

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

9:00 A.M., May 24, 2023

The SPRC Meeting commenced at 9:00 a.m. on May 24, 2023.

I. Attendance

Applicants:

Michael Curtin, Watson Commercial (via Zoom)

Staff:

Steven Spraker, Planning Director

Sarah Cushing, Planner

David Allen, Planning Civil Engineer

Mike Stephenson, Utilities Engineer

Chris Walter, Plans Examiner

Howard Bailey, Fire Chief

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

Guests:

John Bozzo, Hometown News (via Zoom)

Barbara Williams

II. Meeting with Applicants – Scheduled Items for Review

A. 1444 N. U.S. Highway 1 Pre-application, Enterprise Vehicle Rental Company

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

The applicant participated by Zoom, **providing the following** information regarding 1444 N. U.S. Highway 1 Pre-application, Enterprise Vehicle Rental Company:

- The property is located in the B-8 General Commercial zoning district and is currently owned by TRUIST Bank.
- The plan discussed is to work off of the existing building with improvements for an Enterprise Rental Vehicle business using the company's standard building plans.
- Discussion occurred, regarding possibly of expanding the site combining it with 1428, located behind the property.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Chris Walter, Plans Examiner; Mr. Mike Stephenson, Utilities Engineer; Chief Howard Bailey, Fire Chief; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was advised that vehicle rental sales is not allowed in the B-8 zoning district, therefore the property would have to go through a Planned Business Development (PBD), and would have to go through the rezoning process and public hearings in front of the Planning Board and City Commission (process time: two to three months). The

PBD allows the introduction of uses which otherwise are not allowed. SPRC reviews within a two-week window.

- Following discussion, it was determined that B-7 is next to the property on one side and B-8 on the other side.
- It was explained that today the site is considered non-conforming and would have to be brought up to compliance. There is no Business Tax Receipt (BTR) that staff was aware of on the property as no complaints have been made to Code Enforcement as of yet.
- Redevelopment would be a change of use and would require building, site and landscaping improvements.
- Regarding landscaping, it was advised that along U.S. Highway 1 is a 36' greenbelt buffer. One tree is required for every 200 square feet. The other three sides of the property require 6' landscape buffers. The tree, shrub and ground cover requirements can be sent to the applicant upon request.
- It was discussed that the site will require upgrades including the existing pole sign since it is non-conforming would require replacement with a monument sign.
- Regarding stormwater, it was advised that the rear of the lot has had standing water in the past. A swale was installed that runs behind the lot which alleviated a lot of the drainage issue. There is also a depression in the middle of the backyard that would need to be addressed. Stormwater is required if increasing the surface by 1,000'. It is suggested that the current stone parking be replaced with permanent parking. It was directed that the stormwater cannot be incorporated in the landscape area.
- SPRC meets every Wednesday for additional comments or feedback.

III. Adjournment

The meeting adjourned 9:18 a.m.

The SPRC Meeting commenced at 9:58 a.m. on May 24, 2023.

IV. Attendance

Applicants:

Sheldon Rubin, Property Owner
Ray Barshay, Property Owner
Carl Velie, Property Owner
Emily Rubin, Property Owner (via Zoom)
Rob Merrell, Cobb Cole & Associates
Jessica Gow, Cobb Cole & Associates
Jake Stehr, Zev Cohen & Associates
Dwight Durant, Zev Cohen & Associates
Kady Dearing, Lassiter Transportation Group (LTG) (via Zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Sarah Cushing, Planner
David Allen, Planning Civil Engineer
Mike Stevenson, Utilities Engineer
Howard Bailey, Fire Chief
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager
Tanya King, Traffic Engineering Data Solutions (TEDS) (via Zoom)

Guests:

John Bozzo, Hometown News (via Zoom)	Carolyn (via Zoom)
Lori Tolland, City Commissioner	Jim Zahnen (via Zoom)
Barbara Williams	Kelsey Kipi (via Zoom)
Missy Herrero	Mike G. (via Zoom)
Deb Maybeck	Nora Castro (via Zoom)
Dean Gatz	Toha Note (via Zoom)
Bonnie Kloepfer	Dennis Bayer (via Zoom)
Faye Louras	Margie Peckham (via Zoom)
Jim Rose	Patsy Klipfel (via Zoom)
Tom Harowski	Stewart Gavett (via Zoom)
Jack Dunlop, Jr.	Jim Phillips (via Zoom)
Tyler Brown	Bakhan (via Zoom)
Jim Rose	Margie (via Zoom)
	Sharon Logan (via Zoom)
	Haley Rubin (via Zoom)
	JW (via Zoom)

V. Meeting with Applicants – Scheduled Items for Review

B. Tomoka Reserve, SPRC Comments Discussion

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

The applicants were in attendance and participated by Zoom, **providing the following** information regarding Tomoka Reserve:

