

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

9:00 A.M., November 06, 2019

The SPRC Meeting commenced at 9:00 a.m. on November 06, 2019.

I. Attendance

Applicants:

John Wiltenberg, Bomar Construction
Rick Chester, Bomar Construction
Kris Rowley, Zev Cohen

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Roger Smith, Utilities Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Pre-construction meeting – 1057 Ocean Shore Boulevard – Utilities connection sanitary sewer, Latitudes Beach Club

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

Mr. David Allen, Planning Civil Engineer, reviewed the agenda and opened up the SPRC meeting and discussion, for the pre-construction meeting of 1057 Ocean Shore Boulevard – utilities connection sanitary sewer, Latitudes Beach Club.

Mr. John Wiltenberg, Bomar Construction; Mr. Rick Chester, Bomar Construction; and Mr. Kris Rowley, Zev Cohen, provided the following information regarding the pre-construction of 1057 Ocean Shore Boulevard – Utilities connection.

- The storm drain was installed for the foundation.
- Using existing 1 inch meter for temporary purposes only.
- Removal of the existing meter noted on demolition sheet.
- There were no substantial changes to the approved site plan.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; and Mr. Roger Smith, Utilities Engineer, stated the following:

- The Development Order has been approved.
- The Engineering Permit #20-0590 is available on the ProjectDox website.
- List of inspections needed detailed in the permit. (Mr. Allen handed a copy of the required inspections to Bomar and Zev Cohen)

- The power company requires that the electrical inspector reviews the lift station prior to setting the meter.
- Permitting was done in Volusia County for the site plan and building plans
- The Building Department was not involved because it is located in Volusia County.
- Mr. Allen requested the sanitary permit and a written tentative project schedule to be sent to him.
- Mr. Jason Weidenmiller is the Engineering Inspector on the project.
- Utility Department needs 24-48 hour notice for the force main or potable water taps. This can be scheduled through Mr. Weidenmiller (not to be scheduled on Fridays or weekends)
- Testing requirements:
 - Density tests over the pipe within the right-of-way are to be performed and submitted to Mr. Weidenmiller.
 - Video all storm drains and sewer and sanitary sewer gravity mains and laterals and email to Mr. Weidenmiller who will forward it to Mr. Allen.
 - As built requirements:
 - Submit the preliminary as-builts digitally for review.
 - Final – submit three paper copies, mylar signed and sealed, disk of PDF and ACAD.
 - Engineer to certify and submit.
- Inspections/Project Process:
 - All inspections shall be scheduled online using the Permit Number and Pin Number.
- Final Inspection Procedures:
 - 95% punch list.
 - Final inspection.
- Direction given that if there are any changes or outstanding items to make the contractors and inspectors aware, and to make sure that the revisions are reflected in the plans.
- Requested hose bib and RPZ be provided at the lift station for wash down purposes.
- Documentation to be provided on the number of rooms in the hotel for water impact fee credits.
- Schedule inspection(s) prior to 5:30 a.m. for same day inspection for the utility work.
- Mr. Allen will check on whose electrical inspector will be involved, as well as the Engineering Permit shop drawings.

III. Adjournment

The meeting adjourned at 9:25 a.m.

IV. Attendance

Applicants:

Sara Afshari, Dunkin Donuts
Reza Afshari, Dunkin Donuts
Bruce Hallett, Matanzas Geosciences, Inc.
Rick Dixon, Anderson-Dixon

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Roger Smith, Utilities Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

B. Pre-construction meeting, 1535 N. U.S. Highway 1, Dunkin Donuts

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-construction meeting for 1535 N. U.S. Highway 1, Dunkin Donuts.

Introductions were made of the City staff and applicants.

Mr. David Allen, Planning Civil Engineer, reviewed the agenda and began the discussion.

Ms. Sara Afshari, Dunkin Donuts; Mr. Reza Afshari, Dunkin Donuts; Mr. Bruce Hallett, Matanzas Geo; and Mr. Rick Dixon, Anderson Dixon, provided the following information regarding the pre-application for 1535 N. U.S. Highway 1, Dunkin Donuts:

- Have approvals from utilities, with plans to send to Mr. Allen, but need DEP sewer – *approximately 2 weeks.*
- Once the demolition is completed the contaminated soil will be removed and dewatered.
- The cleanup should be completed approximately March 2020 if the state program is used. The project team is considering performing the improvements without the state cleanup program because the construction could proceed quicker.
- The gas wells will be removed.
- Plans to take the sign down during demolition.
- Construction entrance will be off of Benton Street.
- As detailed on the Building Plan, the grease trap will be under the sink.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Roger Smith, Utilities Engineer; Ms. Cara Culliver, Landscape Architect; and Mr. Jason Weidenmiller, discussed the following:

- The Development Order has been approved.
- The Engineering Permit #19-5419 is available on the ProjectDox website.

