

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

9:00 A.M., October 06, 2021

The SPRC Meeting commenced at 9:00 a.m. on October 06, 2021.

I. Attendance

Applicants:

Sean Fortier, P.E., KCG Engineering (Via Zoom)
Robert Grassman, WaWa (Via Zoom)

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. SW Corner of U.S. Highway 1 and Destination Daytona Lane Pre-application Meeting, Lot 2A

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

The applicants participated by Zoom to discuss information regarding the SW corner of U.S. Highway 1 and Destination Daytona Lane Pre-application Meeting, Lot 2A

- The project concept plan is for a WaWa store.
- The WaWa will be similar to the store on State Road 40/Granada Boulevard.
- The building design will be hardie-board siding and will include outdoor seating.

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

- The conditional use is consistent with the zoning district.
- There was a preliminary plat under the Ormond Beach Gateway Subdivision development order.
- The concept is allowed per city staff SPRC approval as long as all of the conditions in the Land Development Code (LDC) are met. It was explained that variations from the Land Development Code would require a public hearing. An electronic copy changeable sign would require a Special Exception Application.
- **Utilities:**

- Ormond Gateway is doing the utilities and the stormwater but unable to clear the lots.
- Discussion on how the infrastructure and site plan can be constructed concurrently.
- The Department of Transportation (DOT) is the controlling entity with the right-of-way of U.S. Highway 1. The plat can be amended, once recorded can do a lot split and take one lot and make it into two lots with staffs' approval. (two-week process)
- **Landscaping:**
 - 15 percent natural tree preservation.
 - 36' landscape greenbelt buffer.
 - 12 percent landscape requirement 164' back.
 - One tree per 200 square feet of area.
 - 60 percent of ground material is required to be native.
 - The buffers were already designed by Zev Cohen.
- **Building:**
 - The building style meets architectural standards.
 - The process includes a separate building permit, construction, inspection and Certificate of Occupancy.
- It was advised that at the State Road 40/Granada Boulevard location, 12 square feet of signage was done through Planned Development.
- The individual site plan will not have bonding requirements.
- SPRC meets every Wednesday to bring the project back for discussion and feedback.

III. Adjournment

The meeting adjourned 9:25 a.m.

The SPRC Meeting commenced at 9:30 a.m. on October 06, 2021.

IV. Attendance

Applicants:

Cydney Reagan, Reagan Realty (Via Zoom)

Amir Malek, Metaworld (Via Zoom)

Melissa Salva, Metaworld (Via Zoom)

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Civil Engineer

Cara Culliver, Landscape Architect

Tim Heyrend, Utilities Manager

Tom Griffith, Chief Building Official

Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. Fred Gamble Way Subdivision Pre-application Meeting

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

The applicants participated by Zoom to discuss information regarding the Fred Gamble Way Subdivision Pre-application Meeting.

- The property is 4.5 acres of a subdivision plat on Fred Gamble Way. The projected plan is for approximately 13-14 unit subdivision plat 75' wide by 115' deep.
- There is a 6" waterline to the NE and to the SW existing gravity main on the west side needs to connect to. There is an existing gravity main that runs along the west side.
- Plans to loop the waterline.
- The plan is to connect each individual lot into the line where the clean out is.
- Individual meters planned for the lots.
- It was discussed that the grade for the pond is 8', and finished floors 12'.

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

➤ **Utilities:**

- The sewer pipe is off of the west property boundary and is in a 15' existing easement, therefore the city needs access to the pipeline for surveying maintenance on the pipeline. A 10' minimum access trail or road is required to get a maintenance truck back there.
- Discussion occurred regarding putting another gravity sewer line in the road and tying in at Fleming. Each individual lot will be connected into the line.

- There are existing sewer laterals on the sewer pipes on Fred Gamble and 10' to the west.
- Stormwater is required for both, the lots and the road. The current configuration/number of lots may not be achievable. Calculations are required for both.
- Regarding the rights-of-way, it was expressed that it is a 50' right-of-way for a public roadway, 40' for a private roadway.
- If the subdivision is platted a connectiveness is required for lots 5-8 back to a public road.
- A 15-20' easement is required over the waterline for the lots since they are planned to be individually metered for accessibility.
- **Landscaping:**
 - 15 percent natural tree preservation is required.
 - 10' landscape buffer requirement on the east side (Fred Gamble Way).
 - 10' landscape buffer requirement on the south side (Fleming).
 - 20' landscape buffer requirement on the west side.
 - 6' landscape buffer requirement on the north side.
 - A tree survey is required with direction to pay special attention to the historic trees. City Commission is in charge of approving and removing any historic trees out. A tree specification calculation is required.
 - Direction to be sensitive of the existing parcels around the property.
 - Fencing, screening, or a wall is required with vegetation or a PVC fence outside of the utility easement. Concerns of the buffering requirement of the heavy commercial on U.S. Highway 1 and the newly created lots were expressed.
- **Building:**
 - Fire access for fire, solid waste trucks, mail and UPS is required in the cul-de-sac.
 - A 100' diameter, 50' radius is required for the cul-de-sac. 80' is accepted on a *private* road if the vehicles can turn around.
 - A new fire hydrant may be required on the new road and Fleming. There is a fire hydrant across from Hand Avenue and one southwest of the site. The distances will be researched. Fire hydrants can be no more than 500' apart from one another.
- A neighborhood meeting is required after the first site submittal.
- A school concurrency is required. The application should be forwarded to Volusia County Schools for a concurrency review.
- Preliminary and final plat with construction level drawings is required as part of the process. Once the infrastructure improvements are complete then could proceed with the final plat.
- There are six lots on public roads that can be done with minimal improvements.
- The project can be phased.
- It was advised that sidewalks are required along both sides of the public roadway.
- SPRC meets every Wednesday to bring the topic back for discussion and feedback.

VI. Adjournment

The meeting adjourned 9:59 a.m.