

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

9:00 A.M., January 11, 2023

The SPRC Meeting commenced at 9:00 a.m. on January 11, 2023.

I. Attendance

Applicants:

Brad Bauknecht, Newkirk Engineering
Harry Newkirk, Newkirk Engineering
Joe Weber, Weber Construction
Victor Silva, Flagler Storage Group
Kenny Slaysak (via zoom)
Mike Navarra, Universal Engineering (via zoom)

Guest:

John Bozzo, Hometown News (via zoom)

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. North Interchange Pre-construction

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 North Interchange Pre-construction:

- It was discussed that the building on the site is #2275. There are two projects on this site, one for self-storage and another for a warehouse.
- Both projects on the site will be built during the same time with two separate pre-cons. It was advised that the self-storage project will commence first.
- It was advised that the road improvements will be made together. At the current time the site abuts the railroad tracks with woods on both sides. The commercial lot in front of the site is a vacant parcel.
- The water main for the storage was explained by Newkirk Engineering.
- There will be separate costs for all projects on the site.

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

- The development order has been approved: PZ-22-075, for the self-storage portion.
- The Engineering Permit has not been issued. There will be different site permit and building permit applications.
- The site work cost estimate is required.
- It was advised that the building plans must be in prior to construction and that Mr. Allen needs notification from Universal.
- Mr. Allen expressed concern with the waterline tie-in on U.S. Highway 1. It is preferred that the contractor complete the entire connection between the two existing water mains, rather than doing separate pieces.
- It was advised that Mr. Weidenmiller is the engineering site inspector.
- The tentative project schedule is required from Mr. Weber.
- It was discussed with the contractor and engineer that construction of Rosemary Street and Flagler Street infrastructure is all offsite.
- Hours of construction for the site work: 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday work permitted.
- Regarding landscaping, it was advised to be mindful of the existing trees.
- **Testing Requirements:**
 - All density tests 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; silt fence at buffers.
 - Construction fence plan is required.
 - It was discussed to request by 6:00 a.m. for same day inspections.
 - Designation of construction entrance – two locations.
 - Mr. Griffith, CBO, will do the fire review.
- **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:**
 - 24-hour notice to Utility Department and Mr. Weidenmiller prior to making the connection.

- The existing force mains are live and cannot be turned off. Contractor to coordinate sewer installation with Utilities.
- The connection should be made prior to putting in the water meter.
- It was advised that all utility work can be done with the first phase.

III. Adjournment

The meeting adjourned 9:22 a.m.

The SPRC Meeting commenced at 9:30 a.m. on January 11, 2023.

IV. Attendance

Applicants:

Chris Howard, I-HOP
Harry Newkirk, Newkirk Engineering

Guest:

John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Chris Walter, Plans Examiner
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. I-HOP Granada Pointe Pre-application

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

The applicants were in attendance, **providing the following** information regarding I-HOP Granada Pointe Pre-application:

- It was discussed that I-HOP has 150 locations in Florida and plans to open another in the area by the Culver's that is going in off of Granada Boulevard. The concept plans were reviewed.
- The proposal is for a 3,700 square foot building with 148 seats and 73 parking spaces on the proposed site plan. Three handicapped parking spaces are planned for the front of the building, flush with the sidewalk for safety.
- It was advised that one sidewalk will go to Granada Boulevard with connectivity to Culver's.
- A traffic signal would go in with this project with cross traffic access between both projects with a right-out only per the Department of Transportation (DOT).
- The existing culvert, AutoCAD analysis and dumpster closure areas were discussed.
- Type F1 curbs will be installed.
- The two 6' landscape buffers were joined up with Culver's. There will be 12' of greenspace between the two projects.
- The building design with wood and stone accents was shared.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Chris Walter, Plans Examiner;

Chief Howard Bailey, Fire Chief; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Following discussion, it was determined that a more detailed plan is required.
- A loading zoning must be incorporated into the plan.
- A second entrance was discussed for emergency access.
- The fire hydrant guidelines were discussed and it was determined that the site may be able to utilize Culver's fire hydrant depending on the distance. It was advised that 300' of hose lay from the building is required.
- Regarding utilities, it was discussed that a sampling manhole, flow estimates and HOA with stormwater (with the easement over it) is required.
- Regarding landscaping, it was directed to meet the 10 percent internal landscape requirement. This requirement is determined by totaling the square footage of all the parking spaces and access driveways & taking ten percent of this total square footage. The ten percent is the required landscaping/greenspace required .20 percent of the site shall be dedicated for landscaping. The architectural design guidelines for the building were discussed (Land Development Code, Section 3-69). It was advised that Neo-Eclectic is a standard acceptable design.
- Regarding signage, it was advised that the signage is a 1:1 ratio up to 30' lineal feet of the building with a monument sign up to 8' maximum height. The lighting was also discussed with a maximum of a 20' height limit. It was advised to be mindful of the Three Chimneys historical site across the street.
- The two-week site plan review electronic process was explained with an option for a \$350.00 fee.
- The applicants were made aware that SPRC is every Wednesday if interested in additional feedback and information.

VI. Adjournment

The meeting adjourned 9:56 a.m.

The SPRC Meeting commenced at 10:00 a.m. on January 11, 2023.

