

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

**9:00 A.M., June 02, 2021**

The SPRC Meeting commenced at 9:00 a.m. on June 02, 2021.

**I. Attendance**

**Applicants:**

Wayne Phillips, Wayne's Solar  
Aaron Kent, Wayne's Solar  
Cody Bogart, Newkirk Engineering

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, 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. 1755 N. U.S. Highway 1, Wayne's Solar Office, 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 1755 N. U.S. Highway 1, Wayne's Solar Office, pre-application:

- The site is located in the B-7 zoning district, Office/Retail.
- The proposed plan is for a 7,000 square foot steel building that includes an office, warehouse and covered outdoor area. The business operations will be located in the back.
- The building access will be a one-way in, one way out loop system.
- The parking will be at an office calculation. Customer and employee parking up front with 20 spaces for customers.
- Plans are in the making to get a tree survey, double dumpster enclosure, wet or dry pond retention for stormwater, sprinkled building with a fire hydrant on site.
- A fire hydrant flow test will be completed.
- There will be roll up doors in the back of the building and not facing the right-of-way.
- The 24' turn aisle is planned to be wide enough for 90 degree turns.
- Required state permitting is being researched.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Annexation is required into the city based on the utility connection. A sketch and legal, and a survey are required for the annexation. The lead time for the entire process including going to the City Commission is 30-60 days. It was advised that the site plans and work can be done meanwhile.
- A discussion occurred regarding the potential for a land use and rezoning to industrial to match the proposed use of an office warehouse. Staff stated that they would review assessing the applicant the advertising fee only based on the annexation. Staff will follow-up with additional information.
- Being that the property does not abut residential, no neighborhood meeting is required.
- Chain-link fencing is not allowable in the B-7 (decorative wrought iron would be acceptable). Within the I-1 zoning district, chain link fencing is acceptable with green vinyl coating behind the leading edge of the building.
- It was explained that the Land Development Code (LDC) requires sidewalks across the frontage. If the sidewalks cannot be put in it, the project can provide payment into the sidewalk fund. The cost estimate is to be considered from across the linear frontage.
- **Building requirements:**
  - Within the B-7 zoning district, the building must be architecturally treated per Section 3-69 of the Land Development Code.
  - Building sprinkling would be determined by the project architect.
- **Landscaping requirements:**
  - 36' greenbelt buffer requirement in the front of the site abutting US Highway 1 and 6' to 10' on the north side, depending on the impervious surface ratio. If rezoned to Industrial, the north buffer will be 6' on the north side, and 6' on the south side.
- **Engineering, Stormwater & Utility requirements:**
  - It was discussed that there is no reclaimed water in the area.
  - It was discussed that the City's utility extension project does not go as far north as the property.
  - There is an 8" watermain line that crosses Highway US1 north of the project, that can be accesses for water service. There is a 4" sewer force main across the street. The water main will be ~~it~~ is required to be extended the length of the subject property.
  - A private lift station is required for sanitary sewer service.
  - A pressure test for a nearby hydrant will have to be done and observed by Mr. Weidenmiller, the site inspector.
  - Different options were discussed regarding the utilities going under U.S. Highway 1 versus tying into the church utilities.

### **III. Adjournment**

The meeting adjourned 9:31 a.m.

The SPRC Meeting commenced at 9:40 a.m. on June 02, 2021.

**IV. Attendance**

**Applicants:**

Kevin Lee, Parker Mynchenberg & Associates  
Parker Mynchenberg, Parker Mynchenberg & Associates  
Brent Bobo, Contractor, Kellogg & Kimsey  
Bill Zehrunge, Architect, Studio Z Architecture  
Chris Sandkuhler, Studio Z Architecture  
Adam Wilson, Studio Z Architecture  
Brendan, Kellogg & Kimsey

**Staff:**

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

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

**B. 251 S. Atlantic Avenue, Hotel Development, 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 251 S. Atlantic Avenue, Hotel Development, pre-application:

- The proposed site plan is for a new 70' high and 200' wide, 99,000 square foot, 5-story hotel development at the Seminole approach off of A1A.
- 140 hotel rooms are proposed.
- Two levels of parking proposed, including a surface level and subterranean level. 215 parking spaces are proposed.
- The hotel proposes to have a fitness center, dining room, bar, lounge, pool area with outdoor seating. The restaurant plan includes a grease trap.
- A setback analysis will be done.
- Emergency Services will have access to the upper grade level parking for access.
- A discussion regarding the Seminole approach occurred.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was discussed and determined that any setback changes would require rezoning which would require a Planned Business Development (PBD) or a variance, demonstrating a hardship.

