

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

9:00 A.M., January 13, 2021

The SPRC Meeting commenced at 9:00 a.m. on January 13, 2021.

I. Attendance

Applicants:

Tom Caffrey
Bill Fletcher
John Zemball, Zahn Engineering

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager
Larry Wheatcraft, Intern – City Manager’s Office

II. Meeting with Applicants – Scheduled Items for Review

A. Conceptual Site Plan, 194 & 200 N. Yonge Street

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

The applicants provided the following information regarding the conceptual site plan for 194 and 200 N. Yonge Street:

- Three different project models were presented; 1) Mobile Home Community (95 x 60 lot size); 2) Single-Family Residential Model - Apartment Complex (72 two-story units); and 3) Retail, with the top pick being the Mobile Home Community.
- Following discussion, it was determined that if the business does the Retail building on the site that they would be interested in building a mini storage in the back of the retail plaza, as well as a liquor store and/or coffee shop in the plaza.
- Their plan at the current time is to refine their site plan and return to SPRC with additional information.
- Plans to have a tree survey performed.

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

- The projects do not get density for the wetlands.
- It was determined that the property is in a flood zone.
- The land use allows 32 units per acre.

- A Planned Development provides opportunity to negotiate lot sizes.
- Compensating storage is require onsite.
- With the Mobile Home Community model, the zoning district would be created by the applicant with landscaping and site design.
- With the Apartment Complex model, the zoning would need to be changed to R-6.
- With the Retail model, it would need a land use and zoning change. Currently General Commercial, if amended would be Low-Intensity Commercial next to High-Density. If the applicant chooses to add a liquor store to the retail model it is not permitted to be stand-alone.
- The Retail model would have to go through a Small-Scale Planning amendment and go to public hearing with the Planning Board and City Commission. It was advised that a restaurant on the site would not have good visibility. The applicant will receive impact fee credits for water, sewer and roadway.
- It was discussed that if a mini storage/warehouse facility was added to the back of a retail plaza that it would be a Planned Development and Special Exception process.
- Concerns were expressed regarding the 40-foot right-of-way if gates are allowed. If it is public it would be a 50-foot right-of-way.
- A diagram is required showing how emergency vehicles will be able to turn around.
- It was explained that the applicants would need to go through a Planned Residential Development (PRD).
- It was advised if going with a residential model, the applicants would be required to talk to the Volusia County School Board for concurrency unless the age restriction are 55 and up.
- The applicants would be required to reach out to the property next door and update them asking for any concerns prior to the Planning abutter letters being sent out.
- **Landscaping requirements:**
 - Mobile Home Community**
 - 20-foot greenbelt landscape buffer along U.S. Highway 1, due to it being close to Granada Blvd.
 - 6-foot north buffer requirement.
 - 15 percent tree preservation dedication is required.
 - Retail**
 - 10-foot landscape buffers on the side and along the opaque fence.
 - 6-foot landscape buffer on the north side.
- **Building requirements:**
 - The apartment complex would need to be sprinkled.
- **Engineering requirements:**
 - A traffic analysis would be required with the retail model.
- **Utility requirements:**
 - In building a Mobile Home Community, the utility concerns and requirements, with a 5-foot depth manhole the gravity sanitary will work. It was discussed that at 10-inch pipe may be suffice.
 - Private watermain, sanitary sewer.
 - Concern with fire flow expressed for the single-family residential model.

- There would be a water supply issue with the Apartment Complex model with a 6-inch line.

➤ **Signage specifications:**

- Based on linear frontage of the site.
**For 236 feet of frontage = 64 square foot sign*

III. Adjournment

The meeting adjourned 9:34 a.m.

The SPRC Meeting commenced at 10:00 a.m. on January 13, 2021.

