code for structures is a foot above the floodplain at 7.5.
- Sidewalks are not required inside of the mobile home community. If one road runs all the way through the community though, in that case a sidewalk has to be installed along it as a collector road.
- Direction was given that new asphalt is required along new drives.
- Regarding utilities, septic tanks are not permitted at each lot. Sewer connection is available on Yonge Street (8" sewer pipe). The sewer line from the roadway into the site is private. The waterline is 6". It is to be determined if a lift station is required. It was advised that the utilities department would advise if the lots can be individually metered. A master meter is preferred with the option for the applicant to submeter it.
- It was advised for an apartment building that the zoning would be required to be amended. It would be allowed as far as the land use but it would come with additional step requirements. A Planned Development could be applied for to introduce the use.

VI. Adjournment

The meeting adjourned 10:04 a.m.