

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

9:00 A.M., March 04, 2020

The SPRC Meeting commenced at 9:00 a.m. on March 04, 2020.

I. Attendance

Applicants:

Dan Rutkowski, DDR Roofing
Thomas Flositz, Flositz Construction

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
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 376 Bostrom Lane, General Concept Discussion

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

Mr. Dan Rutkowski, DDR Roofing, and Mr. Thomas Flositz, Flositz Construction, provided the following information regarding the concept for 376 Bostrom Lane:

- The business owner submitted a concept plan and expressed interest in building a warehouse building.
- The business owner is willing to reduce the space of the building due to lack of parking per the parking calculations.
- The site has two proposed access points in the concept plan.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. David Allen, Planning Civil Engineer; Ms. Lynn Carter, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, stated the following:

- It was determined that the zoning area is B-4 (Central Business), which is an office use, but does not allow an office/warehouse. An option was suggested to build an office with a warehouse as an accessory use to the office.
- The proposed warehouse square footage would be required to provide parking at an office calculation one space for each 200 square feet of floor area. The 4000 square feet proposed building would require 20 parking spaces and there are currently only three (3) in the concept plan. Another option would be to find a B-5 or I-1 zoning district that allows business and warehouse where the parking requirement would not have to be based on warehouse at an office calculation. The B-5 could park at the warehouse parking calculation, 1 per 1500 square feet. City staff also suggested re-

looking at the concept plan by building a longer, thinner building. (26 ft x 100 ft would require 13 parking spaces, or 11 parking spaces, with a 10 foot landscape buffer. Being on a multi-corridor there is an option to reduce and waive 20% bringing the parking spaces down to 11.

- The drive aisle can go down to 22 feet.
- Staff would allow 11 parking spaces in a row without an internal landscape island.
- Being that the site is located across from residential a neighborhood meeting will be required.
- It was discussed that there are architectural requirements unless the business was to be planned in an I-1 zoning district where it would be possible to build a metal building.
- Solid waste collection for the proposed building was discussed. A roll-off pick up would be permitted instead if the building is smaller. If using roll-off instead of a dumpster there will be no need to see how a garbage truck would enter and exit a site but a diagram of how the cars will move in and out of the site is required.
- It was determined that signage would be a separate permit based on lot frontage as a ratio.
- The Utilities Department delivered information that there are two sewer lateral gravity sanitary sewer connections. If the driveway is planned to be off of Bostrom Lane then a tie in to the lateral will be required. One of the connections is in the front off of Bostrom Lane and the other in the back. There is no water service on the site, but there is a 2 inch water main on the front of the property on Bostrom Lane. A fire hydrant is located just north of the site on the east side of Bostrom Lane which should be flowed to get the minimum gallons per minute. The contractor will make the water tap due to it being a commercial site, and the tap and the connection will be one of the required inspections.
- There is a front landscape buffer requirement along Bostrom. The retention pond cannot be in the landscape buffer.
- Direction given to not fill the low spot in the rear where everything drains to. The stormwater process will need to be evaluated due to adding more than 1000 square feet of impervious. No more water can leave the site after development than left the site in the pre-developed condition per the criteria. Using the low impact development criteria may allow for more options such as swales and other types of retention that can go in the setback, not the landscape buffer.
- It was suggested for the business owner to hire a Landscape Architect to assist with the 10 foot landscape buffer requirement along Bostrom Lane. The other three sides have 6 foot landscape buffers with tree and shrub requirements. It was determined that a tree survey is also required.
- An 8 inch sewer line is in the back of the property and would have to be off of the building 10 feet. The building setback is 20 feet.
- The utilities will need to be located and the off-sets should be rechecked.
- Mr. Spraker advised Mr. Rutkowski and Mr. Flositz that they are welcome to reconfigure and attend another Site Plan Review Committee (SPRC) meeting for additional inquiries, or can contact him or Ms. Gawel.

III. Adjournment

The meeting adjourned 9:20 a.m.