

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

9:00 A.M., July 21, 2021

The SPRC Meeting commenced at 9:00 a.m. on July 21, 2021.

I. Attendance

Applicants: 14 Tower Circle
Harry Newkirk, Newkirk Engineering

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Lynn Carter, Utilities Engineer
Tim Heyrend, Utilities Manager
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official (zoom)
Brian Rademacher, Economic Development Director

Meeting with Applicants – Scheduled Items for Review-

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

The applicants were present to discuss information regarding 14 Tower Circle.:

- It is proposed as a 6-unit warehouse building located in the Airport Business Park zoned Light Industrial.
- There will be two entrances to the site from Tower Circle and Runway Drive.
- Proposed 20' front landscape buffer along the front buffer. They would like to forego plantings in the front of the building due to the large trucks would eventually kill off the plants.
- Site is part of a master stormwater system and will be connected as such.
- North and west side of site is proposed to be left natural. Will tie into sewer stub on Tower Circle and may need additional connect on west of site.
- Drainage will be directed towards the front of the property along Runway Drive.
- The building will have a fire sprinkler system and there are several hydrants located near the site already.

Members of the SPRC, Mr. Steven Spraker, Planning Director, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer, Tim Heyrend, Utilities Manager, Brian Rademacher, Economic Development Director; and Mr. Tom Griffith, Chief Building Official, **provided the following** information:

- The Airport Business Park requires a 50' front yard building setback and a 40' front yard landscape buffer. If the site is oriented towards Runway Drive a 40' landscape

buffer is required along Runway Drive and a 30' landscape buffer along the side corner yard on Tower Circle.

- A sewer cleanout at the property line is needed.
- There is an abandoned water line along the rear of the property that has been abandoned to the right-of-way on Tower Circle and is 8 inches in size. This water line could be used for fire protection or potable water.
- 40% of the front façade is required to be architecturally treated.
- A private hydrant test with Jason Weidenmiller on site is required.
- Foundation plantings can be transferred to the required front buffer.

II. Adjournment

The meeting adjourned 9:20 a.m.

The SPRC Meeting commenced at 9:45 a.m. on July 21, 2021.

III. Attendance

Applicants: 749 S Atlantic Ave- Georgian Inn

Parker Mynchenberg, Engineer

Marty Young- Georgian Inn

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 (zoom)

Meeting with Applicants – Scheduled Items for Review-

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

The applicants were present to discuss information regarding 749 S Atlantic Ave., Georgian Inn.

- The Georgian Inn owns the vacant lot to the north and desires to develop it for the use of the timeshare owners.
- There were two site plans presented with a new pavilion, pool, spa and parking area.
- There is a desire for a food truck at this location.
- More parking is needed for the Georgian Inn.
- There is an elevation change between the Georgian Inn and the vacant lot. A small lift station may be needed.

Members of the SPRC, Mr. Steven Spraker, Planning Director, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer, Tim Heyrend, Utilities Manager; and Mr. Tom Griffith, Chief Building Official, **provided the following** information:

- The two lots can either be combined as one or the lot needs to stand alone and have a principle use permitted in the B-7 zoning district.
- It was recommended to contact an attorney regarding lot combination.
- Food Trucks are not permitted in the B-7 zoning district.
- A parking lot is a conditional use in the B-7 but that would not typically include the other amenities shown in the site plan.
- A discussion occurred on the Parks and Recreation Facilities, private use. Staff will look into the use of Parks and Recreation Facilities, private.
- A restaurant type C was also recommended as a means of adding the food element.
- A calculated average survey of properties 800' north and south is required to determine building setbacks.

- There is a 20' landscape buffer in the front of the property abutting South Atlantic Avenue and a 6' landscape buffer in in the interior side yards.
- A parking lot use would be an SPRC review only with a 2-week review time.
- No neighborhood meeting is required.
- There is an existing sewer lateral to the property. If lots are combined, the applicant can tie into existing on-site system at the Georgian Inn.
- There is an 8" water line in the right-of-way.
- Sidewalk shall be 6' and can allow for a 2' vehicle overhang in parking spaces.

IV. Adjournment

The meeting adjourned 10:05 a.m.

The SPRC Meeting commenced at 10:15 a.m. on July 21, 2021.

V. **Attendance**

Applicants: Love Whole Foods-275 Williamson Blvd
John Dillard, Engineer, Zev Cohen

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 (zoom)
Cara Culliver, Landscape Architect

Meeting with Applicants – Scheduled Items for Review-

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

The applicants were present to discuss information regarding 275 Williamson Blvd, Love Whole Foods expansion.

- The building was permitted in the late 90's within Volusia County.
- The original approval showed the possibility of expansion.
- An expansion would be a minor modification for SJRWMD.
- The property was developed in the Volusia County and annexed into the City of Ormond Beach.
- The concept discussed is for building expansion and additional parking.
- Applicant is working with Volusia County for Hand Avenue connection.
- Architecture would match existing building.
- A private pump station on site already.

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

- A new site plan application would be required and reviewed.
- No neighborhood meeting.
- There is a 36' greenbelt buffer along Williamson Blvd.
- Update of existing/missing landscaping with new site plan submittal.
- Sprinkler system would not be needed if spaces are separate with two-hour fire wall. 12,000 sq/ft or more would require sprinklers.
- Handicap parking space shall be located closer to entrance.
- Stormwater and parking calculations will be required for submittal.

VI. **Adjournment**

The meeting adjourned 10:30 a.m.

The SPRC Meeting commenced at 10:43 a.m. on July 21, 2021.

VII. Attendance

Applicants: 1141 N. U.S. Highway 1
Coby Moore, CM Custom Pools
Nikki Shearer, CM Custom Pools

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official (zoom)

Meeting with Applicants – Scheduled Items for Review-

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

The applicants were present to discuss information regarding 1141 N. U.S. Highway 1.

- The applicant is trying to obtain permits for work completed without a permit.
- A third-party inspector will be obtained.
- A survey has been obtained.
- Working with Harry Newkirk on overall site design. Plans for overall site development with phasing.

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

- Drawings and engineering for improvements inside and out for building permits.
- A third-party inspection report is required for work that is covered.
- Engineering permit would be required for parking lot that was constructed.
- Landscaping, striping, handicap space is required for parking lot.
- Stormwater calculation for asphalt parking lot is needed.
- 36' landscape buffer required along US HWY 1. A 6' landscape buffer required for side yards.
- A cross access easement could be obtained for access to 1133 N. U.S. Highway 1.
- Staff has determined the non-conforming building missing a roof on the north side of the property is more than 50% destroyed and unable to be rebuilt in the current location. Applicant can provide data to support an appeal of this determination for review and consideration.
- Access from handicap parking space to building is required as well as ADA access from right-of-way to the building with overall site design.
- Future utility connections shall be discussed with the Utilities Department through SPRC.

- The Health Department will determine the existing conditions of the septic tanks.

VIII. Adjournment

The meeting adjourned 11:29 a.m.