

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

9:00 A.M., January 27, 2021

The SPRC Meeting commenced at 9:00 a.m. on January 27, 2021

I. Attendance

Applicants:

Tom Valley
Dwight Durant, Zev Cohen & Associates
Randy Hudak, Zev Cohen & Associates
Jim Paytas, Jr., Paytas Homes
Tre Paytas, Paytas Homes

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official (Zoom)
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Corner of Tymber Creek Road and Airport Road

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

The applicants provided the following information regarding the corner of Tymber Creek Road and Airport Road:

- Following discussion, it was expressed that the applicants are interested in building a subdivision. (Similar to the Marshside plans)
- The interest is to expand the lot size from the original plan of 80-foot lots.
- There are no historic trees on the site and 15 percent natural preservation will be adhered to.
- Plans to revisit conversation with a site plan that meets code.

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. Roger Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; and Ms. Cara Culliver, Landscape Architect, stated the following:

- The suburban low-density land use will require a Planned Residential Development amendment.

- All lots will need one (1) unit per acre for a water only utility connection. Under the PRD zoning the lot size requirement is 80 feet x 110 feet and the public hearing approval is needed.
- The Planned Development would require a 40-foot perimeter setback.
- A neighborhood meeting would be required in the Planned Development process.
- If seeking to use a smaller lot size, the application should show that it is not increasing density over what be allowed for 80-foot wide lots.
- Past applications have shown concern regarding traffic issues in the area with two (2) elementary schools being located close to each other.
- A discussion occurred regarding the old Marshside site plan. The site plan showed subdivision traffic only on Tymber Creek Road, adding a sidewalk to the school as a public benefit, and not adding any traffic to Airport Road. Airport Road was to be an emergency access only.
- It was directed that the traffic studies that were done in 2017 and 2018 would need to be updated.
- Direction was given to talk to Volusia County on the traffic issues and access.
- A new subdivision would require a determination of school capacity.
- Discussion occurred regarding the capacity calculation for the previous Marshside subdivision plan set. The site plans showed the number of lots (229 maximum lots) based on the wetlands and flood plains. The prior plan was 2.73 units per acre, with a gross density of 1.71 with the wetlands and 2.48 without the wetlands. It was noted that there is a land use restriction on the entire property. The density was capped at 3.47. 144 units was proposed in the prior plan.
- Planned Residential Development does not require detailed stormwater calculations, however, the area dedicated to stormwater should be analyzed.
- The seven (7) lots on the corner in the original plan was discussed.
- It was discussed that there is a flood plain on the site. The southeast corner of Airport Road and Tymber Creek Road stands with water due to the area being lower than Airport Road.
- Decorative fencing was proposed with the Marshside submittal, but is not required around the site.
- **Landscaping requirements:**
 - 20-foot landscape buffer requirement on Tymber Creek Road and Airport Road.
 - Regarding wetland requirements, St. John's standards are used and the City is governed by Volusia County who has a 25-foot upland buffer requirement. Mitigation to be analyzed whether or not saving other wetlands.
- **Recreation Amenity Requirements:**
 - Recreation requirement other than an open field to be included in the plan.
 - The Planned Residential requirement is 30 square feet per lot plus the indoor, but the indoor requirement can be waived by doing an additional 60 square feet. (90 square feet per lot total)
- **Utility requirements:**
 - The Marshside subdivision plan referenced having one private and one public lift station.
 - Water, sewer and reclaimed water are all available.

- Stormwater easements not to be within the lots.

N. of Property - 'The Enclave':

- Consists of 1,434 square feet frontage, 25 acres.
- (35) 80 foot by 110-foot-wide lots initially planned.
- The applicants inquired about the Enclave property and if there would be opportunity for it to not be a platted subdivision. Possible interest in a recorded subdivision and divide it into five (5) acre lots and provide water and sewer versus septic and well.
- One (1) acre lots would require a preliminary and final plat and a subdivision plan. The minimum lot width is 100 feet with the minimum size being one (1) acre. This would create 14 lots.
- This application expired and would have to go back through the public hearing process as well as a neighborhood meeting.
- The utilities will be verified and sent to the applicants.
 - Question as to if the five (5) acre lots are done, if the water lines would be required to be extended up.
 - Research to be done on 80 feet by 110 feet lots, if both the water and sewer would be required to be extended up.
 - Whether Southern Pines sewer is available for connection.
- There may be a requirement for a force main extension on the property.
- Stormwater requirement.

III. Adjournment

The meeting adjourned 9:45 a.m.