

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

**9:00 A.M., November 18, 2020**

The SPRC Meeting commenced at 9:00 a.m. on November 18, 2020.

**I. Attendance**

**Applicants:**

Butch Bauer, Waffle house  
Bryan Russell, Civil Engineer, Contineo Group

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, Senior Planner  
Noel Eaton, Senior Planner  
Lynn Carter, 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. 1570 N. U.S. Highway 1, Waffle House**

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

The applicants provided the following information regarding 1570 N. U.S. Highway 1, Waffle House:

- Following discussion on how it was remodeled on the interior several times, it was determined that the applicants are interested in performing interior renovations with limited site work including within the parking lot and landscaping at the existing Waffle House restaurant.
- The restaurant will bring the parking spaces into ADA compliance, as well as get the restrooms into ADA compliance.
- Utility issues will be cleaned up such as replacement of the grease trap and repair work of plumbing issues. The grease trap is planned for the same location it is currently in.
- The fascia on the outside of the restaurant, the letters on the fascia, the awnings and storefront glass will be replaced. The seating and equipment will also be replaced and upgraded.
- The exterior will be repainted. The interior was repainted in recent interior remodels.
- The restaurant sign on the front of the building will have maintenance of sandblasting and painting done.
- The exit of the restaurant is now being moved to the front of the building.
- Repaving the entrance of the parking lot.

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

- Concerns were expressed regarding the width of the 15-foot drive aisle without any possible resolve for it noted.
- Two (2) submittals required:
  - Building Permit.
  - Site plan - Landscape Plan including demolition, landscape material, restriping details and irrigation.
- **Landscaping requirements:**
  - 20-foot landscape buffer on the front of the property.
  - Greenery required up at the front area for curb appeal.
  - There was a discussion on the proposed sidewalk in front of parking spaces #s 1, 2 and 3 to the property line to put landscape material in the north buffer. After discussion, it was agreed to leave the sidewalk as the project seeks to gain compliance with ADA regulations. The sidewalk will extend to the right-of-way line of N. U.S. Highway 1.
  - On the south side of the building a 5-foot landscape strip should tie into the 5-foot concrete turned down sidewalk area.
  - Landscaping to continue 5 feet heading west on the front of the property towards the outdoor storage by the cooler and stop at the corner of the cooler.
  - Landscaping should be on the rear of the property around the area of the existing metal sign, the north side of the dumpster and the corner area of the parking spot #21, and take the asphalt out of that area.
  - The landscape plan is required to show the any demolition information and landscape and irrigation material.
  - Ms. Culliver will send the Greenbelt Standards to the applicants.
- **Engineering requirements:**
  - Parking requirements*
    - Check the handicapped parking against the detail.
    - A 5-foot handicapped symbol is required for parking spaces 12A and 12B (not 3 feet).
    - Standard details and penalties are available at [www.ormondbeach.org](http://www.ormondbeach.org).
    - Restriping should be shown on the site plan.
  - Direction was given for the dumpster enclosure to be set off of the property line 6 feet. It should be in-line with the striping of the last parking space.
  - The asphalt is to be removed in the corner area by the manhole and be squared up where it ties into the dumpster enclosure.
  - The dumpster requires a separate permit. The dumpster details should be reviewed. 10 feet width and depth clear space required in both directions to the ballards.
- **Building requirements:**
  - Permit required for the dumpster separately.

- 140 mph wind load requirement.
  - The ‘drawings’ for the building should be uploaded by each individual page.
  - Separate sign permit is required.
  - The building and site plans can be e-mailed to [bponline@ormondbeach.org](mailto:bponline@ormondbeach.org) to generate the site plan review invitation for electronic communication including comments.
- **Utility requirements:**
- In repairing the parking lot, the standard sewer lateral should be the standard 6-inch lateral (not 4-inch).

### **III. Adjournment**

The meeting adjourned 9:35 a.m.

The SPRC Meeting commenced at 9:40 a.m. on November 18, 2020.

**IV. Attendance**

**Applicants:**

Andy Clark, All Aboard Storage  
Cody Bogart, Newkirk Engineering  
Joey Posey, Storch Law Firm

**Staff:**

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

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

**B. 285 Interchange Blvd., 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 285 Interchange Blvd., pre-application and concept plan:

- The concept plan expressed is to build another location site for a three-story, 600 unit, All Aboard Storage self-storage building in the southwest interchange area.
- There is a 15 -foot city utility easement on the south border of the property.
- Maintained the large buffer up front and the 60-foot Greenbelt buffer in the back.
- Interested in a variance request or a waiver for the parking requirement as it was advised that only 20 parking spaces may be utilized at one time.
- Additional stormwater is not assumed to be a need.
- The front buffer on the property has been maintained.
- A well will be installed for irrigation.
- A 10-foot area by the elevator will be utilized for loading and unloading, as well as the center aisle of the parking area.
- There are no historical trees onsite.
- The applicants are working with ARCH architect group.
- The three stories of the building will be sprinkled.
- The existing lift station on the adjacent lot is privately owned and maintained. The applicant should obtain documentation from the private owner allowing the connection.

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. Thomas Griffith, Chief Building Official; Ms. Lynn Carter, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, stated the following:

- Staff supports the concept, although a neighborhood meeting is required following the first site plan submittal and then it moves to the Planning Board.
- The concept is a good use for the location due to being low in trip generation.
- It was advised that the ITE 4<sup>th</sup> generation of the parking requirement was used and to insert a summary as part of the public hearing Planned Business Development (PBD) process for the purpose of use as the current use is non-conforming and for reducing the parking requirement, similar to the S. Nova Storage facility.
- **Landscaping requirements:**
  - Install raw waterline to the far north side of the inside of the buffer.
  - The 15-foot buffer is projected to be sufficient from the space to send the raw watermain through.
  - The landscaping should be kept natural and replant afterwards.
  - Provide an easement for the billboard.
  - The site meets the 15 percent tree preservation.
- **Utility requirements:**
  - It was discussed that there is an 8-inch gravity sewer and 12-inch watermain across the street from Interchange Boulevard.
  - Ms. Carter will look into the as-builts and send to Mr. Bogart.
- **Engineering requirements:**
  - A document from the property owner is requested to tie in and show how the dumpster is being set and how the dumpster truck enclosure is being laid out.
  - A document is also required detailing loading and unloading of large vehicles and how they will navigate turns and how they will manage under the canopy.
- **Building requirements:**
  - FDCs to be performed and double detector checks.
  - There may be need to be two (2) fire hydrants. There is one (1) across the street but it can't reach the rear of the building.
  - The back-access road should be analyzed for a fire hydrant in that location for the southeast and northeast corners.
- The building architecture should fit the consistency of the area and appear nice.
- The floor area ratio on the concept plan is suffice.
- The lighting cannot be more than 20 feet in height.
- A dumpster enclosure is required.
- Planning staff will reach out to Southern Trace HOA with the concept plan and include Mr. Clark and Mr. Posey on the e-mail communications.
- **Process Steps:**
  - SPRC for first review.
  - Neighborhood Meeting.
  - Planning Board to review and make recommendations.
  - Two (2) readings of the City Commission.
  - Back to SPRC.
  - Site Engineering Permit and separate Building Permit required.

## VI. Adjournment

The meeting adjourned at 10:08 a.m.