

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

9:00 A.M., August 18, 2021

The SPRC Meeting commenced at 9:00 a.m. on August 18, 2021.

I. Attendance

Applicants:

Jeff Norder, Bomar Construction
Nancy Lohman, Property Owner (ZOOM)
Lowell Lohman, Property Owner (ZOOM)
Ty Lohman, Property Owner (ZOOM)
Lauren Adams, Newkirk Engineering (ZOOM)
Cody Bogart, Newkirk Engineering (ZOOM)

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
Roxanne Deknatel, Plans Examiner (ZOOM)
Jason Weidenmiller, Engineering Site Inspector

II. Meeting with Applicants – Scheduled Items for Review

A. The Cupola at Oceanside, 100 North Halifax Drive, pre-construction meeting

Mr. Steven Spraker, Planning Director, started the conversation and introductions of the City staff and applicants. The pre-construction meeting discussed the following:

- Development Order has not been approved. The comments from the SPRC review need to be resubmitted to address outstanding comments for final approval.
- Engineering Permit # 21-6345. Application has been submitted.
- Introduction of Jason Weidenmiller as Engineering Inspector.
- Permits- Engineer of Record has provided.
- Building Department. Awaiting building permit submittal.
- Tentative Project Schedule: Contractor to provide. Mr. Allen noted the hours of Construction as 7am to 7 pm, Monday through Saturday.
- Utilities – 24-48-hour notice prior to connections to public utilities.
 - a. Epoxy Coated Bends, Valves, Tees, Etc.
- Testing Requirements
 - a. All density tests are to be submitted to Jason Weidenmiller, site engineering inspector.
 - b. Video all storm sewer and sanitary sewer gravity mains. City representative must be present.
 - c. As-built requirements were discussed.

- Submit digital file for review for the preliminary final inspection.
 - Final – Submit three paper copies, mylar, disk for a final inspection.
 - Engineer certify and submit.
- Inspections / Project Process
 - a. Erosion Control; silt fence and required tree protection required prior to construction.
 - b. Designation of Construction Entrance.
- Final Inspection Procedures discussed
 - a. 95% Punch list.
 - b. Final Inspection.
- Any Changes / outstanding items to make contractors / inspectors aware of. There were no changes.
- SPRC Comments, specific topics discussed:
 - a. Separate permits for entrance sign and fence/wall.
 - b. Townhome platting – applicant indicated the plat is underway.
 - c. Construction fencing: Will be installed. Contractor to provide a sketch to be included in the engineering permit.
 - d. Site Lighting: all lighting is proposed from the building. A site photometric plan will be required as part of the building permit.
 - e. Details of the north side fencing: Site plan will be updated to provide the limits.
 - f. Western area of the site: Discussion of the compact nature of this area and need to be mindful of existing residential uses.

III. Adjournment

The meeting adjourned 9:32 a.m.

The SPRC Meeting commenced at 9:35 a.m. on August 18, 2021.

IV. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Coby Moore, CM Custom Pool

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
Roxanne Deknatel, Plans Examiner (ZOOM)

V. Meeting with Applicants – Scheduled Items for Review

B. 1141 North U.S. Highway 1, CM Custom Pools

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

The applicants provided an introduction of the project that included:

- Desire to cure the existing code enforcement action for the site and building work that has occurred without a permit. This would allow a business to open at this location.
- There is a longer term plan/vision for the improvement of this property.
- Inquired to the information required for site plan and building permit review.
- Desire to clean/manicure front Greenbelt buffer.

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. Tom Heyrend, Utilities Manager; Ms. Roxanne Deknatel, Plans Examiner; and Mr. David Allen, Planning Civil Engineer, **provided the following** information:

- Site plan information needed: parking lot standards need to be followed, such as terminal island ends, striping, landscape buffers, and handicapped space and access. Landscaping in front of the building needs to meet Land Development Code requirements.
- Site plan focus to open the building is from the building forward and no actions would occur eastward of the existing building.
- A discussion occurred regarding the driveway and if a FDOT permit is required.
- The site plan review would be a minor modification with a fee of \$300.00.
- A discussion occurred that no outdoor storage is allowed at a staff approval. Outdoor storage would require a public hearing review.
- Any future phase would require additional site improvements, including a buffer wall, a neighborhood meeting, landscaping, stormwater and parking areas.

- The building permit requirements were discussed. There was concern expressed on the front porch. Any third party report would need to a methodology report. Any improvements not permitted would need to follow the missed inspection methodology.

VI. Adjournment

The meeting adjourned 10:05 a.m.