VII. Attendance

Applicants:

Garrison McMillan, Property Owner (via zoom)
Harry Newkirk, Newkirk Engineering

Guests:

Gary Von Glinow, Indian Springs Resident
John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
David Allen, Planning Civil Engineer
Howard Bailey, Fire Chief
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. Tymber Creek Apartments, 164 units

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

The applicants were in attendance, **providing the following** information regarding the Tymber Creek Apartments:

- The revised concept plan for the non-competitive housing project was discussed.
- The update would be for 164 units at 10 units per acre.
- There will be three access points with the main access will off of Tymber Creek Road through Walgreens. There will also be an emergency access on Tymber Creek Road.
- It was advised that the required tree preservation will be met. There will be a conservation easement on the west side.
- The building will be right-turn out onto Tymber Creek Road.
- A Votran bus stop will be on Tymber Creek Road.
- The revised plan is standard, with no swimming pool but there will be communal areas, a jogging trail, playground, dog park, picnic areas and greenspace (no underground retention). Bike storage will be in the plan at each building as well.
- Discussion occurred regarding the location of the dumpster enclosure.
- It was discussed that there will be a private lift station.
- It was advised that a precast wall is in the plan with no other fencing on the site.
- The parking was discussed; all parking spaces will be flush with wheel stops.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. David Allen, Planning Civil Engineer; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Following discussion on the land use, it was advised the wetland lines will be required to be maintained and this needs to be specified on the plans. Per the LDC, there is a minimum 50' setback for residential.
- The 6'-wall-requirement was discussed for the west side abutting residential only. The wall could go on the property line or at the top of the site leaving the rest natural.
- It was suggested to look into flipping the parking for the buildings and not to impact the wetlands and to go back to the St. John's River Water Management District for mitigation. There is a 25' buffer requirement for Volusia County when re-permitting with St. John's River Water Management District.
- Regarding drainage, there is a significant amount of impervious surface being added with the large pond.
- It was advised that an easement is required across the Walgreens entrance.
- Regarding utilities, it was discussed that the water and sewer updated calcs are required. The hydrants require an 8" watermain. It was advised to make sure that there is a valve at point of service for water and sewer.
- Regarding landscaping, the concern was expressed with the layout not respecting the natural wetland system along the west side of the property.. There are significant wetland and tree impacts were discussed due to the buildings on the west. It was suggested that the buildings be more suitable around the pond on the south side.
- It was directed to work with a Volusia County engineer and work on a traffic review with full access on Tymber Creek Road. 1,000 trips per day requires this traffic study. Changing the access now brings the project into Volusia County.
- Meeting guest expressed his opinion regarding the showcased site plan.
- The process for submitting the updated proposal was detailed (164 units does not require a public hearing):
 - SPRC and Neighborhood Meeting requirement.
 - After the Neighborhood Meeting, staff determines site plan approval and then it would go to City Commission to determine if it meets staff's recommendations.

IX. Adjournment

The meeting adjourned 10:30 a.m.

The SPRC Meeting commenced at 10:45 a.m. on January 11, 2023.

X. Attendance

Applicants:

Jim Paytas, Paytas Homes
Trey Paytas, Paytas Homes
Randy Hudak, Zev Cohen & Associates

Staff:

Steven Spraker, Planning Director
David Allen, Planning Civil Engineer
Howard Bailey, Fire Chief
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

XI. Meeting with Applicants – Scheduled Items for Review

D. Enclave Pre-application

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

The applicants were in attendance, **providing the following** information regarding Enclave pre-application:

- The proposed project is for Suburban Residential from an expired Planned Business Development (PBD).
- The new concept plan was discussed for a 12-lot (some -minimum of one acre each, others closer to two acres), Single-Family Residential Subdivision.
- Shared access off of Tymber Creek Road.
- The project would be 150' from the right-of-way (ROW).
- The applicants will get a tree survey done.
- The watermain will be extended to the north property.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. David Allen, Planning Civil Engineer; Chief Howard Bailey, Fire Chief; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Regarding drainage, the city engineer will require specifying the stormwater and septic system on the overall plan. There is a 25' setback requirement from the wetland line.
- Regarding utilities, it was discussed that the septic tanks have to be approved by the Health Department. A fire hydrant is required within 300' hose-length to any proposed structure. A hydrant at the end of the line is preferred over a blow off. A 12" waterline with a T at the valve at the end was suggested. A utility plan with applicable City Details is required showing this connection to the existing Tymber Creek water main.
- Regarding landscaping, there is a 60' greenbelt buffer that is required to be shown along Interstate 95. There is a 20' buffer requirement along Tymber Creek Road. Both of these buffers shall be shown on the plat. It was advised that the wetlands fall in the

back of the area and is heavily treed. A tree or statistical tree survey is required. One tree is required per 200' square foot of area within the Greenbelt buffer. An individual tree mitigation requirement was discussed and shall be accessed when each lot is developed and at the time of the building permit.

- It was advised that the applicants can post a bond if they want to sell prior.
- The process was detailed (no development applications associated):
 - Conceptual layout required.
 - Wetlands Study required.
 - School concurrency.
 - Zoning Map Amendment with a survey application.
 - Preliminary Plat Application.
 - Neighborhood Meeting.
 - Planning Board, City Commission.
 - Once approved can do the infrastructure improvements.
- The applicants were made aware that SPRC is every Wednesday if interested in additional feedback and information.

XII. Adjournment

The meeting adjourned 11:10 a.m.