

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

9:00 A.M., November 03, 2021

The SPRC Meeting commenced at 9:00 a.m. on November 03, 2021.

I. Attendance

Applicants:

Tad Durrance, Halifax Paving
Van Seeters, Halifax Paving
Bill Cross, Cross Engineering

Staff:

Steven Spraker, Planning Director
Noel Eaton, Senior Planner
David Allen, Civil Engineer
Tom Griffith, Chief Building Official
Tim Heyrend, Utilities Manager
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. New Office Building, Bill Cross – Halifax Paving

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

The applicants were in attendance to discuss information regarding a new office building.

- The applicants explained their projected plan for a new office building with interest in working with the City of Ormond Beach for the utility plans and permit.
- The property is in unincorporated Volusia County.
- The remainder of the project is being done through Volusia County where the applicant will receive their site and building permits.
- The applicants are the owners of Hull Trail.
- A fire hydrant is located on the east end of the property.
- The applicant attained the St. Johns Water Management Permit.

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

- Discussion occurred regarding the location of the property and how in order to connect to utilities would need to be annexed. Two years ago the I-2 zoning district was drafted. A new zoning district can be created to fit the use but only through annexation and assigning a city land use and zoning.
- It was determined that there is a 4” public force main within Hull Road. The tie in would be required to go across Hull Road.

- It was explained that the existing fire hydrant will need to be researched. It has to be at 350' to the backside of the building. If over 350', another fire hydrant is required. The utility plan should show how far the building will be from the existing hydrant.
- The waterline stated by the applicant on Hull Trail and Hull Road needs additional research. It was discussed that the waterline is on the other side of Hull Trail and was to be stubbed up for utility hookup for the property. It was directed for the surveyor to pick it up and from there will be a private line (once it hits the Hull Road right-of-way), and then it will be required to tee it and will have the meter and backflow.
- The lift station for sewer service would be private.
- Discussion occurred, regarding the count needed for the number of fixtures in the building for required impact fees.
- Mr. Allen will provide the as-builts for the force main along Hull Road.
- Discussion occurred that (1) the property is in unincorporated Volusia County and they will perform the building and site review, (2) Ormond Beach will review and permit a utility connection permit, (3) an annexation agreement is required for connection to utilities, (4) annexation of the property would occur after the Volusia County certificate of occupancy is issued for the office building.
- SPRC meets every Wednesday to bring the topic back for discussion and feedback.

III. Adjournment

The meeting adjourned 9:21 a.m.

The SPRC Meeting commenced at 9:30 a.m. on November 03, 2021.

IV. Attendance

Applicants:

Debi LaCroix, Cobb Cole
Rob Merrell, Cobb Cole
Crystal Mercedes, LTG Transportation (via Zoom)
Kevin Lee, Parker Mynchenberg & Associates
Bill Zehring, Studio Z Architecture (via Zoom)
Adam Plous, Contender Development (via Zoom)
Chris Sandkuhler, Studio Z Architecture (via Zoom)
Adam Wilson (via Zoom)
Parker Mynchenberg, Parker Mynchenberg & Associates

Staff:

Steven Spraker, Planning Director
Noel Eaton, Senior Planner
David Allen, Civil Engineer
Cara Culliver, Landscape Architect
Tom Griffith, Chief Building Official
Tim Heyrend, Utilities Manager
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 251 South Atlantic Avenue Parcels, Marriott Hotel

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

The applicants were in attendance and participated by Zoom to discuss information regarding the South Atlantic Avenue Parcels.

- Planned Business Development (PBD) and rezoning project discussion.
- Discussion on the first and second phase plans of the Marriott Hotel and parking across from and at Ormond Parkway (portion of the prior hospital site), changes from last plan of phase 1, and inquiries for the pre-application process for both.
- To meet the parking requirement, the northeast corner of the prior hospital site has been carved out. Between the two sites, the parking requirement has been met.
- There will be surface parking and a ground level parking level as well as crosswalk striping per the DOT. There is angled parking on the Seminole approach. The existing screening wall will be removed. A 5' public beach access will be put in with plans to rebuild the screening wall and include parking stops. There will also be a hotel beach access for their patrons. A sitting feature will be installed with concrete pavers along the seawall.
- The preliminary stormwater model was submitted with intent to adhere to the stormwater requirements. It will be a DEPERP permit because there are improvements to the coastal construction setback with plans of using perforated pipe and rock to provide a stormwater solution on both sides. The applicants will get a County use permit for the improvements on the beach.