IV. Attendance

Applicants:

Dorian Burt, Highlander

Doug Piatt, Seaboard Real Estate and Construction

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

Shawn Finley, Public Works Director

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

Larry Wheatcraft, Intern – City Manager’s Office

V. Meeting with Applicants – Scheduled Items for Review

B. Granada Boulevard Sidewalks along outside Buschman Building and The Pumphouse

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

The applicants provided the following information regarding Granada Blvd., Sidewalks along the Buschman Building and The Pumphouse:

Buschman Building

- The applicants are interested in removing and replacing the sidewalk outside of the Buschman Building from the west end past the east end of the building, and rejoin the sidewalk at the cupcake shop.
- If allowed, they will repour the sidewalk level by lowering the height of the sidewalk to keep it at the same height at the curb for a flatter and safer walking surface.
- The renovations of the building are almost complete.
- Weigel Construction and Seaboard Construction will be repairing the sidewalk consecutively as well as putting the selected pavers in.
- Dorian will send the Planning Department a letter advising that they would only like the City to provide the bricks but not lay them, as they would like to handle the work.

The Pumphouse

- The applicants are interested in restoring the sidewalk. They plan to repour the sidewalk and leave a curb cut with raw plants design work. Tomoka Construction is interested in doing the work.

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; Mr. Shawn Finley; and Ms. Cara Culliver, Landscape Architect, stated the following:

- It was determined that the City is the permittee in the project.
- Discussion occurred regarding MainStreet Organization selecting the paver color and one of the committee members being interested in a beveled edge vs. the desired square edge. There is a mock-up in place for the 4 x 8 pavers. The pavers are planned to be on a ridged base and bordered in. Ms. Culliver is selecting the type and characteristics of the banding. A test strip will be done in a month to show the committee members by May or June.
- Regarding an approximate timeline, the end of May is when it would go before the City Commission for direction and then July or August for construction.
- On The Pumphouse site, direction was given that the sidewalk can be left depressed.
- The sidewalk in front of the Pumphouse will be restored to the streetscape pattern. The Planning Department will send confirmation of this in a letter.
- It was expressed that the access point should not be at the intersection.
- Mr. Piatt will reach out to the Department of Transportation (DOT) on the DOT permit for the sidewalk.

VI. Adjournment

The meeting adjourned at 10:30 a.m.

The SPRC Meeting commenced at 10:30 a.m. on January 13, 2021.

VII. Attendance

Applicants:

Dino du Mee, HGR Construction
Roger Bos, HGR Construction
Glen Bowman, Publix Supermarkets
Jim Connic, Publix Supermarkets
Terry Mossbaka

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Jason Weidenmiller, Engineering Inspector
Tom Griffith, Chief Building Official
Roger Smith, Utilities Engineer (by Zoom)
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager
Larry Wheatcraft, Intern – City Manager’s Office

VIII. Meeting with Applicants – Scheduled Items for Review

C. 101 E. Granada Boulevard, Pre-construction Meeting, Publix

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

The applicants provided the following information regarding 101 E. Granada Blvd., Pre-construction Meeting, Publix:

- Mr. du Mee will drop off the engineering permit application, fee, and drawings within the next two days for uploading into the site plan record.
- It was discussed that the construction entrance will be off of Halifax Drive. There will be a gate off of Granada Blvd. on an as needed basis.
- There has been discussion between the contractors and SunTrust Bank regarding temporary blockages of the access easement.

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

- The Development Order has been approved.
- Mr. Weidenmiller is the Engineering Inspector.
- A list of permits including any outstanding was provided.
- A tentative project schedule is required.
- Utilities
 - 24 – 48-hour notice required prior to connections to public utilities.

- It was determined that there is a private lift station on the northwest corner and it has been out of service. It should be in good working order towards the end of the project.
- Epoxy Coated Bends, Valves, Tees, etc.
- Testing Requirements
 - All density tests are to be submitted to Mr. Weidenmiller.
- As-built Requirements
 - Submit digital file for review.
 - Final – submit three paper copies, mylar, disk.
 - Engineer to certify and submit.
- Inspections/Project Process
 - Erosion Control; silt fence and tree protection required prior to construction.
 - Designation of construction entrance determination required.
- Final Inspection Procedures
 - 95 percent Punch List.
 - Final Inspection.
- It was advised to make the contractors and inspectors aware of any changes or outstanding items.
- Construction Hours: 7:00 a.m. to 7:00 p.m. Monday – Sunday.

IX. Adjournment

The meeting adjourned at 10:42 a.m.