

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

9:00 A.M., March 24, 2021

The SPRC Meeting commenced at 9:00 a.m. on March 24, 2021

I. Attendance

Applicants:

Parker Mynchenberg, Parker Mynchenberg & Associates Inc.
Joe Weber, JD Weber Construction

Staff:

Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Tim Heyrend, Utilities Manager
Roger Smith, Utilities Engineer
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Cara Culliver, Landscape Architect (via Zoom)
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Plantation Oaks, Phase 2B, 2389 Destrenan Drive Preconstruction Meeting

Ms. Robin Gawel, Senior Planner, started the conversation and introductions of the City staff and applicants.

The applicants provided the following information regarding the Plantation Oaks, Phase 2B, 2389 Destrenan Drive Preconstruction meeting:

- Phase 2B of Plantation Oaks.
- It was determined that a portion of the utilities are in.
- The engineering permit application was submitted and will be paid 3/25.
- Discussion occurred regarding the different phases of Plantation Oaks:
 - Phase 1A: 121 lots, in review.
 - Phase 2A: 97 lots and included stormwater and paved road to the lift station and did the water, sewer and electrical.
 - Phase 2B: 125 lots.
 - Phase 2C was also 121 lots and on hold. The next subdivision will assist in meeting or exceeding the 427 (Phase 1A).
 - Looking into rezoning and lifting the age restriction on phase 3 and modifying phases 1 and 3 plans to cater to home builders. The 427 lots in phase 2 will be the only manufactured homes if the age restriction is lifted. Two builders will be purchasing the lots and constructing homes in Phases 1 and 3. A meeting will be scheduled with the Utility Department to discuss the limitation of utility service at a later date.

- Volusia County has a tentative contract for purchase of the lots adjacent to Old Dixie Highway.
 - Based on the original agreement, the number of units allowed to connect to the City of Ormond Beach Utility service was limited to 427 units. Phase 2 consists of 427 units, so the total number was allocated at this time. As Phase 1-A was submitted for review, Phase 2-C will be placed on hold. *Giving up 2C for the 121.
- Trees will be left in the conservation area.
 - The silt fence for tree protection is installed.
 - The designated construction entrance is by the pump station.
 - It was requested that the 19 lots on Destrenan Drive be reviewed for acceptability. The roadway and utility services in this area, Chretien Drive to lift station was constructed with Phase 2-A.
- A 'final inspection' is requested to be able to set the houses on the lots.
- The RV area on the right side next to the borrow pit will be worked on during this phase but work on the other RV area may occur during the next phase.
 - It was discussed that the ponds were all dug and the interconnects for the ponds are complete. The roads have been cut, the clearing is done and ready for Mr. Weber to put gravity sewer in.
 - Following discussion, it was determined that the access to Phase 1, from Chretien Drive, will be gated.
 - The RV storage area will be constructed in the contract.
 - The utility easements over the private roadways will be submitted - the water main that extends beyond the roadways that requires a 15 foot utility easement location and the one that runs parallel across U.S. Highway 1 and lot 199 may need to be changed to allow for room to maintain the lines as more room is needed for maintenance. It was mentioned that the surveyor is almost finished with them and they will then be sent to Planning staff for review. The FPL utility easements will be done outside of the fifty feet.
 - It was discussed that due to the grading plans being done two years prior to knowing what units were going in on what lots, the final grading plan will not be in until the houses are put on the lots. There are 1400 square foot homes as well as 2400 square foot homes. Those plans will be submitted to the City engineering department for review as house development occurs.
 - The finished floor elevation for the houses are 4± feet above the centerline of the road due to the lot grading.
 - Mr. Smith asked about the lots on the other side of Plantation Oaks Blvd. It was determined that the lots on the east side of Plantation Oaks Blvd. are not part of the final number. This phase can be built without doing any off-site contribution.
 - The construction will be commencing within the next two weeks.
 - Discussion occurred regarding communication with Mead Hunt about their study of the interconnect at the powerline easement from Plantation Oaks to Halifax Plantation.

Members of the SPRC, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tim Heyrend, Utilities Manager; Mr. Roger Smith, Utilities Engineer; Mr. David Allen,

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

- The development order has been approved.
- The engineering permit number is BP21-3167 and will be available upon submittal of the application.
- Mr. Jason Weidenmiller is the site inspector for the project.
- Regarding permits, the engineer of record is required to provide any outside permits or letters of no permit required. The plans were approved by Volusia County under their regulations. The project has now been annexed into the City of Ormond Beach. The construction shall conform to the approved plans. Minor modifications to the City of Ormond Beach Standard Details will be required to be met.
- A tentative project schedule is required.
- **Utilities**
 - Connections – 24 to 48 hours' notice for approval.
 - There are minor modifications for the valves. The part numbers for the valves are no longer made so the numbers have changed. The numbers in the standard details should be used.
 - Epoxy coated bends, valves, tees, etc.
 - Notice given of permits expiring after one year and to get the work done in time or request extension.
 - The underground utilities previously constructed water and sewer stops at the intersection of Destranan Drive and Chretien Drive at the intersection.
 - The watermain is going to be extended adjacent to the RV storage.
- **Testing Requirements**
 - All density tests are to be submitted to Mr. Weidenmiller.
 - Video all storm sewer and sanitary sewer gravity mains. City representative must be present.
 - **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 required tree protection required prior to construction.
 - Designation of construction entrance.
- **Final Inspection Procedures**
 - 95 percent punch list.
 - Final Inspection.
- The grading plan is required to be sent to Mr. Allen.
- It was advised to make the contractors and inspectors aware of any changes.
- The sidewalks will be required during the infrastructure adjacent to the common areas.
- The fence around the RV storage will require a separate fence permit.

- Discussion occurred regarding the limitation of number of units that will go in. As improvements come up on U.S. Highway, a study that shows that the future phases of property development can exceed 427.

III. Adjournment

The meeting adjourned 9:31 a.m.