

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

9:00 A.M., November 20, 2019

The SPRC Meeting commenced at 9:00 a.m. on November 20, 2019.

I. Attendance

Applicants:

Gabrial Bahgat

Milad Bahgat

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Tom Griffith, Chief Building Official

Roger Smith, Utilities Engineer

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Pre-application meeting – 1140 W. Granada Blvd.

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

Mr. Gabrial Bahgat and Ms. Milad Bahgat provided the following information regarding their interests in the pre-application process for 1140 W. Granada Blvd., Bodez:

- Shopping center parking calculation in place.
- Shell building with interior build out request.
- Interest in separating into 5 units/tenant spaces with separate restrooms, meters, and 1 of the 5 units being a restaurant.
- Each suite has 1 meter in the plaza.
- The doors from each suite to lead outside in the parking lot.
- It was determined that there is a closed porch on the back of the building.

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. David Allen, Planning Civil Engineer; and Mr. Roger Smith, Utilities Engineer, stated the following:

- The Bodez building, built in the 1960's or 1970's, is a non-conforming site.
- 1140 West Granada Boulevard is a commercial parcel within the shopping center and can be divided with the assistance of a professional Engineer, Design Specialist, and/or Architect with building plans that show the subdivision.
- It is possible to tap into separate lines and install separate meters but the wastewater and sewer will be in 1 line.

- A fire wall is needed between each unit based on the use.
- Water and sewer improvements will be required with subdividing of the existing building.
- An A/C unit will be required with each unit.
- The minimum plumbing standards will be required for each unit.
- There would need to be separate electrical, light switches, water, and sewer for each unit.
- It was determined that there are no site improvements, or zoning issues, but that there may be significant interior build-out costs associated with each unit.
- It was advised that a design professional will give scenarios and estimated costs on the process of the interior build out, as well as do a feasibility study with an evaluation plan to advise if it is cost prohibitive.
- It was suggested for the business owners to go to the Chamber of Commerce to look for local architects.
- The owner's attorney or real estate agent can advise more on cross parking, and parking easements.
- For a shopping center the parking calculation is 1 space for every 225 square feet.
- There are no site issues, as it is a building function request.
 - The time line would be:**
 - The Site Plan - valid for 2 years. (Utility connections)
 - The Building Permit - valid for 6 months.
 - Once the Building Permit is approved, the site would need a building inspection within the first 6 months. (with routine inspections every 6 months)

III. Adjournment

The meeting adjourned at 9:22 a.m.

IV. Attendance

Applicants:

Cole Buck, P.E., Alann Engineering Group

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Tom Griffith, Chief Building Official

Jason Weidenmiller, Engineering Inspector

Roger Smith, Utilities Engineer

Lynn Carter, Utilities Engineer

Marcella Miller, Office Manager

B. Pre-application meeting – Caaz Storage along Hull Rd.

The SPRC meeting commenced at 9:30 a.m. Mr. Steven Spraker, Planning Director, opened the second SPRC meeting and discussion, this one for the pre-application meeting for Caaz Storage.

Introductions were made of the City staff and applicants.

Mr. Cole Buck, P.E., Alann Engineering Group, provided the following information regarding the pre-application for Caaz Storage.

- The project is in I-1 zoning.
- The site is fully cleared.
- There will be 2000 square feet of office space. (The front 4 offices would be office/warehouse, with the back 3 being warehouse units)
- No sanitary sewer is available and the project would use septic tank and drainfield.
- The stormwater is proposed in the back of the site.
- Sufficient parking is provided in the site plan.
- Possible interest in a phase 2 expansion in the future in the back of the property for additional units, RVs, vehicle and outdoor storage.
- The pond will be extended all the way down at the bottom of the property.

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

- Being that the project abuts residential, it requires a wall along the rear frontage of the property.
- The landscape buffer is 40 feet, and can reduce to 30 feet by doing a wall.
- The option is available to do a buffer and ask for a wall waiver but there is concern to wall waivers.

- The frontage needs a 10 foot landscape buffer and the two sides need 6 foot.
- There is a separate application to vacate Wild Olive Street and the subject property would gain 25 feet of land with a drainage easement.
- The stormwater pond on the concept plan is within the landscape buffer and needs to be moved. Discussion occurs at what point can the slope of stormwater pond can be within the landscape buffer.
- The lot area calculation for landscaping would be required; 1 tree for every 1,500 square feet of lot area, 1 tree for every 400 square feet of landscape area, and the greater number would apply.
- A tree survey is required.
- It was suggested to shift the parking lot towards the property line so that the property is aligned with Harmony Avenue across the street.
- Mr. Griffith will check with the Fire Chief and check the flow of the existing hydrant across the street.
- The parking area width is 50 feet for truck maneuvering room. Direction given to do a truck turning study to be sure there is enough room for trucks to turn around and get out sufficiently.
- Direction given to show parking calculations on submittal and place the ADA handicapped space on the opposite side of the truck area so that they are not crossing the drive area.
- Lights cannot be any higher than 20 feet.
- A dumpster with an enclosure needs to be on the plan showing the capability of the garbage truck getting in and out.
- Mr. Spraker gave Mr. Buck Planning staff's marked up sheet for guidance.

V. **Adjournment**

The meeting adjourned at 9:53 a.m.