

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

9:00 A.M., September 14, 2022

The SPRC Meeting commenced at 9:00 a.m. on September 14, 2022.

I. Attendance

Applicants:

Dwight Selby, Selby Realty
Kyle Selby, Selby Realty
Brett Selby

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

II. Meeting with Applicants – Scheduled Items for Review

A. 52 South Atlantic Avenue

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

The applicants **provided the following** information regarding 52 South Atlantic Avenue:

- They are the contract purchasers of the property at 52 South Atlantic Avenue.
- Currently, the building has 3 units (could be 4) on the ground floor and two apartments on the second floor.
- One option would be to use the building as it exists today.
- One option under consideration would be to maintain the ground floor commercial uses and make the two apartments into transient lodging.
- Another option under consideration is to convert the entire building into transient lodging.
- There was a discussion on the property address and surrounding roadways for the property.
- It was stated that the property has 11 existing parking spaces. Additional parking may be able to be provided in existing grass areas.

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:

- Staff defined transient lodging as short term rental, such as a hotel, that is less than six months.

- Staff confirmed that the commercial, residential, and transient lodging are all permitted uses from a zoning perspective.
- Building staff reviewed the different options for the proposed change of uses and stated that additional research would be needed. Accessibility for the different uses were discussed. Building staff stated that they would follow up with the applicant after research.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further for additional feedback.
- Changing the building use to all transient lodging would require a parking calculation. The first 2,500 square feet of the building is exempted from parking requirements. The remaining area would need to be converted into transient lodging units and would require 1.5 parking spaces per unit. A handicapped parking space would be required if the entire building were transient lodging.
- Discussion occurred about parking. Some parking spaces are located in the right-of-way. Staff stated that there are other properties in a similar situation.
- Site utilities were discussed and a final use would need to be identified. There was an offer by utility staff to assist in locating the water meter.
- Staff encouraged the construction of a handicapped parking space for the property.

III. Adjournment

The meeting adjourned 9:28 a.m.

IV. Attendance

Applicants:

Ralph Padgett

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

V. Meeting with Applicants – Scheduled Items for Review

B. 722 South Atlantic Avenue

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

The applicant **provided the following** information regarding 722 South Atlantic Avenue:

- Applicant is property owner of 722 South Atlantic Avenue.
- Property owner is seeking to construct a wall for screening and security. The frontage of the property along the side street would be an open style fence. Property owner stated that transients are an issue in the parking lots.
- In order to construct a wall, some palm trees would need to be removed.
- Property owner provided a sketch of the proposed wall/fence locations.
- The fence along the roadway may be gated in the future.

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:

- Staff identified that future development would require the lot combination for building construction.
- Staff confirmed that open style fencing is sought on the roadway.
- The Landscape Architect requested a drawing identifying the palm trees to be removed and the palm trees to remain.
- A three foot setback is required off any right-of-way line.
- The wall/fence improvement would require a fence permit with tree removal. The applicant indicated that a contractor would obtain the required permit.
- Staff stated that the SPRC meets every Wednesday if there are any questions.

VI. Adjournment

The meeting adjourned 9:49 a.m.

VII. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering

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

VIII. Meeting with Applicants – Scheduled Items for Review

C. Stanton Grove, North Interchange, and Regal Multifamily SPRC projects

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

The applicant **provided the following** information regarding Stanton Grove, North Interchange, and Regal Multifamily SPRC projects:

Stanton Grove

- Re-submitted the project – addressing landscaping and stormwater.
- Desire to permit water and sewer.
- Discussion of townhomes and the Florida Building Code in relationship to fire sprinkler requirements.
- The project could undergo a condominium plat.
- Applicant to re-submit with fire protection for the units.

North Interchange

- Discussion of the landscape buffer waiver on I-95.
- Discussion of the proposed signage waiver.

Regal Multi-family

- Discussion of project landscaping details on/near the building.
- Contract purchaser will perform an amendment once the site plan is approved with a detailed hardscape plan.
- Discussion of the utility lift station. Modifications will be needed.
- Decorative pavers will occur around the perimeter of the building.
- Water will be a 6” master meter. No changes to fire line proposed.

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:

Stanton Grove

- Staff discussion occurred requiring fire protection for the building. Acknowledgement of the two hour fire protection wall.
- Discussion of obtaining a Planned Residential Development to have platted property lines and a one-car garage.
- Building Official stated that there was a difference between residential and commercial standards and how townhouses are treated.

Regal Multi-family

- Agreement from the city Landscape Architect to allow a note to require detail landscaping with the submittal of building permits.
- New lift station will be a public lift station.
- Additional utility coordination will be needed.

IX. Adjournment

The meeting adjourned 10:51 a.m.