- The updated parking garage layout shows two less parking spaces.
- It was discussed that there are water and sewer connections to A1A, the hotel and fire department connection coming out. Plans to utilize two of the existing curb cuts and closing the curb cut at the south end of the site.
- A 20' buffer will be provided along the Atlantic Avenue frontage on both sides of the street.
- There was a discussion on the landscape buffer on the Seminole approach. The applicants will do a calculation for the buffer planting and will put plants on both sides of the area of the landscape buffer encroachment.
- The eastern elevation will have sabal palms and hardwoods will be on the western side of the hotel.
- The architecture of the building was explained, 5-stories with the first level of surface parking. The hotel lobby will be on the second floor adjacent to the pool. The guest rooms will be exterior. The exterior of the building is Florida Cracker style architecture. Two-thirds of the façade is fiber cement panel system, a metal roof with a faux truss look. The building colors will be coastal-tropical blue and grey with select brick-style work on a few facades and ground level columns. The ground level will contain two different style screening systems with a coastal vernacular and the front façade will have a horizontal panel look, and the ocean-side a coastal screening element with a Florida-Cracker style.
- The average rear setback survey is complete. The survey included every property within 800' north and south of the project site. The average setback of surrounding properties is 67'. The site design of the property is currently at a 63' rear setback on the survey.
- The rollout dumpster will be underneath the building and will have a small compacter. An auto-turn analysis will be forwarded to Mr. Allen.
- The open-air photo generator will be underneath the building on the parking level.
- A sidewalk will be put in on the property along Atlantic Avenue.
- The land use piece of the project will be researched and will process the submittal package.

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

- The setbacks were discussed. It was explained that staff can waive up to 10 percent of the discussed setback. A Planned Business Development (PBD) gives flexibility. It was suggested that a justification would be to show the viewing angle with the beach access that shows that no views are being blocked.
- Staff will discuss the easement for the public sidewalk with Volusia County.
- A discussion occurred on the options for a land use change for the old hospital site.
- Discussion occurred regarding holding a neighborhood meeting to discuss the land use change.
- Typically remote parking requires a Special Exception but in this case the PBD will take care of the process. It was discussed that the proposed parking site consists of three parcels. A lot split may be required to get the corner.

- Landscaping requirements for the parking site: 20' along Atlantic Avenue, 10' along the side street right-of-way and six feet on the remaining property boundaries. It was explained that staff would not support a landscape buffer reduction along Atlantic Avenue.
- The parking areas require terminal landscape islands at the end of the parking runs. After 10 spaces in a row, an interior island is required.
- The interior landscaping requirement was discussed for the parking areas. The standards of the Land Development Code regarding landscaping were discussed.
- Suggestions were made to be mindful of the Beach and Dune accessory Report and the Hurricane Evaluation Analysis requirement.
- The handicapped parking calculation was discussed. With 115 parking spaces on the east side, 5 handicapped spaces are required. With 44 parking spaces on the west side, 2 handicapped parking spaces are required.
- It was discussed that the site plans can be concurrent with the Planned Business Development (PBD) and the land use process being done at the same time.
- SPRC meets every Wednesday to bring the topic back for discussion and feedback.

VI. Adjournment

The meeting adjourned 10:17 a.m.

The SPRC Meeting commenced at 11:00 a.m. on November 03, 2021.

VII. Attendance

Applicants:

Paul Strong, Prospective Property Purchaser
Claude Berthoin, Berthoin Realty Services

Staff:

Steven Spraker, Planning Director
Noel Eaton, Senior Planner
David Allen, Civil Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. 791 and 801 N. U.S. Highway 1

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

The applicants were in attendance to discuss information regarding the properties at 791 and 801 N. U.S. Highway 1.

- Interest expressed in two separate properties along N. U.S. Highway 1 in the B-8 zoning district.
- The property on the north side is 20,000 square feet and the property on the south side is 30,000 square feet.
- The properties are the Ormond Crab House at 801 N. U.S. Highway 1 that has been in establishment since 1987 along Dodson Creek, and the adjacent vacant parcel at 791 N. U.S. Highway 1.
- There is a fire hydrant on the property.
- Inquiries on several types of prospective businesses on the properties from keeping the restaurant as-is, and professional office space (5,000 to 6,000 square feet), multi-family under a conditional use with four townhomes, mixed-use with retail downstairs and/or apartments upstairs, RV/boat storage.
- Once a decision is made a rendering will be shared with staff.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Noel Eaton, Senior Planner; Mr. David Allen, Civil Engineer; Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was expressed that commercial site development must meet the requirements of the Land Development Code (LDC), including stormwater, parking, landscaping, signage and architecture.
- Regarding utilities, there is a force main on other side of U.S. Highway 1. A lift station is required to tie into the pressurized force main. It was determined that the water is on the same side of the street as the property.

- It was suggested to seek a contractor and/or civil engineer and submit a concept and site plan for approval. The inspection cost and impact fees will be based on the number of fixture units in the new building.
- It was discussed that the restaurant business at 801 N. U.S. Highway can remain with an owner name change as long as they have a current Business Tax Receipt (BTR).
- Depending on the use, the parking requirement is five parking spaces per 1000 square feet (based on the square footage). Approximately 30 parking spaces would be required under the concept discussed.
- Regarding landscaping, 20' front landscape greenbelt buffer requirement from the property line on the U.S. Highway 1 side, 6' on the north side, 6' on the south side, and a 25' wetland buffer requirement, from the edge of the water or wetland boundary.
- It was discussed that there are architectural requirements and that they can be found in section 3-69 of the LDC.
- Staff advised that it would not support the RV/boat storage use that would require a Planned Business Development (PBD) and a public hearing.
- SPRC meets every Wednesday to bring the topic back for discussion and feedback.

IX. Adjournment

The meeting adjourned 11:13 a.m.