

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

10:00 A.M., January 15, 2020

The SPRC Meeting commenced at 10:00 a.m. on January 15, 2020.

I. Attendance

Applicants:

Rick Blecha, Stillwater Technologies Engineering
Craig Lynch, Lynch Oil

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Cara Culliver, Landscape Architect
Roger Smith, Utilities Engineer
Lynn Carter, Utilities Engineer
Tom Griffith, Chief Building Official
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Pre-application meeting – 814 Hull Road – Lynch Oil Bulk Plant Pre-application

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

Mr. Rick Blecha, Stillwater Tech and Mr. Craig Lynch, Lynch Oil, provided the following information regarding the pre-application meeting for 814 Hull Road, Lynch Oil Bulk Plant:

- Moving business from New Smyrna to Ormond Beach (other locations: Bradenton, Tampa, Ocala and Kissimmee).
- The business stores lubricants, fuel, motor oil, hydraulic oil and antifreeze.
- Site in I-2 industrial zone in Volusia County.
- Halifax Paving's office is in the front half of the site.
- There will be pavement, a small building and parking for vehicles.
- There are two hydrants onsite.
- The site will have 12 parking stalls in the treed area.
- Plans to remove trees in the truck turnaround area and replant them between the road and the property line in the front buffer.
- The 60 by 50 square foot warehouse will be sprinkled.

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; Mr. Roger Smith, Utilities Engineer; Ms. Lynn Carter, Utilities Engineer; and Mr. Jason Weidenmiller, Engineering Inspector, stated the following:

- Decision given to either develop in unincorporated Volusia County with the City of Ormond Beach reviewing the utility plans and sign an annexation agreement, or can annex up front and do entire development in Ormond Beach. It was determined that 814 Hull Road is already connected to utilities. The City would require annexation of the entire property.
- The property has to be annexed before any lot split orders are issued. The process would be the annexation application and survey. A sketch of the new parcels and a legal description would be needed for the lot split from the surveyor. After review, a Development Order for a lot split can be issued.
- If deciding to go with the City of Ormond Beach, the applicants were advised of the stormwater requirements for the city.
- Plans to amend the Land Development Code to create an I-2 (Heavy Industrial) zoning category are in the process.
- The provision of water to the site was discussed. An extension of a water line is required to serve the property. Sewer service would be performed with a septic system
- A lot split can be done with an administrative staff approval through the SPRC.
- The County's minimum lot area is two or three times the minimum standards.
- ProjectDox will be the electronic process for feedback and direction of the project.
- Discussion on water extension and landscaping issues.
- The Fire Suppression building has pumps and is connected to water and is where the trucks load and unload. The code will determine if it needs to be sprinkled.
- Regarding Landscaping, there is 10 foot landscape buffer on Harmony Road, and the other buffers are 6 feet. The tree requirement is 1 tree for every 1500 square feet of lot area.
- Regarding stormwater requirements, adding more than 1000 feet of impervious it falls under the prepost rate and volume (more than St. Johns).
- Mr. Spraker will e-mail the annexation application and flowcharts to the applicant.
- Mr. Spraker will double-check if Harmony Road is city or county.
- The waterline will be taken all the way across the front of the property. Depending on the main size, 8 inch pipe may be required. The Utilities Department will be in touch with the applicants on specifics.
- Mr. Spraker explained Wednesday's are put aside for the Site Plan Review Committee, and they are welcome to return for another meeting.

III. Adjournment

The meeting adjourned at 10:28 a.m.

IV. Attendance

Applicants:

Paul Viscomi, Viscomi Construction

Eros Exarhour, GoJuice

Lucas Gauseu, Streamline Hotel

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Roger Smith, Utilities Engineer

Lynn Carter, Utilities Engineer

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

B. 762 S. Atlantic Avenue – GoJuice Pre-construction

The SPRC meeting commenced 10:30 a.m. Mr. Steven Spraker, Planning Director, opened the second SPRC meeting and discussion, this one for GoJuice.

Introductions were made of the City staff and applicants.

Mr. David Allen, Planning Civil Engineer, passed agendas around the room and led the pre-construction meeting.

Mr. Paul Viscomi, Viscomi Construction provided the following information regarding the pre-construction of GoJuice.

- The site work costs from the prior contractor was \$8500.00. The new contractor, Mr. Paul Viscomi, Viscomi Construction, will look at the work involved, recalculate, and report the new costs.
- The shed sits off of the ground 20 inches, with three steps up. The double door is 6 x 3 inches.
- Applicants are aware that they need to provide comments in the details in ProjectDox.
- Mr. Viscomi will forward Mr. Allen a project schedule.
- A three department sink will be installed.
- Plans to communicate with FPL on service.
- The fence is installed.
- Plans to install insulation, dry wall, and hurricane protection for the window, similar to what the company has on their window in New Smyrna (aluminum fold down piece). *Plywood is also acceptable.*

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; Mr. Tom Griffith, Chief Building Official; Ms. Cara Culliver, Landscape Architect; Mr. Roger Smith,

Utilities Engineer, Ms. Lynn Carter, Utilities Engineer; and Mr. Jason Weidenmiller, Engineering Inspector, discussed the following:

