

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

9:40 A.M., August 31, 2022

The SPRC Meeting commenced at 9:45 a.m. on August 31, 2022.

I. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering (via zoom)
Jake Gibson, Dunamis Development (via zoom)
Maranda Taylor, Dunamis Development (via zoom)
Brenda Painter Rooney, FWH Architects (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
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. 1 South Old Kings Road, Ormond Central

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

The applicants participated by Zoom and **provided the following** information regarding 1 South Old Kings Road, Ormond Central:

- The reviewer comments were addressed by the applicants in regards to the Floor Area Ratio (FAR), landscape buffers, infrastructure, utilities and architecture:
 - FAR calculation intention is to do 0.5 over entire development, showing what will be left for the site following this project. Mr. Newkirk will get a letter from the landowners agreeing to it. It was advised that the 3.87 remainder of the development will be for the standard one-story buildings and the rest of the property will be for the restaurant, drive-thru restaurant and bank.
 - Plans for the infrastructure, roads, water, sewer, and the stormwater pond to be in prior to building. Once the site plan is approved construction will commence.
 - The power cable to the tower on Old Kings Road will be located by the surveyor and adjustments will be made if necessary and coordinated with FPL. It was addressed that if there is an improvement on the site that can be adjusted so that it is not impacted, that fix will be made as well if need be.
 - Regarding landscaping comments on the buffer sizes, the south and east property lines will be put on the other side of the road (access/internal loop road) up on the retention pond. Units 1, 2, 3 and 4 will not have landscaping on that property line. The back of the retention pond is completely landscaped

with Ormond Central per the master approval plan. On the east property line two units will share a 10' landscape buffer in between the internal lot lines. The internal lot lines are not set.

- The loading areas will be on Old Kings Road and the rear of the building.
- There will be a 30' buffer on Old Kings Road with a masonry wall with 10' landscaping in front of it to screen the loading area.
- A discussion occurred regarding the building elevations.
- Notes will be made on the revised utility drawings regarding the utility comments.
- A resubmittal of the plans will be submitted based on the Neighborhood Meeting comments.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; 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:

- Discussion on the FAR occurred and it was expressed that the maximum square footage of the prior original development order allowed was 45,000 square feet for all 8 acres. 4.87 acres is required to be dedicated for this particular project which needs to be identified where exactly it will be. It was advised that additional square footage has to be asked for regarding the remaining 3.85 of the development because it is above what the original development order allowed. It was advised that the FAR is required to be reestablished again.
- The truck traffic concerns were expressed. It was suggested for the details to be reflected on the plans.
- 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 10:03 a.m.