

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

10:00 A.M., August 11, 2021

The SPRC Meeting commenced at 10:05 a.m. on August 11, 2021.

I. Attendance

Applicants:

Jason Karr, Riverbend Academy
Stan Holley, Architect

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Tom Griffith, Chief Building Official (zoom)
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Riverbend Expansion of Students

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

The applicants were present to discuss information regarding Riverbend Expansion of Students:

- Interest in changing the development order and expand the building from 200 to 500 students and teachers.
- The expansion would add an additional 8,020 square feet approximately, including the addition of restrooms.
- The plan is to add a separate wing and connect it parallel to the existing building.
- An additional seven classrooms will be added on the south side.
- It was discussed that the location of the proposed addition is in the City's jurisdiction.
- The academy currently has 304 students and is grades K3-12. The school hours are 7:30 am to 5:30 pm.
- Discussion occurred regarding parking and it was decided that there is plenty of parking to cover the addition.

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

- An engineered site plan showing the building addition, stormwater calculations, elevations and the parent-loop in a complete site plan packet is required.

- A traffic analysis showing the additional impact 500 students will have on traffic is required.
- Regarding utilities, it was discussed that an engineered drawing and the new impervious surface impact to the stormwater is required. Septic and a lift station is on the property. The impact of the additional students and teachers on the water and sewer and the lift station is required. It was advised to include the pump size information, as a pump or impeller may need to be changed out.
- Regarding landscaping, it was discussed that the site must meet the 36' greenbelt standards along Granada Boulevard.
- It was discussed that the Building Department is waiting for a sign-off on the building improvements for permit 21-3016 from Universal Engineering. A fire hydrant may need to be added closer to the new building.
- The steps were explained for the amendment of the existing development order: 1) The engineer to submit the application to SPRC for comments with a two-week comment turn-around; 2) Hold a neighborhood meeting within 600' of the property for amendment review; 3) Go to the Planning Board as an advisory board; and 4) Go to the City Commission for review and the final determination.
- It was explained that the applicant can do an early building permit review and is able to submit the building plans while the site plan is being reviewed.
- The application, Special Exception site posting fees, recording costs, site plan minor modification fee and public hearing fees were discussed.
- It was expressed that this can be revisited at SPRC any Wednesday for additional inquiries and comments.

III. Adjournment

The meeting adjourned 10:26 a.m.