

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

9:00 A.M., October 30, 2019

The SPRC Meeting commenced at 9:00 a.m. on October 30, 2019.

I. Attendance

Applicants:

Jonathan Byrom, DR Horton

Kevin McCarthy, DR Horton

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

David Allen, Planning Civil Engineer

Jason Weidenmiller, Engineering Inspector

Roger Smith, Utilities Engineer

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Cypress Trails, DR Horton – lot grading

Mr. Spraker, Planning Director, started the conversation and introductions of the City staff and applicants.

Mr. David Allen, Planning Civil Engineer, led the discussion.

Mr. John Byrom, and Mr. Kevin McCarthy, DR Horton, provided the following information regarding the Cypress Trails subdivision – lot grading.

- There is a desire to raise the finished floor elevations of the Cypress Trails subdivision lots.
- Inquired to what the city's tolerance of finished floor elevations would be.
- Lot grading would always be higher than plan and would not be lower.
- Plan to raise plot plans.
- DR Horton is scheduled to close on the purchase of the subdivision and the lot grading may be an issue. The seller may call the City verifying information, as the closing was supposed to be held this week.

After review of the Site Plan and following discussion Mr. Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Roger Smith, Utilities Engineer; and Mr. Jason Weidenmiller, Engineering Inspector, determined the following:

- Mr. Allen and the City Engineer are concerned about the 12 inch lot grading.
- Direction given for the lot grading to be 18-21 inches above centerline of the street.
- It was determined that raising the elevation is permitted, but that the lot grading plans revision with the correct elevations are needed and should be sent to Mr. Allen.

- The building plan goes to Engineering whom looks at the lot grading plan.
- Direction given that the impervious cannot be sent to the rear yard of lots abutting wetlands.
- There is a 6 inch allowed variation of finished floor elevations, plus or minus 3 inches.
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- There are single family homes already in the Permit Application that are 12 inches or above.
- A revision should be made to the lot grading for the building permits that are in and Mr. Allen will communicate with the Building Department on it.
- It was determined 3 inches of finished floor elevation can be approved administratively, and anything over 3 inches of finished floor elevation needs a grading plan (seller will handle).
- Clearance needed for the waterline, as well as fire flow for the areas, and the sewer cleared.
- It was determined that Cypress Trails is Daytona's utilities.
- Mr. Spraker advised Mr. Byrom and Mr. McCarthy to call or email with any questions.

III. Adjournment

The meeting adjourned at 9:24 a.m.