

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

9:00 A.M., August 10, 2022

The SPRC Meeting commenced at 9:00 a.m. on August 10, 2022.

I. Attendance

Applicants:

Rob Merrell, Cobb Cole Attorneys at Law
Jessica Gow, Cobb Cole Attorneys at Law
Debbie Lacroix, Cobb Cole Attorneys at Law (via zoom)
Dan Kohler, (via zoom)
Patrick Green, Hamlin & Associates (via zoom)

Staff:

Steven Spraker, Planning Director
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. Hamlin & Associates property and 101 Fiesta Drive

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

The applicants were in attendance and also participated by Zoom and **provided the following** information regarding the Hamlin & Associates property and 101 Fiesta Drive:

- Interest was expressed in demolishing the existing house onsite and constructing a parking lot for the Hamlin building property.
- The land use would need to change from “Low Density Residential to “Residential, Office Retail.
- Project was interested in pursuing a Planned Business Development.
- The applicant will be doing landscaping and parking only for the site. No interest was expressed in expanding the commercial space.
- There was discussion regarding the renovation of the signage.
- There was discussion of the project buffering to the abutting residential use.

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

- It was suggested to lower the FAR or lower the residential density. It was discussed that 0 FAR and 0 density would mean buildings on the site.
- It was also advised that the applicants can do straight zoning if they meet all of the criteria; the code requires a wall interface (post and panel acceptable) and parking lot.

- Regarding landscaping, the buffer requirements are as follows: Along the north is 20', on Fiesta Drive is 10', and on Granada Boulevard, the greenbelt buffer, is 25'. The tree requirement for the 20' landscape buffer is four trees, 40 shrubs and 40 groundcover.
- The Planned Development and site plan requirements were explained.
- Regarding engineering, it was advised that the stormwater on the existing building has no discharge and has ex-filtration. Stormwater is required for any additional 1,000 square feet of hard surface area and credit is provided for the existing impervious on the site. Calculations are required to be sent to Mr. Allen.
- The importance of the lighting for the parking was emphasized through a photometric plan.
- There was discussion about the Comprehensive Plan process and how it is presented to the Planning Board first and then the City Commission.
- Concurrent site plan review is acceptable.
- 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 9:31 a.m.

The SPRC Meeting commenced at 9:32 a.m. on August 10, 2022.

IV. Attendance

Applicants:

Kelsi Horton, Upham Inc.
Steve Slosberg, Splash Carwash

Staff:

Steven Spraker, Planning Director
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. 55 N. Nova Road, Changes based on FPL Comments

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 55 N. Nova Road, changes based on FPL comments:

- The applicants relayed the FPL requirements with the SPRC. FPL advised them that canopy trees are not acceptable in the landscape islands. It was requested that it be swapped out for understory trees.
- Plans were discussed reaching out to Waste Pro regarding the dumpster placement and the maneuvering of it as it has to be out of the easement. There was further discussion about either moving the dumpster to the southeast corner of the property by the business entrance or sharing a dumpster with Chicken Salad Chick if they agree.

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

- Regarding the landscaping concerns, it was advised that evergreen such as glossy privet trees with 6” combined caliper, 10’ in height are acceptable under the FPL powerline easement.
- The height limit for the dumpster was discussed at 14’.
- City staff advised the applicant of Mr. Kevin Gray’s contact information regarding Waste Pro communication.
- SPRC is held on Wednesdays with the availability to discuss the project further.

VI. Adjournment

The meeting adjourned 9:42 a.m.

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

VII. Attendance

Applicants:

Ed Iannarelli (via zoom)

Staff:

Steven Spraker, Planning Director

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. Ed's Pools and Spas

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

The applicant participated by Zoom and **provided the following** information regarding Ed's Pools and Spas:

- It was advised that Code Enforcement visited the property regarding outdoor storage.
- Discussion occurred regarding the business's plans in resolving the situation and ongoing actions to clean the outdoor areas.
- The business is planning to put a white vinyl fence up flush with the front side of the building on Washington Street. The south end of the property is fenced by the neighboring property with a 6' wood fence.

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

- Discussion occurred on the outdoor storage. It was advised that outdoor storage would require a Special Exception/public hearing before the Planning Board to discuss the outdoor storage.
- It was advised that installing a fence requires a fence permit.
- SPRC is held on Wednesdays with the availability to discuss the project further.

IX. Adjournment

The meeting adjourned 10:04 a.m.

The SPRC Meeting commenced at 10:30 a.m. on August 10, 2022.

X. Attendance

Applicants:

Kim Buck, P.E., Alann Engineering Group

Staff:

Steven Spraker, Planning Director

Sarah Cushing, Planner

David Allen, Planning Civil Engineer

Marcella Miller, Office Manager

XI. Meeting with Applicants – Scheduled Items for Review

D. US1 Business Park

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

The applicant was in attendance and **provided the following** information regarding US1 Business Park:

- The project was explained as approved previously for an additional storage unit construction but has since expired.
- The property requires no utilities.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. David Allen, Planning Civil Engineer; and Ms. Sarah Cushing, Planner, **provided the following** information:

- It was discussed that verification letter explaining that the building was included in the overall stormwater plan with St. Johns Water Management is required.
- It was advised that a Building Permit is required.
- A site plan including the building plan that specifies that it meets the building code with dimensions to the property line and to the other building are required.
- SPRC is held on Wednesdays with the availability to discuss the project further.

XII. Adjournment

The meeting adjourned 10:34 a.m.