

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

**9:00 A.M., February 19, 2020**

The SPRC Meeting commenced at 9:00 a.m. on February 19, 2020.

**I. Attendance**

**Applicants:**

Eric Kozielski, Planning, Volusia County Schools  
Max Fischer, Civil Engineer, BRPH  
Steve Jones, Civil Engineer, BRPH  
Megan White, Architect, BRPH  
Jeff Phillips, Project Manager, BRPH  
Rob Brinson, Volusia County Schools  
Saralee Morrissey, Director, Planning, Volusia County Schools

**Staff:**

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

**II. Meeting with Applicants – Scheduled Items for Review**

**A. Discussion with Volusia County School Board staff regarding Osceola Elementary School**

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

Ms. Saralee Morrissey, Volusia County Schools and BRPB Designs provided the following information regarding Osceola Elementary School.

- In the early stage of evaluating the concept of the consolidation of two beachside schools, Osceola Elementary and Ortona Elementary, three miles south in Daytona Beach (both 1950s era schools).
- It was determined Osceola and Ortona Elementary schools through the Citizens Oversight Committee and the Volusia County School Board, do not meet the current standards. The A/C systems and electrical systems are rusted out. Ortona Elementary has no vehicular circulation currently, to name a few of the issues.
- Osceola holds 400 students, and Ortona holds 200 + students approximately. The prototype holds 750 students.

- The Volusia County School Board is suggesting a K8 school but this may be a challenge.
- Ortona Elementary is a 13 acre quadrilateral-shaped parcel. Osceola Elementary is an 11 acre L-shaped parcel.
- The Volusia County School Board with the assistance of the BRPB Design Team are preparing presentations to present the concepts to each school and the community on March 9, 2020 and March 11, 2020 for an opportunity for input.
- A workshop is being planned for April to go over concepts with the Volusia County School Board who will decide which school the consolidation will take place at.
- Ms. Morrissey is aware of the interlocal agreement between Volusia County and the City of Ormond Beach about process for shared use of properties.
- A challenge mentioned will be building on an occupied or unoccupied campus. The concepts are based on an occupied campus.
- The preliminary concept existing prototype the Volusia County School Board created was from Volusia County at Pierson Elementary in Northwest Volusia and was shown on the overhead projector. The concept plan is L-shaped, with a two-story classroom building of 40 classrooms, with the capacity for 750 students, placing the administration building up front at the parking lot for safety.
- One idea is for the busses and parents to enter at the north of the site on Lucky Drive. Seminole Avenue was considered but unable to find a way to move the 400 children during construction. The shape of the concept is also more challenging utilizing Seminole Avenue.
- There will be stacking capacity into the parking lot on the site through a serpentine system and can stack single or double. As a result, at the maximum peak flow, there is a minimum amount of cars on Lucky Drive.
- The bus traffic is routed through Osceola Avenue off of A1A two times per day. Exiting, some of the busses are routed down Seminole Avenue to Halifax Drive.
- To the south of the school there would be playgrounds and a chiller space.
- Following demoing the current campus a bus loop and sports field would be phased in.
- There are two standalone buildings on the south portion of the property that would be used for auxiliary purposes from the 1980s that would be preserved due to the state mandates.
- Parking would stay by the 1980s buildings for their uses.
- Large stormwater retention ponds are located to the north and south of the site with no stormwater retention on the site. It is known that there would be a need to add 15 % of the sites area for it.
- Pierson Elementary is 24 acres. The proposed site is 13 acres. The usual elementary school site size is 20 acres.
- There would be emergency access all the way around the building.
- Another option discussed to make the building fit on the site is to change it from two-story classroom to three-story classroom.
- The building will be sprinkled.
- Water flow was discussed. Water flow comes from Lucky Drive down the back. 8 inch minimum flow was needed at Pierson Elementary.
- It was determined unable to connect for water/sewer piping through Hillside Cemetery.
- The natural gas coming in and out would continue for the cafeteria area.
- The concept keeps the 6 foot chain link fencing around the perimeter with courtyard fencing around the front entrance only.

- It was mentioned that there is currently no bus or parent pick-up/drop-off loop at Ortona Elementary.
- Construction would take 12-14 months. Demolition would take place in the summer starting with the bus loop and cafeteria and would continue in the beginning part of the school year with the demolition and construction of the Physical Education athletic areas.
- The building will impact the recreational facilities which will in turn create less noise to residential with the elimination of the tennis and racketball courts.
- August 2022 is the completion target date.
- Mr. Spraker will send the utilities information to the design team.
- The address would have to be at the administrative building, therefore the concept could change the address of the school at Osceola Elementary.
- Plans to advertise the neighborhood meeting through calls, marquis displays, flyers, and a Daytona Beach News Journal article, with the assistance of the two school's Principals.
- It is not yet determined what would happen with the other school site that is not utilized for the consolidation. If Osceola Elementary is not the school site to consolidate to there could be a joint use or separation of parcels that could still service the two agencies.

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 Ms. Cara Culliver, Landscape Architect, stated the following:

- There is a lift station at the southeast corner that is shared with the City with the possibility to be able to gravity flow to it.
- There was a detailed discussion of the existing water and sewer infrastructure serving the site. The water lines around the site were reviewed for their size and potential for redevelopment.
- It was advised that a contractor would need to do the fire flow test with the City witnessing the test.
- Mr. Allen stated that access would be needed to the sanitary sewer, and asked for drainage information to be aware of what is coming off-site into the system. Concerns expressed regarding impacts with consolidation, as well as stormwater. Possibility discussed of looking into exfiltration and conveyance piping to reduce the retention area requirements.
- The Land Development Code encourages low impact development; swales and bioretention in which staff suggested to be incorporated into the redevelopment.
- The option and opportunity to connect to re-use piping was discussed.
- Staff suggested that for the neighborhood meeting, that letters to all abutting residents 600 feet of the site be sent. The City offered to generate the mailing labels and send out the letters if need be. Mr. Spraker advised that he needs the narrative, text or summary for the letter.
- There are concerns with doubling traffic as well as the cut-thru on Bosarvey Drive with the current traffic calming intent that the City is working on. Another concern is the transition from the concept plan with the buffering requirements in the transition from the ballfield to a parking lot. The design team stated that there is a 25 foot

building setback to the property line. It was suggested by city staff to look at the outer edge of the site plan.

- The ProjectDox electronic system was explained for future communication of plans, reviews and comments on the project.
- Mr. Spraker explained that the Site Plan Review Committee (SPRC) is held every Wednesday with the opportunity to bring the topic back and revisit.

### **III. Adjournment**

The meeting adjourned 10:16 a.m.