

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

9:00 A.M., July 15, 2020

The SPRC Meeting commenced at 9:00 a.m. on July 15, 2020.

I. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering

Garrison McMillan, Tymber Creek Apartments LLC (via phone)

Staff:

Steven Spraker, Planning Director

Noel Eaton, Senior Planner

Shawn Finley, Utilities Director

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Roger Smith, Utilities Engineer

Cara Culliver, Landscape Architect

Jason Weidenmiller, Engineering Inspector

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Tymber Creek Apartments

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

Mr. Harry Newkirk, Newkirk Engineering, provided the following information regarding Tymber Creek Apartments:

- There was a discussion regarding the fire hydrants around the site, including building 3 and the clubhouse. They are designed to be close to the fire department connections (FDC). The plans will be updated.
- The design of the stormwater system is complex based upon being near the Tomoka River. A meeting will be set up for Mr. Newkirk and Mr. Allen to clarify the project stormwater.
- Mr. Newkirk also noted that the Walgreens stormwater would be modified and the Jaffe Corporation has ownership of the Walgreens property.
- Site plan revisions will show the construction access and that Walgreens will not be disrupted.
- A discussion occurred regarding the number of apartment units. Mr. Newkirk confirmed that there will be 300 units and not 296 units. Following the trend with mostly one-bedroom units with a mixture of two-bedroom units and a few three-bedroom units. Approximately 60/35/5 percent bedroom-apartment ratio.
- Signage will be added to the plans where trucks are entering on Granada Boulevard and Tymber Creek Road.

- Mr. Glen Storch is working on arranging an in person and virtual neighborhood meeting with the neighbors, property owners, developers and traffic consultant where information will be shared on the proposed Planned Business Development.
- The plan sets would add the fire truck turning radius on the Tymber Creek access points as the fire truck would likely come from fire station 94 using Tymber Creek Road.
- The traffic study has reviewed the project impacts on the roadways.
- Phasing plan will be added to the site plan packet detailing the preliminary phasing of Certificate of Occupancies of the buildings and the needed final inspection information to be completed.
- Paving around the site will consist of a two-step process to provide access during construction. The final step would be as buildings are nearly completion.
- The area that was going to be 40 parking spaces next to the dog park to be cleared with a 2 foot retention pond for now. If it converts in the future to 40 parking spaces, stormwater exfiltration will be installed underneath the pavement for stormwater purposes.
- A discussion occurred regarding the two residential properties within the Indian Springs subdivision and the apartment design. The discussion resulted in agreement that the area should not be cleared or graded. The area could be termed as reserved parking, but there is a desire to provide additional vegetation. A minor retaining wall may be put up.
- Regarding the floodplain issues, the site discharges 280,000 cubic feet of floodplain and there are currently only 122, 000 cubic feet. There should not be any additional flooding. The calculation is to be looked at again.
- Easements for utilities shall be recorded during construction. Staff stated a sketch and legal description is needed to process the easement. The easement requires City Commission approval.
- The water lines would be extended for future commercial properties.
- Whether the lift stations will be private or public is still to be determined.
- A break-down of the intended landscaping with scales in a CAD file will be sent to the landscape architect. Due to the inability to go into the buffer there are plans to leave the natural vegetation and will plant vegetation to provide a landscape screening.
- A sidewalk will be installed from the clubhouse to Granada Boulevard and Walgreens.

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; Mr. Shawn Finley, Utilities Engineer; Mr. Roger Smith, Utilities Engineer; Mr. Jason Weidenmiller, Engineering Inspector; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, stated the following:

- The east end of building 3 is too far from the fire hydrant, therefore modifications to the fire hydrant plan is required.
- Fire Station 94 on Airport Road will be responsible for the area and a turning radius plan is needed from Tymber Creek Road. It was advised to ensure that the garbage truck and emergency vehicles can access the site.

- Discussion occurred regarding the proposed building height and required calculation. The res-submittal would provide the building height calculation.
- Information required on Walgreens property ownership showing that they have power to make improvements as necessary.
- It was determined that the project requires Planned Business Development due to: (1) building height, (2) length of building 3, and (3) use of land use density. All items are allowed as a Planned Business Development.
- There was a discussion that other uses may have higher trip generation and that analysis can be provided as part of the application.
- Discussion occurred regarding the portion of the site abutting Indian Springs. Discussion included the floodplain and the natural vegetation. Suggestion given to look into buildings 4, 9 and 10 and their parking areas and shifting them to the east to reduce filling in the floodplain. Specification of floodplain impacts are required.
- Regarding the 6 inch invert, from the manhole to the lift station, that invert should be 10 inch.
- Additional concerns regarding the lateral service to one of the restrooms and the compaction building not showing a drain or the service to it.
- City Commission approval needed for the acceptance of easements prior to receipt of Certificate of Occupancy.
- Direction to show all of the trees with proposed improvements for the tree removal protection plan. The legend can be deleted from the civil demolition plan as it is shown on the mitigation form already. It was directed for Mr. Newkirk to recheck the tree calculations to meet the requirement and note specifics on the plans. Additional plan sheets and AutoCAD information will be provided regarding the tree calculations.
- There was a discussion regarding the Tymber Creek landscape buffer. The grading is shown encroaching into the 20 foot landscape buffer of Tymber Creek. The grading would need to be removed and the area used for landscape plantings or preservation only.
- The dog park grading to be looked at as there is an opportunity to fill and lower in that area.
- The 48 inch historic oak tree in the parking area was discussed. There was direction to relocate other landscape islands to where the tree exists to provide a larger area around the tree. Other parking areas could exceed 10 spaces without a landscape island based on the tree preservation.
- For safety reasons the ponds should be graded to have: 8 feet berm requirement on wet ponds for maintenance and 3 feet berm requirement on dry ponds. A 6 to 1 slope for the berm and maintenance area could be used.
- The square footage details are required on the plans for the landscape islands with information to meet the 10 percent interior island requirement. The landscape islands minimum requirement is 160 feet.
- An accessible path is required from building 3 to the right-of-way.
- There is currently no Votran bus service to the site.

III. Adjournment

The meeting adjourned 10:00 a.m.