

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

9:00 A.M., November 16, 2022

The SPRC Meeting commenced at 9:00 a.m. on November 16, 2022.

I. Attendance

Applicants:

Nicole Hayes, Traders Inn
Jade Ripoli, Traders Inn
Dallas Moore, GPS Civil
Matt Boone, GPS Civil
Rick Haines, GPS Civil

Guest:

John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Howard Bailey, Fire Chief
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 1355 Ocean Shore Blvd., Traders Inn Beach Club Pre-Construction Meeting

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

Mr. Allen led the pre-construction meeting.

The applicants were in attendance, **providing the following** information regarding the 1355 Ocean Shore Blvd., Traders Inn Beach Club Pre-Construction Meeting:

- The property is in the County.
- It was discussed that the permit payment will be paid today.
- Discussion occurred regarding the applicants putting a manhole box in the lift station.
- It was advised that a new gravity main is not being installed.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- The development order has been approved: PZ-22-031.
- The Engineering Permit BP 23-707 and construction fee costs associated, are required to be submitted.
- It was advised that Mr. Weidenmiller is the engineering site inspector.

- The tentative project schedule is required.
- 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 advised that in the connection change a 2” operating nut is required.
- A DEP permit is required for the demolition. A copy of the permit is required to be sent to Mr. Allen.
- **Testing Requirements:**
 - All density tests over the top of the pipe are to be submitted to Mr. Weidenmiller.
 - **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 in front of the parking stalls.
 - It was discussed to request by 6:00 a.m. for same day inspections.
 - The wet well installation will be inspected as well.
 - It was discussed that when putting in a new lift station, electrical inspections are required.
 - Being that the property is in the County, they will be contacted for the electrical inspection.
 - Designation of construction entrance – the driveway.
- **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.
 - It was advised that in the connection change a 2” operating nut is required.
 - (2) 45s are required instead of (1) 90. It was discussed that there will be a 2” poly on the private side and on the ROW there is a 2” valve.

III. Adjournment

The meeting adjourned 9:15 a.m.

The SPRC Meeting commenced at 9:25 a.m. on November 16, 2022.

IV. Attendance

Applicants:

William Starcevic, Valiant Modular
Jason Salatto, Zev Cohen & Associates
Jake Stehr, Zev Cohen & Associates
Kris Rowley, Zev Cohen & Associates
Anne Marie Muldowney, Zev Cohen & Associates

Guest:

John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
Tom Griffith, Chief Building Official
David Allen, Planning Civil Engineer
Jason Weidenmiller, Site Inspector
Howard Bailey, Fire Chief
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. Valiant Diner, Pre-Construction Meeting for Phase 3

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

Mr. Allen led the pre-construction meeting.

The applicants were in attendance, **providing the following** information regarding Valiant Diner, Pre-Construction Meeting for Phase 3:

- It was advised that the project is expected to be completed within 60-90 days from the start date.
- The temporary parking was discussed.

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

- It was discussed that a pre-construction meeting will also be required for Phase 4.
- The development order has been approved: PZ-22-027.
- The tentative project schedule is required.
- The Engineering Permit and construction fee costs associated with the exterior and the site improvements are required to be submitted to Mr. Spraker. The permits are expected to be ready later today or tomorrow.
- 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.
- **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 requirement. It was advised to ensure that nothing is tracked out on Tower Circle West.
 - It was discussed to request by 6:00 a.m. for same day inspections.
 - Designation of Construction Entrance – off of the parking lot.
 - Initial preparation of the temporary parking, (area for Building for future).
- **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.
- **Building:**
 - It was advised that the building permit and plans are stamped.
- **Utilities:**
 - Minimum of a 24-48 hour notice required prior to making water or sewer connection.
 - There are two connections for the water and sewer.
- **Landscaping:**
 - Direction given to protect the trees on the property prior to construction with the silt fence.

VI. Adjournment

The meeting adjourned 9:35 a.m.