

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

9:00 A.M., July 06, 2022

The SPRC Meeting commenced at 9:00 a.m. on July 06, 2022.

I. Attendance

Applicants:

Parker Mynchenberg, Parker Mynchenberg & Associates
Kevin Lee, Parker Mynchenberg & Associates
Rick Maugeri, Ridge Development
Dave Janse, Ridge Development
Preston Doub, Ridge Development

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. N. US1 Area, N of Plantation Oaks, East of Atlantic Road

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 area of the N. US1, North of Plantation Oaks and East of Atlantic Avenue:

- The Comprehensive Plan for the area was discussed.
- The project is across the street from RidgeHaven.
- It was discussed that part of the site is in the Low-Intensity Commercial land use.
- The proposed project expressed is for fee-simple two-story townhomes, 30' height limit.
- The site consists of flatwood pine. Interest in analyzing four study areas for 6" to 18" tree-densities based on it.
- Discussion occurred about the PRD/PD option and it was made clear that the applicants are not interested in moving forward with that process and will go with straight zoning.
- There are approximately 1700± units now in Plantation Oaks.
- The traffic study is being done by Lassiter.

- It was advised that the utilities model was updated and will be demonstrated and shared with Planning staff. It was recently updated for RidgeHaven. The sewer is the same model. There are currently 8 lift stations in Plantation Oaks with the additional need for 2 more for this project in particular.
- There was discussion on vacating the right-of-way. Half of it goes to B-7 and half goes to R-4.
- Regarding the saddle point in the ditch concerns that separates Pine Run from RidgeHaven, it was discussed that there are multiple downfalls with explanation that the major overflow will be taken to the north on the new model.

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

- It was advised that fee simple townhomes would require a preliminary plat.
- Discussion occurred about the proposed project in the Interlocal Service Boundary Agreement (ISBA) and it was advised that it has City of Ormond Beach land use and zoning and annexation is required for utilities with the requirement of the legal description in metes and bounds.
- The land use entitlements and density were discussed. It was explained that as part of the ISBA, there were land use conditions, however on the land use there is 8 unit per acre of maximum Floor Area Ratio (FAR) of .5 and the R-4, Medium Density Residential, also has 8 units per acre maximum density.
- It was advised that the B-7 zoning district allows multi-family but more traditional apartment-style multi-family and does not have townhomes as a use but the R-4 zoning district does under certain conditions. The conditions are detailed in the Land Development Code (LDC), section 2-57 and were discussed.
- It was explained that in 'straight-zoning' there are no recreation requirements although they are encouraged.
- Wetlands were discussed and do not count towards density, unless impacted or mitigated.
- There was discussion on the Planned Development and the ability to negotiate standards in the process as well as the open and common area requirements for zoning.
- The impervious/pervious coverage was discussed:
75 percent = lot area (all other impervious including the building)
35 percent = building(s)
40 percent = lot coverage (driveway, sidewalk and patios)
- It was advised that an option is to amend the standards through an LDC amendment through the Planning Board and City Commission to reestablish the density and conditions. Implementation of recreation will be preferred.
- Regarding landscaping, it was advised that there is a 20' buffer required along Plantation Oaks Boulevard and a 60' greenbelt buffer along Interstate 95. It was explained that 6+'' DBH hardwoods and 10+'' DBH pine trees are protected on the site, as well as any 12'' to 18'' inch oak species and a survey is required. A survey is required and it can be done statistically onsite for the protected trees only. Ms. Culliver will share the specimen list and information.
- Regarding utilities, the applicant mentioned that two lift stations may be necessary. The wastewater needs will dictate where the proposed lift stations will be and how

they will tie into the existing force main. Documentation regarding updated potable water and sewer models of the region near Plantation Oaks was requested. The developer should showcase how the proposed development will affect previously approved water and sewer models.

- A simplified, global stormwater model exhibit and basin map is desired that explains how the proposed stormwater system will work in the Plantation Oaks area on the east side of U.S. Highway 1.
- Regarding engineering, the existing road right-of-ways, dirt roads and Benton Road were discussed and need legal access.
- It was advised with the land use change for the applicants to demonstrate that they are not increasing infrastructure impacts.
- 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 9:33 a.m.

The SPRC Meeting commenced at 9:36 a.m. on July 06, 2022.

IV. Attendance

Applicants:

Parker Mynchenberg, Parker Mynchenberg & Associates
Kevin Lee, Parker Mynchenberg & Associates
Andrew Young

Staff:

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

V. Meeting with Applicants – Scheduled Items for Review

B. Airport Business Park, Lot 51, 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 Airport Business Park, Lot 51, pre-application:

- The design and concept plan was submitted for a 20-25,000 square foot flex warehouse office space building.
- The project is currently going through a feasibility process.
- Discussion occurred regarding how the neighboring property and this are interrelated including their shared access agreement and the possibility of an administrative lot line adjustment, one owner.
- A stormwater modification will be performed to demonstrate to the St. Johns Water Management District that they are not exceeding the permitted impervious.
- The applicants will work with St. Johns Water Management District and will confirm if the previous permitted master plan will require nutrient loading.
- The architectural design is proposed to be split block with metal and or steel.
- It was discussed that the existing double dumpster and pad at the end of the road where the driveway comes in, will serve both properties.
- The plans include fencing the project.
- The site will be asphalt paved.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Chris Walter, Plans Examiner; Mr. Mike Stephenson,