- The Development Order has been approved.
- Engineering Permit number 19-05528 will be available on the ProjectDox website once the permit fees have been paid.
- Mr. Jason Weidenmiller is the project inspector for the site work and other building inspectors will be there for the vertical after it begins.
- There needs to be two handrails and a landing for the stairway up.
- Mr. Griffith reiterated that the wind exposure comment needs to reflect D instead of C.
- A vent is required for the roof to extend outdoors.
- The complete plan is not uploaded in ProjectDox showing the insulation, stairs, sinks, exterior improvement, riser, landing or access to the door location into the shed. Directions to upload a revised plan.
- There are no utilities involved but if conditions are discovered, direction given to get information over with 24-48 hours' notice.
- A 4 inch cleanout is acceptable to the building to the south where tying into utilities. Direction given to contact Mr. Weidenmiller prior to tying into sewer and water.
- Testing requirements:
 - Density tests to be submitted to Mr. Weidenmiller.
 - 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 for GIS.
 - Engineer to certify and submit.
- Inspections/Project Process:
 - Erosion Control; ensure no sediment leaves the site.
- Final Inspection Procedures:
 - 95% punch list.
 - Final inspection and walk thru.
- Direction given to schedule any inspections prior to 5:30 a.m. for same day inspection.
- An item of concern is the location of the underground electrical conduit. A location of underground electrical needs to be in the plans and on the as-builts that the city will review the conduit before they back fill. Directions to notify Mr. Weidenmiller prior to this process.

V. **Adjournment**

The meeting adjourned at 11:00 a.m.

VI. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Garrison McMillan, Tell Us Partners
Sam Jaffe, The Jaffe Corporation
Brad Coe, Coe & Colliers International
Matt McCarthy, Coe & Colliers International
Richard Jaffe, The Jaffe Corporation

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
Lynn Carter, Utilities Engineer
Marcella Miller, Office Manager

C. Tymber Creek Road and West Granada Blvd – Tymber Creek Apartments

The SPRC meeting commenced at 11:00 a.m. Mr. Steven Spraker, Planning Director, opened the SPRC meeting and discussion, this one for the concept plan for the Tymber Creek Apartments.

Introductions were made of the City staff and applicants.

Mr. Harry Newkirk, Newkirk Engineering provided the following information regarding the Tymber Creek Apartments.

- The plan is for an apartment complex of 296 units; 168 one bedrooms, 116 two bedrooms, 112 three bedrooms, as well as three to four story units (four story units to have elevators).
- There will be a roundabout and a one story clubhouse at the entrance.
- Plans to modify the existing pond by squaring it off.
- There will be a secondary entrance off of Tymber Creek Road. If gated, it would be emergency access only, and possibly an exit.
- There will be a trash compactor on the north side with a maintenance building.
- The retention ponds will have floating fountains.
- The sidewalk will have interconnectivity throughout the site, and will be ADA compliant.
- There will be a dog park onsite as well as a playground amenity package.
- If need be, they will extend parking down to the dog park.
- Regarding the annexation comment, Mr. Newkirk suggested if they choose to annex they would leave the corner where the trash compactor is, and split that section, leaving it county. Interest in making the annexation so that the pond does not have to go into the City of Ormond.

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; Ms. Lynn Carter, Utilities Engineer; Mr. Roger Smith, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect discussed the following:

- Discussion of the required percentage of tree preservation land area.
- Discussion on the portion of the property that is located in unincorporated Volusia County and the potential annexation options.
- The land area currently in Volusia County can be used for the density based on the ULI land use area. The wetlands will have to be separated out from a density calculation.
- Regarding the wetlands assessment, the city adopted St. John's standards but there are certain wetland buffers that are still higher than St. Johns. The 25 foot buffer is what the county requires, and the buffer from the Tomoka River. It is 120 feet from the mean high water line abutting the Tomoka River. This has to be met or be included as part as the mitigation plan.
- The site is an allowed use in the zoning district.
- Need a petition of annexation.
- Directions for the surveyor to identify the canal and the knee-high waterline.
- A secondary access to be considered for emergency vehicles. It was discussed that the north side of the pond can possibly be used for emergency access. The sidewalk can be stabilized between the three story units and the clubhouse.
- Direction to ensure that there is enough pressure in the back of the building for a three story fire suppression, or may need a loop system. Mr. Allen commented that the last fire hydrant flow test showed that static was 70, and residual was 52. (2000 PSI when flow tested in 2018)
- Regarding utilities, can directional drill a 10 inch line, put in an easement up to the sidewalk for a connection at nighttime.
- A discussion occurred on how water service and fire protection would be provided to the apartment site.
- During phasing, direction to phase construction of the buildings. (water, sewer, reclaimed water).
- There is a 10 inch forcemain on the north side of Granada Boulevard.
- The landscaping buffers are correct on the plan. Direction to save any historical trees on the site, which are 36 inch live cypress, oaks.
- It was determined that the Planned Development would be needed based on the concept plan.
- In the code it states 30 foot standard for the height, and 45 feet through a Planned Business Development.
- A wall is required where the site abuts the two residential properties, unless a PBD waiver is applied for with justification not to, with the resident's signatures. The concept plan shows natural vegetation area between the site and the residents.
- The parking shown on the plan does not appear to meet the parking calculation code. 2 spaces per unit, with the ability to reserve half. Need a data and analysis if cannot meet the requirement and a waiver could be sought. 592 parking spaces are required, and the concept plans is at 520.
- Information given regarding the Land Development Code requirement of loading base for multi-family. This can be addressed after the Planned Development process.

- After the first site plan, a neighborhood meeting will be required. The applicants were advised that they can check with a local church for the meeting site and can get the neighbors addresses on the Property Appraisers website by selecting the option for a 600 feet radius from the perimeter. Following will be a Planning Board review for recommendation and then will go to City Commission for two readings.

VII. Adjournment

The meeting adjourned at 11:49 a.m.