

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

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

The SPRC Meeting commenced at 9:07 a.m. on November 17, 2021.

I. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Paul Holub, Holub Development

Staff:

Steven Spraker, Planning Director
Becky Weedo, Senior Planner
Noel Eaton, Senior Planner
David Allen, Civil Engineer
Cara Culliver, Landscape Architect
Tim Heyrend, Utilities Manager
Marcella Miller, Office Manager
Alex Schumann, City Engineer

II. Meeting with Applicants – Scheduled Items for Review

A. Regal Cinema Site

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

The applicants were in attendance to discuss information regarding the Regal Cinema Site:

- The applicants met staff to discuss SPRC comments and determine site requirements.
- It was discussed that the projected plan for the site is not yet determined. A museum or collector-car museum were a couple of the ideas mentioned when reviewing in the prior SPRC meeting for the project. Definitions for these ideas will be shared with SPRC staff. The site will be officially in the applicant's ownership on 12/20. It was expressed that once the final use is decided then the landscaping will be done accordingly.
- There is a recorded buffer easement that is under research.
- The projects stormwater was discussed including the applicant's discussion with St. Johns Water Management District.
- Plans to relocate the pond. The outparcel will be connected to the pond. No more impervious will be added to the site. Impervious surface was taken out for the retention pond as well as the back part of the parking lot.
- A tree survey was performed for the pond area and will be submitted. The impervious will be identified.
- One lot split will be done, the outparcel and remainder and will have a survey.
- The survey and drawings will be signed and submitted. Plans discussed to resubmit on 11/23 or 11/24.

- Irrigation for the new improvements was discussed. Cypress trees will be planted on the side-slopes around the pond.
- The small pond will be cleaned up with the surrounding trees limbed up and will have a fountain.
- The retention ponds will be a common area with a POA document.
- The applicants will put signs up on the property next week and send pictures of them with their letter.
- The trip generation calculations report will be performed and reported.
- The buffers on the east and north are existing vegetation.
- If the PBD is approved, the applicant has plans to remove some of the islands.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Becky Weedo, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. David Allen, Civil Engineer; Ms. Cara Culliver, Landscape Architect; Mr. Shawn Finley, Public Works Director; Mr. Alex Schumann, City Engineer; and Mr. Tim Heyrend, Utilities Manager, **provided the following** information:

- A discussion occurred regarding the purpose of the PBD which is for the allowance of certain uses. The Planning Board and City Commission to determine if the uses are appropriate. The SPRC would then review and act upon individual site plans.
- It was discussed that a written report explaining the discussion with the St. Johns Water Management District is required.
- The cross connection will be fixed.
- Regarding utilities, the drainage and sewer are required to be inspected and videoed.
- It was explained that when reviewing the easement, if it cannot be done, the pond will get smaller and smaller, therefore it will need to be reconfigured.
- The landscape buffer on Williamson Boulevard is 36'. The north landscape buffer is 6'. Ms. Culliver explained that the code perimeter buffers are to be identified and to be able to show how they are in compliance. She will e-mail the buffer requirements.
- It was explained that any dead landscaping is to be replaced. The trees and buffers on the site should be marked on the site drawing. Ms. Culliver will meet with the applicants on the site following the upcoming November holiday to observe the landscaping on the site and to go over a landscape buffer betterment plan.
- Discussion occurred regarding the irrigation for new improvements, it was suggested that the cypress trees have bubblers on them if they are not planted in the pond.
- The construction fencing is required to be a chain-link fence with a screen. It can be placed in front of or behind the greenbelt buffer.
- It was suggested to amend the letter regarding the project use definitions, and include the impact fee credits, and the front outparcel. The project will be on the agenda for the 12/9 Planning Board meeting.
- Regarding utilities, the need for a sampling station was explained. It is to be installed on the water main (between the main and the meter).

III. Adjournment

The meeting adjourned 9:56 a.m.