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

- The proposed project was discussed and it was advised that the property is part of the master stormwater with no dry retention. The overall subdivision system accounts for 80 percent impervious in the lots. It was directed to demonstrate what was improved through the calculations.
- The nutrient loading concerns were expressed.
- The 2004 wetlands survey and the old site plan for the site was discussed and will be shared with the applicants.
- The parking regulations were discussed.
- Regarding landscaping, it was advised that it is a heavily wooded site and that there is a 15 percent tree preservation requirement. The wetland can be counted toward this. The protective tree mitigation form is required to show what trees are being impacted. It was explained that Tower Circle has a 50' landscape buffer in the front and parking can encroach 10' on it. The site abuts industrial to the south and there is a 6' landscape buffer along the south of the property. There is a 60' drainage easement ditch on the south side of the property. It is recommended to leave the area natural.
- Regarding architectural treatment to the building, it was directed that the front of the building is required to be architecturally treated along the roadway. It was advised that it cannot be all exposed metal.
- Regarding utilities, it was advised that the existing water main is 8-inch. A fire hydrant is required within 300' of the farthest point of the proposed building. It was also recommended that the applicant verify the presence of the existing sewer lateral.
- Concerns were expressed with the 100-year floodplain issue.
- Outdoor storage regulations allow 50 percent of the building square footage.
- It was directed for no chain link fencing to be installed in the front yard.
- Regarding lighting, it was advised that the maximum pole height limit is 20'. No photometric plan is required.
- It was advised for a building of 12,000+ square feet there are sprinkling requirements.
- It was suggested to submit a traffic generation statement.
- SPRC is held on Wednesdays with the availability to discuss the project further.

VI. Adjournment

The meeting adjourned 10:00 a.m.

The SPRC Meeting commenced at 10:03 a.m. on July 06, 2022.

VII. Attendance

Applicants:

Parker Mynchenberg, Parker Mynchenberg & Associates
Kevin Lee, Parker Mynchenberg & Associates
Joe Durrance, Halifax Paving
Kevin Conkle, Halifax Paving

Staff:

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

VIII. Meeting with Applicants – Scheduled Items for Review

C. Hull Road, Halifax Paving Office Building

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 Halifax Paving Office Building:

- The proposed project discussed is for a two-story, 10,000 square foot office building, with the second floor 2,500 square feet of that space for storage, for Halifax Paving Company.
- It was discussed that the property has 8.5 acres on the north of the property off of Hull Trail.
- The property is currently in Volusia County. The concept for the plan is to do a lot split and annex a portion of the property into the City of Ormond Beach through the SPRC approval process.
- The property currently has existing utilities and is located in the I-1 zoning district.
- It was advised that the St. Johns DRP permit expired and will be modified.
- The site will have two driveways.
- The retention pond on the plan will be decreased in size.
- The traffic was discussed that the site will not exceed 1,000 trips per day therefore will provide a traffic statement.
- The architecture for the building will be prefabricated metal. The building elevations will be shared with Planning staff.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom

Griffith, Chief Building Official; Mr. Chris Walter, Plans Examiner; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was advised that the applicants have the option to develop the project in the County and have the City review the city utilities site plan concurrently and annex for utilities after the Certificate of Occupancy is received can annex and do all of it under the City's jurisdiction. The other options expressed is to annex and do it all under the jurisdiction of Ormond Beach.
- It was explained that if annexation occurs then the project would go into the proposed I-2 zoning district (which has been prepared, but not adopted). If no annexation occurs then the project would be in the I-1 zoning district.
- The parking calculation was explained with a 10,000 square foot office building, 5 spaces per 1000 square feet. With the property being in the industrial zoning district the project can defer parking and can do up to 50 percent deferral but would still require showing that there is room for future parking per section 3-27 of the LDC.
- It was advised that with the building being less than 12,000 square feet it does not have to be sprinkled.
- The access plan for the previous project on the site was discussed and deemed sufficient as well for this project.
- Discussion occurred on the architectural requirements for the building and it was determined that there are none in the I-1 or I-2 zoning district.
- Regarding landscaping, it was advised that on Hull Road and Hull Trail there is a 10' landscape buffer and a 6' landscape buffer to the north and west.
- Regarding signage, a 64 square foot monument sign is allowed on the frontage of the sign, 8' maximum height, as well as another sign since the property is located on the corner (96,000 square feet of signage allowed in total). Wall signage is allowed as well based on linear frontage.
- Regarding utilities, there is an existing 12" watermain on Hull Road and an existing 4" force main. Code specifies that any force main installed in the right-of-way is required to be at least 4" in diameter. It was expressed that ductile iron is not a preferred force main material. It was also mentioned that a force main isolation valve is requested at the property line.
- A fire hydrant has to be within 300' of the farther point of any proposed building. As such, the applicant may need to install an additional fire hydrant.
- Regarding lighting, the maximum light pole height allowed is 20'.
- It was advised that due to the storage space located on the second floor there is an elevator exception and is not required.
- An endangered species report is required.
- It was explained that the annexation process entails two public hearings with the Planning Board and City Commission.
- The metes and bounds legal description is required to be submitted to the SPRC.
- SPRC is held on Wednesdays with the availability to discuss the project further.

IX. Adjournment

The meeting adjourned 10:26 a.m.