

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

9:00 A.M., March 17, 2021

The SPRC Meeting commenced at 9:00 a.m. on March 17, 2021

I. Attendance

Applicants:

Jimmy Flatt, Jr.
James Flatt, Sr.

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. 160 S. Yonge Street, Vehicle Repair Type A Shop

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

The applicants provided the following information regarding the 160 S. Yonge Street, Auto Repair Shop:

- The property is located in the B-4 zoning district with interest in building an auto repair shop (vehicle repair type A).
- The property abuts residential to the west on the north side and B-4 on the south side abutting 245 Oleander.
- Five (5) to six (6) bays are proposed.
- The property of interest includes six (6) parcels.
- Two entries proposed, on Jefferson Street and Oleander Place.
- Plans to work with a civil engineer on a concept and site plan for the property for a business that would have two (2) employees, including the owner.
- Interest expressed in the building being metal-framed.
- Fire hydrants are located at both corners of the property.

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

- It was discussed that a site plan is required which should include the architectural style of the building per the Land Development Code (LDC). Architectural styles to choose from include: **Bermuda, Florida Cracker, Neo-Eclectic, Spanish and Mediterranean.** The site and building plans should demonstrate how the style is being met.
- It was advised that bay doors cannot face the U.S. Highway 1 side.
- Suggestion given to work with an architect, landscape architect and surveyor for specifics and guidance on the project. An engineer will assist with matters to do with the flood plain, elevations, wetlands, jurisdictional agencies for all permits and identifying constraints.
- It was determined that a Department of Transportation (DOT) permit is required.
- **Landscaping requirements:**
 - ⊖ 15 percent tree and vegetation preservation is required on the property within the property.
 - The landscape buffer requirements are: 20 feet along U.S. Highway 1, 10 feet along Jefferson Street, 10 feet along Oleander Place and 10 to 20 feet in the rear depending on the Impervious Surface Ratio (ISR) hard surface of your parcel.
- **Engineering, Stormwater & Utility requirements:**
 - The gravity sanitary sewer is located in a dedicated easement maintained by the city. It was advised that it can be abandoned as there is nothing currently connected to it. Water service is located on both Jefferson Street and Oleander Place where the line can be tapped for connection.
 - Drainage goes into the existing inlet on the corner of Oleander Place and U.S. Highway 1.
 - The entry roads are required to be 24 feet wide.
 - There is a 70 foot setback requirement from U.S. Highway 1 for the driveway.
 - The driveway requirement is 90 feet (the distance requirement from the intersection) for a driveway on the Highway US 1 side of the property. .
 - Regarding stormwater, it was advised that not all of the stormwater goes to the inlet. 17-20 percent of the land has to be dedicated to stormwater with a pond.
 - Regarding parking, paved and marked spaces are required with three (3) parking spaces for each bay/lift, one (1) parking space per employee on the largest shift and one (1) of the parking spaces designated for handicap. *If there are six (6) bays and two (2) employees, 20 parking spaces are required.
 - Utility inquiries and connections should be directed to Florida Power & Light (FPL).
- The building setback is 15 feet from the front property line.
- Wherever the property abuts residential, a pre-cast or masonry wall is required.
- The suggestion was relayed to visit the City of Ormond Beach website to view the Land Development Code (LDC), and the Monthly Development Report for all guidelines and city engineers that have worked on other projects within the city. www.ormondbeach.org, Departments link, Planning link, Development Projects on the left-hand side of the webpage, Monthly Development Report.
- Following the site plan submittal, a neighborhood meeting is required.

- It was advised that SPRC meets on Wednesdays for the project to be discussed again with any additional information or questions.

III. Adjournment

The meeting adjourned 9:35 a.m.