

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

9:30 A.M., September 21, 2022

The SPRC Meeting commenced at 9:30 a.m. on September 21, 2022.

I. Attendance

Applicants:

Dwight Durant, Zev Cohen and Associates
Ted Lightman, Charles Wayne Properties
Matt Green, 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
Alex Schumann, City Engineer

II. Meeting with Applicants – Scheduled Items for Review

A. 121 East Granada Boulevard: Canceled and re-schedule for September 28, 2022

B. 1648 -1718 Old Tomoka Road

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

The applicants participated **provided the following** information regarding the properties at 1648 to 1718 Old Tomoka Road:

- Mr. Green introduced his company the Green Organization as a multi-family builder and developer who has been in existence for 30 years. Mr. Green stated that they have work together with many cities and towns.
- Projects are market rate with a lot of amenities.
- Mr. Durant reviewed the existing utilities in the area. It is expected that the private lift station on Interchange Boulevard would be upgraded to a public lift station.
- Trees would be reviewed and tree preservation would be provided.
- The key issue is density and the concept would be more dense than Southern Trace.
- It was stated that there is a housing crisis.
- Mr. Durant is in process in meeting with the Southern Trace Homeowner's Association.
- The density desired is around 10 units per acre and surrounding properties of Avalon Park Parcel A (to the south) and Interchange Boulevard extended properties to the east were discussed.
- The applicants discussed what the highest and best use of the property would be. They sought to discuss what uses would be appropriate. Based on future development, there

is a belief that multi-family is appropriate. There was a question of why low density residential existing uses outweigh planned commercial and multi-family uses.

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:

- It was discussed with the first concept plan on the property city staff spent some time and had internal discussions regarding this property. Staff is not supportive of density higher than the existing South Trace residential development of 2 to 3 units per acre.
- The residential areas in this have developed as low density residential.
- It is unclear what would be permitted on the Daytona Beach properties and what density and intensity the land areas could be developed to.
- Staff believes that both the Planning Board and City Commission would be concerned with density based on other residential applications that have been reviewed.
- The existing Volusia County land uses were reviewed that include “Environmental Systems Corridor” and “Low Intensity Urban”. One concern expressed was the intensification of the density versus what is allowed in Volusia County.
- Staff stated coordination with the area residents would help any application.
- It was stated that just because recommends one position that this what the Planning Board or City Commission may modified or alter that recommendation.
- The applicants question what uses would be supported by staff. Staff responded that low density residential (2/3 units per acre) is similar to the developed areas. The applicants stated that while at one time rural residential made sense, the areas to the south and east in Daytona Beach are planned for more intensive uses.
- The roadways within the project area was discussed. Mr. Durant discussed one concern area residents have is the potential for Booth Road to be extended further south into Daytona Beach. This project would prevent any further extension of Booth Road. The access issues to Granada Boulevard and demand along Booth Road because of the traffic signal was discussed.
- The Volusia County “Environmental Systems Corridor” land use area was discussed. Staff stated a wetlands survey would delineate where the wetlands line would be.
- The location of the raw water line and the planned extension to Williamson Boulevard was discussed.
- 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 10:04 a.m.