

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

8:30 A.M., January 22, 2020

The SPRC Meeting commenced at 8:30 a.m. on January 22, 2020.

I. Attendance

Applicants:

Julien Mirzaie, ERAU

Joe Coffee, ERAU

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Jason Weidenmiller, Engineering Inspector

Cara Culliver, Landscape Architect

Roger Smith, Utilities Engineer

Tom Griffith, Chief Building Official

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Pre-concept meeting with ERAU on class project (former enclave subdivision site)

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

Julien Mirzaie and Joe Coffee, ERAU, provided the following information regarding the pre-concept meeting for a class project on a former enclave subdivision site with ERAU.

- Three alternative single-family subdivision concept plans shown for feedback.
- Dr. Jeff Brown, Ph.D., ERAU, made a suggestion to Mr. Mirzaie and Mr. Coffee that there may be a possibility to increase the lots in the subdivision diagrams with an easement in the wetlands.
- The landscape buffer on Tymber Creek would be the trees.
- ERAU will be designing the infrastructure as well.
- The retention pond in the diagrams is 2.5 acres.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; Mr. David Allen, Planning Civil Engineer; and Mr. Roger Smith, Utilities Engineer stated the following:

- There was discussion on the pros and cons of each diagram. Lots would have to be taken out to make the subdivision work in some cases.
- Criteria given that if the lots are right up against the road, everything will have to be shifted back, and staff would not support a waiver.

- The students were advised that it is a challenging site with Interstate 95 and the wetlands. The entire site is a flood zone.
- On Tymber Creek the required buffers are a 20 foot landscape buffer, 6 foot landscape buffer on the sides, and 60 feet on the Interstate 95 side.
- Stormwater ponds and a change of grade are not permitted within the greenbelt buffer per code. It is possible to waive items through a public hearing through the Planned Development process though.
- Mr. Allen asked how stormwater would get to the pond with the 60 foot buffer. Drainage would need to go through the wetland. There would be temporary impact through utilities. The St. Johns Water Management District and The Department of Environmental Protection would need to approve.
- There would need to be access carved out to the pond.
- The narrow end roads in in the first diagram would be difficult for turnaround and to get fire trucks in and out in emergencies.
- In the second diagram, it was suggested not to allow a drainage easement for pipes along the property line due to fencing. A 15 foot easement from the developer is required for the pipe. Then they can put fence on either side of the easement.
- Direction to incorporate a location for a lift station and easements. A 50 x 50 or 30 x 30 pump station would be needed. The city would fence it off and put a temporary generator in. A straight driveway would be necessary for access to it.
- The closest forcemain is 2,200 linear feet away.
- The retention ponds would need to increase from 10 to 15 or 20 percent if wet detention.
- 1500 feet of 8 inch line would be needed through Tymber Creek to provide future service.
- Two access points are needed, one of them for emergency access in case the other entrance is blocked.
- 20 percent of the site would have to remain natural in the Planned Residential Development requirement.
- A suggestion was given that when designing to start with the landscape buffers and then incorporate the interior of the site.
- Easements where stormwater is to go should be incorporated.
- The minimum lot size is 80 x 120.
- Corner lots should be larger than the interior lots.
- Direction given that compensating storage would be necessary for filling in the flood plain (15-20 percent). For every cubic feet of fill in the flood plain, an additional cubic foot of volume is necessary in the stormwater, in addition to normal stormwater.
- It was mentioned that utilities is the key of every site and an important factor when it comes to the cost.
- Mr. Spraker commended Mr. Mirzaie and Mr. Coffee on their great work on the project and stated that every Wednesday is put aside for SPRC and they are welcome to come back with any additional inquiries.
- Mr. Smith and Mr. Allen offered to assist outside of the SPRC meeting availability days.

III. Adjournment

The meeting adjourned at 9:24 a.m.