

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

9:00 A.M., October 14, 2020

The SPRC Meeting commenced at 9:00 a.m. on October 14, 2020.

I. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Ryan Milligan, Air One

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. 430 Andalusia Avenue, Air One pre-application

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

The applicants provided the following information regarding 430 Andalusia Avenue, Air One pre-application:

- The site plan is for an air conditioning (A/C) company that has been in business since 2007. The company has 3 separate warehouse spaces.
- The Ormond Beach site is an existing large warehouse building with offices utilized for an office, manufacturing work, and A/C storage. (going from 5,000 square feet to 15,000 square feet)
- There are currently 11 parking spots. (Parking on the north side will be for office staff and parking on the south end of the site will be for trailers and deliveries)
- There are 3 loading docks on the south side.
- There is a fire hydrant in close proximity to the site.
- The north side has parking with an interest to add a dry storage building with no restrooms. (plans to add an additional 3 parking spaces at this building)
- There is stormwater onsite and a dry retention system in the back of the property.
- There are plans in place to do an inventory of the trees and an environmental report to research the wetlands.

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. Roger

Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; and Ms. Cara Culliver, Landscape Architect, stated the following:

- There was discussion on parking and it was determined that the parking calculations need to meet the number of spaces that the site has, and on-street parking is not permitted. The LDC requires 6 parking spaces are required for the first 4,000 square feet (including a 200 square foot office) and 1 space for every 1,500 square feet thereafter.
- Discussion occurred regarding the multiple easements signed on the property since 1987. Direction was given to the research the property to work around the existing pipe easements and specify where the easements are on the property.
- It was determined that the property is in Flood Zone A.
- The stormwater and compensating storage (floodplain) calculations are required to be shown on the plan.
- Regarding landscaping, there is a 10-foot landscape buffer on Andalusia Avenue. There is a 6-foot landscape buffer on the side. A betterment plan is required on the existing development and the Landscape Architect can walk the site with the property owner and design professional. The property must conserve 15 percent of the existing trees on the vacant land area being developed.
- For the Air One project on Hull Road, it was advised that if the site is no longer pursuing a right-of-way vacation then the application fee could be refunded. A letter or e-mail stating that it will not be pursued is required.

III. Adjournment

The meeting adjourned 9:21 a.m.

The SPRC Meeting commenced at 9:30 a.m. on October 14, 2020.

IV. Attendance

Applicants:

Andy Clark, All Aboard Storage
Cody Bogart, Newkirk Engineering

Staff:

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

V. Meeting with Applicants – Scheduled Items for Review

B. 29 North Perrott Drive, pre-application

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

Mr. Andy Clark, All Aboard Storage, provided the following information regarding the 29 N. Perrott Drive, pre-application:

- The property will be self-storage/conditional use.
- The interior has two existing office spaces and may change in the future.
- There is an existing warehouse building onsite.
- SR Perrott built the property and has been leasing it to 7-Up Bottling for 3 years. There is now an interest in expanding the self-storage uses.
- There is currently a 6-foot existing fence around the site with gates in the front, as well as a small retention pond.
- It was determined that an existing private stormwater system line runs between the island and Building #2 and goes underneath Building #1.

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. Roger Smith, Utilities Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- It was advised that the project abuts residential, therefore a neighborhood meeting and either a wall or fence will be required.
- It was determined that there is gravity sanitary sewer along the south and east sides.
- Architectural embellishments including decorative elements are required.

- Regarding landscaping, the north side that abuts residential is a 20-foot landscape buffer, the south side is a 10-foot landscape buffer and the east side is a 10-foot landscape buffer. Proposed Building #4 striped area is required to be landscaped. 20 percent of the site is required to be landscaped. The buffers and green areas can be included. The minimum foundation planting is 5 feet. The landscape planter island on the east end of Building #1 should be reduced.
- Regarding Engineering, it was determined that the site is in an A-E flood zone and any new buildings are required to be one foot above the base flood elevation. In front of Building #2 the 20.3-foot driveway needs to be 24 feet. Existing Building #1 needs to also be 24 feet. The existing island with large trees should be shifted to Building #2 to the setbacks to give the 4 feet. There needs to be enough room for passing in the one-way loop around Buildings #1 and #4. The impervious surface needs to be increased and the plan must show how the increase happened and how it will be treated.
- Regarding Utilities, it was determined that depending on the architectural, the roof plan needs to have a drain to keep everything on the existing impervious area.
- Regarding Building Department requirements, it was determined that under the sprinkler threshold, the proposed firewalls need to be installed every 2,500 square feet as part of the building code. There needs to be a fire hydrant at the entrance. The restrooms at Building #1 are required to be ADA accessible.

VI. Adjournment

The meeting adjourned at 9:53 a.m.

The SPRC Meeting commenced at 10:00 a.m. on October 14, 2020.

VII. Attendance

Applicants:

Michael Chiumento, Chiumento, Dwyer, Hertel, Grant Attorneys at Law
Rocco Rotundo, potential purchaser

Staff:

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

VIII. Meeting with Applicants – Scheduled Items for Review

C. 910 N. U.S. Highway 1, pre-application

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

The applicants provided the following information regarding the 910 N. U.S. Highway 1, pre-application:

- Mr. Rocco Rotundo is interested in the 3 -acre AT&T property that is zoned B-8, Commercial. He would like to renovate the façade and operate golf cart sales and rental repair. He would also like to have storage in the back of the property for boats and trailers.

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; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- Following discussion regarding the US1 corridor and how it entered into a local agreement in 2014, it was determined that vehicle sales and RV & boat storage are not permitted in the B-8 area.
- The existing site is currently non-conforming and is required to comply with the future environments of the US1 corridor.
- A discussion occurred regarding the site use and it was advised that mini warehouse is permitted on the site with a Special Exception and that the zoning can be amended with a planned amendment. It would require changing the land use and zoning.

- Any outdoor storage is required to be screened and located in the back of the site.
- Planned Development allows negotiating uses. There are two options for the uses sought:
 1. Land use and zoning change to “Service Commercial” and B-5 for vehicle sales but this change would not permit RV and boat storage.
 2. Planned Development to introduce uses that are not permitted.
- The goal of the SPRC review is to increase landscaping and architecture. Landscaping and building architecture and site design improvements are required.
- Landscaping requirements for B-8 is a 36-foot greenbelt buffer requirement along U.S. Highway 1.
- The signage requirements allow an 8-foot high monument sign ranging from 32 to 64 square feet depending on the property frontage.
- Regarding Utilities, the private sewer lift station can be hidden with landscaping.
- A discussion occurred regarding the process and how SPRC is available every Wednesday to discuss and plan further. A concept plan and a complete site plan are required. The lead time for comments on plans is 2 weeks. The Planning Board meets the second Thursday of the month and City Commission meets the first and third Tuesday of the month. It was determined that the best-case scenario may be the December Planning Board meeting public hearing and the January/February City Commission meeting public hearings.

IX. Adjournment

The meeting adjourned at 10:24 a.m.