

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

9:00 A.M., October 26, 2022

The SPRC Meeting commenced at 9:00 a.m. on October 26, 2022.

I. Attendance

Applicants:

John Drake, Green Apple Architecture (via zoom)

Staff:

Steven Spraker, Planning Director

Sarah Cushing, Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 1425 West Granada Blvd., First Watch Restaurant

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicant participated by Zoom, **providing the following** information regarding 1425 West Granada Blvd., First Watch Restaurant:

- It was discussed that the subject property is planning a change of use from previously a mattress store to now a First Watch Restaurant.
- The eastern outparcel is only proposed to be used for the restaurant and is 3,200 square feet. It was discussed that the entire plaza of connected commercial space in the strip plaza is 20,750 total square feet.
- There are currently 10 existing parking spaces just east of the subject property. The applicants are proposing to remove the 10 spaces and replace them with 3 parallel parking spaces. The handicapped parking space on the corner will remain. It was discussed that with the parking reduction it will bring the total parking for the plaza to 130 parking spaces.
- The desire to modify the parking area is for a proposed 800-square-foot outdoor covered dining area for outdoor seating. The developers plan to take away 7 of the parking spaces and design a 5-foot wide sidewalk in between three parallel parking spots for curbside pick-up and meal delivery service vehicles.
- It was discussed that the building has a pitched hip roof.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- The parking calculation was discussed and determined; 104 parking spaces required and an additional 20 percent parking waiver is available due to being located on a multimodal corridor. The reduction of the parking spaces would not be an area of concern as proposed on the concept plan.
- Discussion occurred regarding the change of use for the building explaining the new code requirements. Exhaust hoods and fire suppression will be required. With the pitched hip roof design, the applicant will be required to configure an exhaust hood on the back of the building or some type of platform design on the back of the roof or back of the building. Possible redesign of the trusses for this task was suggested. A flat area is required to be around it for maintenance. An additional change of use update requirement discussed was for the restroom(s).
- It was advised that the Land Development Code (LDC) requires screening for any mechanical equipment from the street. If anything is installed on the roof that pops out, it must be screened. The applicants could look at Dustin's BBQ or Boston Market as examples.
- Regarding landscaping, Ms. Culliver will make arrangements to walk the site and assist in what to provide in the landscape betterment plan.
- Regarding utilities, it was discussed that the water service serving the end unit may also need to be upgraded. The anticipated flow calculations, gallons per day (GPD), for water and sewer of the end cap unit are required to be submitted by the applicant. There is a private lift station onsite. The applicant will need to submit calculations and showcase that the existing lift station can handle the proposed flows. Any new connections for the restrooms, kitchen, etc. should be reported.
- It was advised to submit the interior build out as going through renovations.
- The occupant load must be under 200 in order to prevent from installing fire sprinklers in the building.
- The SPRC process for this property was explained:
 - Submit proposed site plan.
 - Landscape betterment plan.
 - Two separate building permit applications for improvements required: (1) Site permit application for everything but the building, including parking and the sidewalk, and (2) Interior building permit application for the buildout for the commercial restaurant.
 - Online permit process for uploads and SPRC comments with a two-week review for comments (ProjectDox).

III. Adjournment

The meeting adjourned 9:19 a.m.

The SPRC Meeting commenced at 10:00 a.m. on October 26, 2022.

IV. Attendance

Applicants:

Joe Weber Jr., JD Weber and Associates
Harry Newkirk, Newkirk Engineering
Paul Holub, Holub Development
Lewis Heaster, Property Owner

Guest

Angelo Theodore, Reflections Village
Den (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
Alex Schumann, City Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Bob Preis, Utilities Manager
Ryan Roessler, Water Dept Maintenance
Jason Weidenmiller, Engineering Inspector
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 1 Old Kings Road and West Granada Blvd, Ormond Central Pre-Construction Meeting

Mr. Spraker started the conversation with the introduction of City staff and applicants.

Mr. Allen led the pre-construction meeting following distributing the meeting agenda to follow.

The applicants were in attendance and also participated by Zoom, **providing the following** information regarding 1 Old Kings Road and West Granada Blvd., Ormond Central:

- In preparation for the pre-construction of Ormond Central, it was advised that the paver revision will be submitted.
- Notification was given that the DOT pre-construction meeting is also to be held this week.
- It was advised for the wall buffer, the plan is to go with a pre-cast post and panel wall.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. Alex Schumann, City Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Bob Preis, Utilities Manager; Mr. Ryan Roessler, Water Department Maintenance; Mr. Jason Weidenmiller, Engineering Inspector; Mr. Mike

Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- The development order has been approved: PZ-16-053.
- The Engineering Permit and construction fee costs associated are required to be submitted.
- It was advised that Mr. Weidenmiller is the engineering site inspector.
- Hours of construction for the site work: 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday work permitted.
- It was noted that DOT prefers work be done at night on major thoroughfares. The city requires notice for detour-advertising as well (detour could be anywhere from one to two weeks). Staff explained that the 7-day notice form is also required and requested a minimum of a 7-day notice.
- **Testing Requirements:**
 - All density tests are to be submitted to Mr. Weidenmiller.
 - Video all sanitary sewer gravity mains with a City representative present.
 - **As-built Requirements Site Plan:**
 - Submit preliminary digital copy for review. Ensure all pages are digitally signed and sealed.
 - Final drawings – Submit three (3) paper copies, signed and sealed mylar, disk or digital copies of both pdf and autoCAD.
 - Engineer to certify and submit.
- **Inspections/Projects Process: (online with pin # and engineering permit info)**
 - Erosion Control; 6' high-silt fence at buffers (on State Road 40/Granada Blvd. and the east property line/on lots 1 and 2, and along Old Kings Road), and along all of the frontage, around the pond, and required tree protection required prior to clearing and construction. It was discussed for no white screening, but advertising can be on the screening.
 - Partial clearing of Lots 3 and 4 proposed at this time as an area for stockpile of material removed for pond.
 - 36' buffer to remain untouched, no under brushing at this time until each individual lot comes onto the schedule.
 - Construction Fence discussion.
 - Designation of Construction Entrance – off of Granada Boulevard.
 - Detour for utility connections on Old Kings Road discussed. Full closure off of Old Kings Road. It was discussed that the Reflections Village subdivision cannot be used as the detour route.
 - Wall along right-of-way (ROW) for Old Kings Road constructed under this phase. This is shown on the site plan for lot 1 and is part of the infrastructure improvements. Lot 1 is going through an amendment. Prior to the completion of subdivision improvements, the wall has to be in place 10' from the property line and landscaped along the street side.
 - Modifications to West Granada Boulevard medians. DOT will be the contact for this as it is under their jurisdiction. Report the timing and ETA for the completion to the City.
- **Final Inspection Procedures:**

- 95 percent review, punch list, and walk-through will be provided by Mr. Weidenmiller.
- Final Inspection.
- It was advised to make the inspectors aware of any changes or outstanding items as the construction progresses.
- **Utilities:**
 - Minimum of a 24-48 hour notice required prior to making water or sewer connection.
- **Landscaping:**
 - Reiteration of the 36' buffer to be left untouched.
 - Direction given to be aware of historic tree on the site. Barricade any historic trees on the property prior to construction.

VI. Adjournment

The meeting adjourned 10:32 a.m.

The SPRC Meeting commenced at 11:00 a.m. on October 26, 2022.

VII. Attendance

Applicants:

Megan Ford, Homeowner
Casey Ford, Homeowner

Staff:

Steven Spraker, Planning Director
Becky Weedo, Senior Planner
Sarah Cushing, Planner
Shawn Finley, Public Works Director
Alex Schumann, City Engineer
David Allen, Planning Civil Engineer
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. 363 Putnam Avenue, Partial Release of West Street

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicants were in attendance, **providing the following** information regarding 363 Putnam Avenue:

- Discussion occurred regarding flooding concerns at the applicants property on Putnam Avenue. They expressed that this was their third experience with flooding in that area. They advised that they contacted DEP as well.
- Meetings were held discussing the concerns on the property since 2021 according to the applicants.
- The applicants own the parcels consisting of lots 15-18 of the recorded plat and had them combined in order to permit a pool and fence.
- Clarification of the right-of-way (ROW) application sent to them by Public Works was requested.
- Prior to the purchase of their house they were told that they could install a boat dock and asked if the City can now approve the application to do so in the back of the property. The application was submitted one week prior to the hurricane.
- The applicants expressed that their goals for the property are to protect it from future flooding and have a boat dock installed for access off of the rear of the house.
- The aforementioned seawall topic was discussed.
- It was discussed that the State of Florida has property on the other side of the canal and expressed no ownership interest in the submerged portion of the West Street right-of-way (ROW).

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Becky Weedo, Senior Planner; Ms. Sarah Cushing, Planner; Mr. Shawn Finley, Public Works Director; Mr. Alex Schumann, City Engineer; Mr. David Allen, Planning Civil Engineer; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- City staff expressed the interest in providing a right-of-way (ROW) vacation if the owners would provide an easement dedicated to the City on the property for future access, dredging and maintenance of Strickland Creek.
- It was agreed that the City will vacate a portion for the boat dock. It was discussed that the canal is currently not maintained and has experienced a lot of storm-erosion over the years.
- It was advised that the flooding issues do not stem from Putnam Avenue, but rather from Strickland Creek, the Tomoka Basin, and tidal issues.
- Regarding future flooding, it was discussed that inlets cannot be put in the ground for any type of solution. A suction pipe installation in the canal may assist. It was discussed that a drainage pipe going into the canal or a suction pipe approximately 200' from the south side to the rear of the house property line.
- Steps required for the process to have the dock installed were explained:
 - Applicants to work with Upham Inc. on revising the sketch and legal to cut out lot 15.
 - Staff would submit for a Notice of Intent for right-of-way vacation.
 - Once the revisions and application have been submitted and approved by the Site Plan Review Committee (SPRC) the application can be scheduled for the Planning Board in a public hearing. If there are no outstanding concerns by the SPRC then the next available City Commission hearing could be December 6, 2022. Once the 2023 City Commission dates are announced the information will be relayed to the applicants.
 - DEP approval is required for the dock permit application.

IX. Adjournment

The meeting adjourned 11:24 a.m.