- There are comments on some of the permits: Demolition Permit which is approved, the Site Permit includes everything outside of the building, and then there is the Building Permit. There is also a Sign Permit needed, as well as the permit for the block wall.
- Direction to send Mr. Allen written tentative project schedule.
- Mr. Jason Weidenmiller is the Engineering Inspector on the project.
- A tentative project schedule to be sent to Mr. Allen is required.
- List of inspections needed detailed in the permit. (Mr. Allen handed out)
- The power company requires that the electrical inspector reviews the lift station prior to setting the meter.
- When the lift station is installed and ready for connection, the City's Electrical Inspector will inspect and issue a notice to the power company.
- Utility Department needs 24-48 hour notice. This can be schedule through Mr. Weidenmiller. (not to be scheduled on Fridays or weekends)
- Testing requirements:
 - All density tests over the pipelines and under the pavement, are to be submitted to Mr. Weidenmiller.
 - Video all storm drains and sewer and sanitary sewer gravity mains and laterals and email to Mr. Weidenmiller who will forward it to Mr. Allen.
 - As built requirements:
 - Submit digital copy for review.
 - Final – submit three paper copies, mylar, disk of PDF and ACAD.
 - Engineer certify and submit.
- Inspections/Project Process:
 - Each permit will have a separate permit and a separate pin number.
 - Schedule inspection prior to 5:30 a.m. for same day inspection.
 - Erosion Control; silt fence is required prior to construction (work with Mr. Weidenmiller).
 - Designation of construction entrance. (If leaving any pavement in the right-of-way, put rocks down so no mud gets into the right-of-way)
 - Tree protection to be in place prior to the commencement of construction. (Direction to place silt fence in front of the trees they are preserving because of the swales that will be created in the back)
- Final Inspection Procedures:
 - 95% punch list.
 - Final inspection.
- The water meter will not be installed until sanitary water is cleared and has somewhere to go.
- The City Utility Department will check the site to see if there is currently water hooked up.
- The Demolition Permit is approved – clear to start demolition and site work now, following having the silt fence inspected by Mr. Weidenmiller.

V. Adjournment

The meeting adjourned at 10:00 a.m.

VI. Attendance

Applicants:

Joe Weber Jr., JD Weber Construction
Tad Durrance, Halifax Paving
Harry Newkirk, Newkirk Engineering
Shamus Schroeder, Newkirk Engineering
Rick Daniels, Vanacore

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Roger Smith, Utilities Engineer
Cara Culliver, Landscape Architect
Alex Schumann, Construction Engineer
Shawn Finley, City Engineer
Gabe Menendez, Public Works Director
Bob Meeks, System Maintenance Foreman, Stormwater
Marcella Miller, Office Manager

C. Pre-construction Meeting – 99 Portland Street, Stor-It, Phase 2

The SPRC meeting commenced at 10:09 a.m. Mr. Steven Spraker, Planning Director, opened the third SPRC meeting and discussion, this one for the pre-construction meeting for 99 Portland Street, Stor-It, Phase 2.

Introductions were made of the City staff and applicants.

Mr. David Allen, Planning Civil Engineer, reviewed the agenda and began the discussion.

Mr. Joe Weber Jr., JD Weber Construction; Mr. Tad Durrance, Halifax Paving; Mr. Harry Newkirk, Newkirk Engineering; Mr. Shamus Schroeder, Newkirk Engineering; and Mr. Rick Daniels, Vanacore; provided the following information regarding the pre-construction for 99 Portland Street, Stor-It, Phase 2.

- Mr. Weber is doing the water and storm piping.
- Mr. Durrance of Halifax Paving is doing the rest of the site work and swale.
- The watermain will be put in first.
- No plans for work on Saturdays or Sundays.
- Next week the barrier will go up, with plans to work on the pipe order and clear, then begin work on the project in the next three weeks.
- The Swale will be staked by next week.
- There are no changes as far as work with Newkirk Engineering.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Roger Smith, Utilities Engineer; Ms. Cara Culliver, Landscape Architect; Mr. Jason Weidenmiller, Engineering Inspector; Mr. Shawn Finley, City Engineer; and Mr. Alex Schumann, Construction Engineer, discussed the following:

- The Engineering Permit #20-422 is available on the ProjectDox website.
- Mr. Jason Weidenmiller is the Engineering Inspector on the project.
- List of inspections needed detailed in the permit.
- A tentative project schedule to be sent to Mr. Allen is required.
- Utility Department needs 24-48 hour notice (not to be scheduled on Fridays or weekends)
- Testing requirements:
 - All density tests are to be submitted to Mr. Weidenmiller.
 - Video all storm drains and sewer and sanitary sewer gravity mains and laterals and email to Mr. Weidenmiller who will forward it to Mr. Allen.
 - As built requirements:
 - Submit digital copy for review.
 - Final – submit three paper copies, mylar, disk of PDF and ACAD.
 - Engineer certify and submit.
- Inspections/Project Process:
 - Online scheduling.
 - Designation of construction entrance.
 - Silt Fence for site.
- Final Inspection Procedures:
 - 95% punch list.
 - Final inspection.
- Direction given that if there are any changes or outstanding items to make the contractors and inspectors aware, and to make sure that the revisions are reflected in the plans.
- Schedule inspection prior to 5:30 a.m. for same day inspection.
- Items of Concern:
 - Cover the existing water main while the swale is under construction.
 - Timing of the water main construction verse swale construction.

VII. Adjournment

The meeting adjourned at 10:30 a.m.