- The overview SPRC comments were discussed on behalf of **Cobb Cole Attorneys Mr. Merrell and Ms. Gow:**
 - Explanation on the concept goal was given regarding the 80'-lot width sizes around the perimeter of the project and the buffer was reported. A 'vision-letter', narrative, with an exhibit, will be put together for further explanation on the justification behind it, as staff has requested 100' lot width. This will be prepared to help the Planning Board better understand the information.
 - The square footage of the lots meets the code requirement of 10,000' of overall lot size.
 - The number of homes adjacent to Tomoka Oaks is the same or less.
 - The diamond versus the stop sign, versus the roundabout, versus a traffic signal was discussed and it was advised that a traffic signal will be incorporated at Nova Road.
 - There was a detailed discussion of traffic related issues between Ms. Dearing and Ms. King.
 - Regarding the proposed revisions to the setbacks, the clarification and a better explanation is in the works, incorporating more of a desired traditional plan, similar to Chelsea Place subdivision.
 - The signage was discussed, with the 8' maximum height for the sign letters and the height of the architectural feature at 22'. Proposing text on the north entrance side only.
 - An environmental status letter will be provided.
 - Property owner is considering a private-gated community with a guardhouse and with a pedestrian access point where walkers and bicyclists can go through, similar to Talaquah. It is understood that the property owner would be responsible for the maintenance of streets and sidewalks. The city would own/maintain the utility lines and lift station.
- The overview transportation/traffic study-mattered SPRC comments were discussed on behalf of **LTG and TEDS representatives, Ms. Dearing and Ms. King:**
 - Explanation was given on the comparison for the diamond area and other available options based on future buildout results and not proposing any changes. The existing configuration is proposed to remain as it was said everything should operate the same with the increase in traffic, according to LTG's traffic analysis conducted for the applicant. A response letter including additional supporting information on the findings will be shared in a summary to follow the meeting which will include an appendix.
 - The traffic study included the morning and evening peak hours of 8:00 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m.
 - Ms. Dearing will research a crash data report for the intersection.
 - TEDS commented that the existing circle-configuration still needs to be addressed, as they feel a right-turn lane is required per DOT for signalized and unsignalized intersections.
 - FDOT to be contacted regarding the right-turn by Ms. Dearing.

- The overview landscaping-mattered SPRC comments were discussed on behalf of **Zev Cohen & Associates, Mr. Stehr**:
 - Regarding the 50' buffer planting standard comments, it was advised that a methodology will be generated for a more naturalized buffer and staff will have a more comprehensive document on the suggested 'wild plantings' and maintenance of them.
 - The natural preservation and ponds were said to have full Geotech and will provide the 20 percent natural preservation and berm around the stormwater, keeping the existing vegetation.

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

- Lot size: Staff stated that the project team should provide their reasoning for the proposed lot size for the Planning Board packet. Staff is recommending 100' wide lots abutting the existing Tomoka Oaks lots. Staff suggested a possible compromise is to allow 80' wide lots in areas that do not directly abut the Tomoka Oaks properties.
- It was clarified that the proposed project is located in the R-2 , large lot, urban, single-family zoning district.
- It was expressed that traffic is a key issue in the project. Modifications should be researched in the diamond intersection with the additional traffic. Another concern is the traffic that will be going into the Trails neighborhood off of State Road 40. A memo analysis is required for the incoming traffic, predevelopment and post development is being suggested to be included with traffic studies for the packet.
- Setbacks: There was conversation of the proposed setback and the need to ensure that cars would not hang over into the right-of-way. It was recommended that the applicant should demonstrate that there would be enough room for the vehicle to pull completely out of the roadway and not impede traffic if a reduced front yard set-back was sought.
- Setbacks: Staff asked for clarification on the notes on page PD6 regarding granny flats and whether the intention was to allow for an attached in-law suite that would include a second cooking appliance. It was advised that the Land Development Code allows for attached in law-suites to have kitchen areas provided that there isn't a second stove/cooking appliance. Applicant's counsel acknowledged the secondary kitchen would change the nature of the structures to multi-family and agreed to review this with the applicants.
- Signage: In regards to the signage, it was advised that the letters on the sign (the sign text) are required to be no higher than 8'.
- It was expressed that easements to the City are required over the roadway if the project is to be private for maintenance of utilities.
- Regarding landscaping, the street tree plan was discussed.
- Natural preservation: There was a discussion of natural preservation areas and stormwater areas. If an area is identified as natural preservation, the land area cannot be selectively cleared for stormwater. The project must demonstrate how the stormwater and natural preservation can work together. The native understory must

remain intact, leaving the palmetto and just taking out the vines. It was emphasized to not allow the invasive species to take over. A list is required showing what is proposed to be removed. Ms. Culliver and Mr. Allen will meet the applicants onsite if needed.

- It was advised that the construction drawings are required with the preliminary platting process after the initial zoning and permitting process.
- The timing on the resubmittal was discussed and it was emphasized in order to be heard at the July Planning Board meeting, the resubmittal must be complete no later than Friday, June 9, 2023.
- SPRC meets every Wednesday for additional comments or feedback.

VI. Adjournment

The meeting adjourned 10:58 a.m.