

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

**9:00 A.M., April 14, 2021**

The SPRC Meeting commenced at 9:00 a.m. on April 14, 2021.

**I. Attendance**

**Applicants:**

Kyle R. Hall, Tomoka Construction  
Doug Piatt, Property Owner

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, Senior Planner  
Noel Eaton, Senior Planner  
Roger Smith, Utilities Engineer  
David Allen, Planning Civil 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. 86 Orchard Lane Lot Split**

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

The applicants **provided the following** information regarding the 86 Orchard Lane lot split:

- The lots currently meet the minimum lot dimensions for the lot split and next steps are to put in the sewer lateral, the water and re-use prior to the lot split as well as tie the sewer in and put in the elevations and proposed house pad.
- The driveway is planned for the north end of the property, therefore the idea is to keep the water meter off of the driveway.
- A cypress tree and the oak tree north of it, will be removed in the center of the lot towards the west side.
- Interest expressed in putting another stormwater inlet in at the southern end of the lot.
- A sketch and legal from the surveyor of two (2) split parcels was provided.
- The proposed location of the drainage structures are going to be on the existing lot #86.

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, **provided the following** information:

- It was discussed that once the plan is submitted and the stormwater pipe, sketch and legal information is sent from the surveyor, then a sketch and legal is required for each

of the two (2) newly created parcels. Staff will follow up regarding the utility plan and then GIS will work on sending the new address information.

➤ **Landscaping requirements:**

- Concern expressed with saving the 30 inch oak tree in the southwest corner. It was advised to stay out of the dripline area as well.

➤ **Engineering, Stormwater & Utility requirements:**

- The sewer run and connection to the manhole is at the south end of the property. Information is required regarding the manhole at the northern property line. The top elevation is 11.7. The manhole on the north property line is 11.7 on the top elevation. This may be changed to where the connection is made.
- The property water tap should be relocated to the north so there is no cross connection between the water types.
- The watermain is 4-inch cast iron, therefore requires a different tapping system.
- The sanitary sewer elevations were discussed. The data should be clarified. The manhole is showing 12.02 at the top elevation, but staff has 12.05 as the top elevation and the top south invert is 8.7. It was expressed to ensure the data is consistent.
- Regarding the gravity sanitary sewer, the Vitrified Clay Pipe (VCP) was installed in 1960, therefore that portion of the sewer is to be cut out and put in a PVC wye pipe to tie in.
- The site plan should show where the connection is being made and where it is going to fit, which will provide the elevations and materials, adding in the standard details to be used. \*The utility exhibit can be completed by the contractor.
- The suggestion was made to use the correct tapping sleeve on cast iron.
- Subdividing requires an easement over the 10 inch line. Staff will look at the history and discuss with Mr. Kevin Gray and Mr. Bob Preiss.
- An engineering permit is required and will specify the required inspections.
- The existing pipe and inlet are required to be on the site survey. A sketch and legal would be required to provide an easement over the existing stormwater pipe.
- Regarding the drainage, the house structure is required to be 18 inches above the centerline of the road or the city engineer has the option to approve something else based on information provided by the property owner and their civil engineer.
- The site plan must show the proposed location for the inlet for the proposed new corner, pipe and the second drain on the existing lot, #86, as well as the pipe in between.
- The invert elevation of the gravity sanitary sewer out front for the connection is required.
- A proposed location for the inlet is required.
- It was determined that the size and material of the reuse is 4-inch PVC.

**III. Adjournment**

The meeting adjourned 9:26 a.m.

The SPRC Meeting commenced at 9:30 a.m. on April 14, 2021.

**IV. Attendance**

**Applicants:**

Jennifer Ker Marsch, Grafton  
Daniel Buffum, Florida Coast to Coast Construction Company  
Gage, Florida Coast to Coast Construction Company  
Kim Friedman, Jaffe Corporation (by phone)

**Staff:**

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

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

**B. 814 S. Atlantic Avenue, Dal Mare Restaurant**

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

The applicants **provided the following** information regarding 814 S. Atlantic Avenue, Dal Mare Restaurant (Bonefish prior):

- The restaurant opening is planned for May 15, 2021.
- The inside of the restaurant is currently being renovated and the outside seating plans are to be discussed.
- The outdoor seating will be open.
- The interior building permits are processed and the renovations are moving forward.
- Interest in two (2) raised grease traps and for them to be incorporated into the patio, located under the tables for access.
- The outdoor dining will have a roof and will be open on all three (3) sides.
- Ms. Friedman will look into the parcel lines concern and discuss the Unity of Title matter with Mr. Dick Jaffe and Mr. Sam Jaffe.
- There are plans to rework the landscaping and concrete pathway, incorporating a half circle and firepit out front. The firepit will be low to the ground with a low flame. The landscaping and palm trees will be cleaned up.

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; Mr. Jason Weidenmiller, Engineering Inspector; Ms. Cara

Culliver, Landscape Architect; and Mr. Tom Griffith, Chief Building Official, **provided the following** information:

- It was advised that a site plan of the outdoor seating design is required, including setbacks. There is a setback of 10 feet on the side.
- The parking calculation for the outdoor seating area is the number of seats at the tables, the number of bar stools and the number of employees on the largest shift. There are also other parking areas that the property owner could look into. The parking calculation at Bonefish Restaurant was 90 spaces for 198 tables, booths, seats at the bar and 30 employees. Ms. Eaton was given a *rough estimate parking calculation* for the new restaurant. It was mentioned that since the calculation was done for Bonefish, there has been incentive action waiving 20 percent of the required parking due to being on a bus loop. Once the new parking calculation is completed, 20 percent can be subtracted.
- Concern was expressed regarding the property line. The outdoor seating area is extending to the lot line. The outside renovation/construction of the project cannot move forward until the setbacks are determined from a lot line adjustment or not.
- Concerns expressed with the setback. It was advised that the Unity of Title needs to reflect what is on the property appraiser and what is on the parcels. There are parcel lines in between the structures. The parcels (#814 and #880) can be combined together and a Unity of Title be processed. Another alternative is to apply for a variance and shift the lot line and the landscaping. The variance time could take up to sixty days.
- **Landscaping requirements:**
  - There is a 6 foot landscape buffer along the lot line.
- **Engineering, Stormwater & Utility requirements:**
  - Suggestions were made for the two (2) grease traps not to be located out on the patio and for the gas line not to be covered by concrete. They need to be accessible and maintained.
- It was advised that more details on the outdoor seating design are required. There is a setback of 10 feet on the side.
- Mr. Spraker explained that the Site Plan Review Committee (SPRC) is held every Wednesday with the opportunity to bring the topic back and revisit.

## **VI. Adjournment**

The meeting adjourned 10:00 a.m.