- The calculated rear yard setback was discussed.
- The parking calculation was discussed. Staff stated that the LDC allows a 20 percent waiver if the area is served by transit. It was also discussed that as much of possible of parking should be provided.
- A discussion occurred regarding the maximum building height and the charter height limit of 75'. Staff advised an as-built survey of the constructed building height would be required.
- It was advised that the hotel room balconies cannot extend into the setbacks.
- The loading zone and garbage pick up area was discussed. A dumpster pad in the exterior of the property is required.
- Discussion occurred regarding the trips per day: Over 1000 trips per day requires a traffic study.
- Staff committed to provide a building setback analysis with a concept plan.
- **Building requirements:**
  - No murals or geometric patterns are allowable. If geometric patterns are of interest it would be necessary to go to City Commission for approval.
  - Natural, earth tone, or pastel are acceptable colors per the design standards requirements.
  - Regarding signage, two wall signs and two site signs are allowed as a corner property. Monument, ground or pole signs up to 20' in height are acceptable.
- **Landscaping requirements:**
  - The SR A1A landscape buffer is 20'.
  - The south side landscape buffer abutting Seminole Avenue is 10'.
  - 20 percent of the site must be dedicated towards landscaping.
- **Engineering, Stormwater & Utility requirements:**
  - 20' high poles for lighting are acceptable. It was cautioned to be mindful of the turtle ordinance. Volusia County is the contact for information on the ordinance.
  - The flow and pressure test for the fire system is required.
  - It was discussed that there is an 8" water line on the street side and in the middle of A1A there is a 10" waterline.

## VI. Adjournment

The meeting adjourned 10:21 a.m.

The SPRC Meeting commenced at 10:21 a.m. on June 02, 2021.

**VII. Attendance**

**Applicants:**

Stephen Desalvo, Property Owner

**Staff:**

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Lynn Carter, Utilities Engineer

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

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

**C. 185 Fleming Avenue, RV Repair Shop 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 185 Fleming Avenue, RV Repair Shop pre-application:

- The proposed building is planned to be 7,000 to 8,000 square feet and 20' high.
- Mr. Jerry Finley, P.E. will be the hired engineer on the project.
- It was discussed that the applicant may also combine lot 563 in a lot combination process.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was advised that if the applicant is interested in adding the body and paint work to the RV repair business, defined as a vehicle repair, type “B”, that the project would require a public hearing process. Following SPRC the project require a neighborhood meeting, and would go to the Planning Board for a recommendation and to the City Commission for a final decision. A notice would be required to send to surrounding properties for the public hearings.
- **Landscaping requirements:**
  - A 6' buffer wall is required to buffer between the property and residential. The wall cannot be in the easement.
  - The landscaping requirement is based on the impervious surface ratio which is prepared by an engineer. The east buffer has a 20-40' landscape buffer requirement due to abutting residential.
  - The Fleming Avenue side has a 10' landscape buffer.
  - The west side has a 6' landscape buffer.

- 15 percent of the site is required to be dedicated towards tree preservation and 20 percent of the site is required to be dedicated towards landscaping.
- **Engineering, Stormwater & Utility requirements:**
  - It was discussed that the 6” gravity sewer main runs through the middle of the site. This line can be relocated into the right-of-way, abandoning the original line.
  - A minimum of 10’ utility easement is required to be able to service the line.
  - 5’ of either side of the line cannot be built on. (\*The driveway is an exception)
  - It was also discussed that the drainage ditch runs on the property and can be shifted over closer to the edge. It cannot be part of the landscape buffer.
  - Discussion occurred regarding the impervious surface with cautioning not to add more.
  - The elevation and survey work is required to evaluate where the sewer line can be relocated.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

**IX. Adjournment**

The meeting adjourned 10:43 a.m.

The SPRC Meeting commenced at 10:50 a.m. on June 02, 2021.

**X. Attendance**

**Applicants:**

Dan, Florida Coast to Coast Construction  
Brad Hoffman, Dal Mare Restaurant  
Roger Strcula, Upham Engineering (Zoom)  
Kim Friedman, Jaffe Corporation (Zoom)  
Gage Oranje, Florida Coast to Coast Construction (Zoom)

**Staff:**

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

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

**D. 814 S. Atlantic Avenue, Dal Mare Restaurant, Outdoor Seating**

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, Outdoor Seating:

- It was determined that the southern border property line will be moved approximately 11' so that the patio can meet the setback.
- The updated site plan will be resubmitted.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Discussion occurred regarding the new setbacks and how they need to be finalized.
- It was discussed that when the Olive Garden building is demolished that a 6' landscape buffer is to be reestablished along the new lot line.

**XII. Adjournment**

The meeting adjourned 11:04 a.m.