

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

9:00 A.M., February 10, 2021

The SPRC Meeting commenced at 9:00 a.m. on February 10, 2021

I. Attendance

Applicants:

Dick Jaffe, The Jaffe Corporation
Harry Newkirk, Newkirk Engineering
Garrison McMillan (via Zoom)
Glen Storch, Storch Law Firm (via Zoom)

Staff:

Steven Spraker, Planning Director
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager
Larry Wheatcraft, Intern – City Manager’s Office

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.

The applicants provided the following information regarding the Tymber Creek Apartments:

- Discussion on amendment to proposed multi-family development luxury-apartment project site plan.
- Met with Indian Springs and Moss Point residents. Key discussion points were traffic, project access, sound and lighting.
- The new site plan removes the connection for the main entrance on Tymber Creek and shifts it to State Road 40. The easements and agreements will be obtained to improve the church access and the commercial parcel to connect to the intersection.
- The project plans would not provide a connection point to Tymber Creek Road for the apartment project.
- A turn lane would be added for the church as well as DOT improvements which will need to be permitted.
- Many amenities are planned for the apartment complex. The clubhouse, pool and buildings are shifted on the new plan.
- Emergency access is through Walgreens, and the compactor and dumpster for the apartment complex will be placed behind the back of Walgreens.
- The Project will have a conservation easement dedicated to Moss Point and St. Johns River Management District to protect the wetlands and wildlife.

- The abutting neighbors' concerns will be addressed. As far as lighting, there will be internalized lights on the site. Regarding sound concerns, the buffers will assist residential development. There is a tremendous buffer to the north, 20 feet tall and dim, and no foot-candles near the property which will keep the lighting from going into the natural areas. A tropical buffer is planned.
- The County will be contacted regarding the access point on Granada Boulevard (State Road 40) to authorize.
- Plans to share updated site plan with the Department of Transportation (DOT) following this meeting.
- A survey will be completed for the roadwork.
- The commercial parcel will be affected the same as the prior plan. (90,000 square feet) The driveway will not cut into it.

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

- A Planned Development is required for the multi-family portion of the project.
- There was a discussion that the proposed apartments would have a lower trip generation than commercial uses.
- Staff is seeking two letters:
 1. A public benefits letter showing that public benefits that are being provided and any waivers:
 - There was discussion that if a structure exceeded 180 feet in building length, a Planned Development is required.
 - The Land Development Code allows additional height of 15' for buildings through a Planned Development.
 2. A summary of project attributes:
 - Include summary in letter of everything agreed as the project team met with residents, including no access on Tymber Creek Road and the interaction between the applicants and the Indian Springs residents, and the photometric plan exhibit.
- The summary of project attributes would be included in the Planned Development Ordinance.
- An easement or recorded document will need to be included stating that it provides access to the multi-family.
- **Landscaping requirements:**
 - The natural tree preservation area of 15 percent is required. There is currently 25 percent provided.
 - The buffers are larger than required according to the plan.
 - The buffer along Tymber Creek Road should be 20 foot natural area, supplemented with plantings as needed.
- **Engineering, Stormwater & Utility requirements:**
 - Direction to complete the loop down the service road by the church and to run the watermain down it. There is a force main to connect to. The waterline can be ran next to Walgreens to make the loop.

- The fire hydrants will need to be reanalyzed for spacing and placement from the previous plan with the emergency access route change.
- In the northwest reserved area, a cross section should be placed across there so it can be detailed how it will be done. The access easement placement should be detailed. There should be a cross easement at the church as well.
- The stormwater will be close to the same system with the underground chambers and should be adjusted with the movement of the pool and clubhouse.
- Underground, wet and dry retention should be adjusted to provide the correct amount of treatment necessary for the removal of nitrogen and phosphorus.
- Mr. Allen will discuss emergency access matters with Mr. Griffith and the fire chief. It was noted that the access off of State Road 40 will allow for quicker time response.
- Regarding the building elevations, all submitted drawings currently show to the top of the structure. The building height measurement is from the bottom to midpoint. .
- Due to the access point update the traffic study will need to be revised to show new traffic patterns and how the access point affects them.
- An agreement from the church is required for the application that confirms that they consent to the proposed access point modifications.
- Mr. Spraker will forward the Planning Board calendar for the project regarding public hearing and City Commission meeting dates depending on when the final plan is submitted.

III. Adjournment

The meeting adjourned 9:43 a.m.