

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

10:00 A.M., February 26, 2020

The SPRC Meeting commenced at 10:00 a.m. on February 26, 2020.

I. Attendance

Applicants:

Dave Long, Property Owner

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Lynn Carter, Utilities Engineer

Cara Culliver, Landscape Architect

Tom Griffith, Chief Building Official

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 191 S. Yonge Street General Discussion/Concept

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

Mr. Dave Long provided the following information regarding 191 S. Yonge Street.

- Mr. Long expressed interest in understanding his options for his vacant property of two years.
- Mr. Long demolished an older, decrepit house on the lot and now has ideas to move forward with one of the following: 1) Rebuild two buildings on the lot, a retail building and a professional office/accounting firm; 2) Build a paid parking lot for neighboring businesses; 3) Build a fraternal-type club.
- There is a 21 % retainage area on the property on the concept plan shown.
- Mr. Long would like to pave or concrete the entire area of the parking area.
- Plans to hire Mr. John Zemball, Civil Engineer, to assist with plans as well as Mr. Dave Swartz, Architect.
- Interest in building 'block' building(s) with a metal roof.

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; Ms. Lynn Carter, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, stated the following:

- It was determined by Utilities that the site has a 6 inch water main and an 8 inch gravity sanitary sewer across the frontage with a lateral service to the property.
- The regulations were reviewed with direction for the landscape buffer requirements, the building setbacks, and the sides to be met on the property. It was determined that

on the north and south sides there is a 6 foot wide landscape buffer, with the requirement of 2 trees per 100 lineal feet, as well as 20 shrubs and 20 groundcover. The required landscape buffer is 20 foot on Yonge Street, as well as the 20 foot buffer along residential with the 6 foot wide landscape buffer on each side, requiring 4 trees per 100 lineal feet, 20 shrubs and 20 groundcover. The existing trees on the property can be incorporated into the calculation. The back of the property requires a 20 foot landscape buffer due to abutting medium residential, requiring 4 trees for 100 lineal feet, 40 shrubs and 40 groundcover.

- Mr. Spraker explained that a 40 by 60 building requires 12 parking spaces. This calculation would be 108 feet of the 215 feet required.
- The parking density calculations were explained that if it were to be either a professional building or a retail building: Non-intensive retail; 1 space for each 250 square feet. The professional office parking calculation would be 1 space for 200 square feet.
- Ms. Culliver advised that the parking areas should be screened with 24 inch high shrubbery.
- It was determined that it is a non-conforming use and the site will need to stand on its own.
- A retention pond is required. It may not be necessary to go to the St. Johns Water Management District for a permit because an engineer can self-certify the stormwater for the site.
- Mr. Allen advised Mr. Long that he will need the calculations of what water leaves the site both pre-developed and post-developed condition.
- It was advised that the parking calculations for non-retentive retail is 1 for 250, and offices are 1 for 200.
- Staff confirmed that the Florida Department of Transportation will require a driveway permit that meets standards.
- A buffer masonry, pre-cast, or posted panel wall is required due to the property abutting residential. The wall is to be on the property line. Care should be taken for the wall due to the depression along the property line.
- A neighborhood meeting is required to discuss the site plan and update the area prior to construction. The invitation should be extended to all neighbors within 600 feet and can be held at the library.
- The 'underground' utilities was discussed for the property.
- Regarding requirements per the Building Department, the roof must be sustainable and capable to withstand 140 mph winds. It was determined that a metal roof is suffice.
- It was suggested for Mr. Long's designer to assist him in picking one of the four types of acceptable architectural styles. The rendering for the style must be identified on the plans.
- Mr. Long was advised if he chooses to build a fraternal-type club it may be a challenge with the parcel size at only 6 to 10 parking spaces. If choosing to build a paid parking lot it will be a conditional use with conditions including the required landscape buffers.
- Mr. Spraker concluded that Mr. Long and Mr. Zemball, Civil Engineer, are welcome to make an appointment to attend another SPRC meeting to learn more about how to apply all of the criteria to the site plan and to learn more about the requirements.

III. Adjournment

The meeting adjourned 10:32 a.m.