

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

9:00 A.M., August 12, 2020

The SPRC Meeting commenced at 9:00 a.m. on August 12, 2020.

I. Attendance

Applicants:

Eric Mobley, MGN Contracting
Coby Moore, C.M. Custom Pools
Michelle Moore, C.M. Custom Pools

Staff:

Steven Spraker, Planning Director
Becky Weedo, Senior Planner
Robin Gawel, Senior Planner (via GoTo Meeting)
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer (via GoTo Meeting)
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Jason Weidenmiller, Engineering Inspector
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 1137 & 1141 North U.S. Highway 1, C.M. Custom Pools

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

C.M. Custom Pools provided the following information regarding 1137 & 1141 North U.S. Highway 1:

- The lots are located in the I-1 Zoning District.
- The lot was purchased from a neighbor splitting the lot into three parcels and the business purchased one of them. It was determined that it did not go through the lot split process.
- Determination to be made if the existing building will be bulldozed down next door and create a 60 feet by 60 feet building for a spa showroom and dealership, or convert the existing prior trailer park office to the spa showroom and dealership. Another option discussed is the purchase of another lot and not demoing.
- It was determined that if a spa showroom was developed, it would need to be a stand-alone parcel or could if connected with 1133 N. U.S. Highway 1, the 1133 site would need to be brought up to current standards for redevelopment.
- A RV and Boat storage business was also discussed as another possibility on the lot north.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Becky Weedo, Senior Planner; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; Mr. Roger Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- Required steps:
 - A lot split will have to be completed to obtain a legal lot of record.
 - Hire a civil engineer and develop a concept plan.
 - Landscaping requirements, parking and stormwater requirements would be necessary site requirements.
 - Wall requirement along the back due to abutting residential (masonry or a post and panel wall). *A wood fence may be allowable with a Special Exception through the Special Exception Process.
 - Water and sewer utilities are required (*The city engineer will communicate with the hired civil engineer on the design*).
 - The front and side of the building must be architecturally treated.
- A 36-foot green belt buffer is required along U.S. Highway 1 (from the property line back). Any trees already there can count towards the requirement. A 40 to 50-foot buffer is required in the back. The landscaping requirement is 6 trees, 60 shrubs and 60 ground cover per 100 linear feet.
- The parking calculation for the site will be determined once the size of the building is determined. The parking calculation formula is 1 space for every 250 square feet for the retail showroom.
- The required size for the drive aisle is 24 feet.
- The parking spot sizes are required to be 9 feet by 20 feet and must include 1 ADA handicap parking spot.
- With the change of use a handicap restroom will be required.
- Direction was given to show how the delivery tractor trailers will enter and exit the loading zone.
- There was a discussion regarding possibly using another north property for RV and Boat Storage. If operating a RV and Boat Storage business, paved drive aisles, stormwater, a back-buffer wall, and landscaping are required. No chain link fences would be permitted. No utilities would be required for this type of use.
- The Planning Department will forward the Site Plan Flowchart, I-1 Zoning District Regulations, parking regulations based on business storage with retail showroom (non-intensive retail), architectural design standards, landscaping requirements for properties in the Greenbelt Overlay District, and the lot split checklist to the businesses e-mail address as well as the construction plans for N. U.S. Highway 1 from Woodland Avenue to the Flagler County line from the FDOT regarding the inquiry if it will affect the business's turn-in.

III. Adjournment

The meeting adjourned 9:37 a.m.

The SPRC Meeting commenced at 9:40 a.m. on August 12, 2020.

IV. Attendance

Applicants:

Kris Rowley, Zev Cohen & Associates

Staff:

Steven Spraker, Planning Director

Shawn Finley, City Engineer and Public Works Director

Robin Gawel, Senior Planner (via GoTo Meeting)

Noel Eaton, Senior Planner

Roger Smith, Utilities Engineer (via GoTo Meeting)

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Jason Weidenmiller, Engineering Inspector

Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. South Ormond Neighborhood Center Gymnasium

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

Mr. Kris Rowley, Zev Cohen & Associates, provided the following information regarding the South Ormond Neighborhood Center Gymnasium:

- Zev Cohen & Associates is working on behalf of the city, who is receiving grant funds to renovate the existing basketball courts at the South Ormond Neighborhood Center Gymnasium and move them from outside to inside a new building detached and side-by-side to the existing gymnasium which will also offer the pickleball sport.
- The new building will be 7,500 square feet and is located 7 feet from the existing building.
- Other than access through the existing building, sidewalk access is proposed from the existing handicap parking up through the front of the building.
- Connection will be made with a wye connection and cleanout to the existing sanitary sewer line that runs in front of the building. Regarding water utilities, the existing waterline requires 2-inch service and will be tapped at the existing line that serves the existing gymnasium behind the meter.
- A connection is being proposed to the existing dry-retention system in front of the gymnasium. The project is exempt from St. Johns Water Management System. Mr. Rowley will forward the exemption information over for the project.
- It was uncertain if large tournament games would take place at the South Ormond Neighborhood Center Gymnasium.
- It was discussed and determined that the storm pipes will not impact the fitness station area.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; Mr. Roger Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- The previous parking waiver (Conditional Use Permit) and the required parking for the new gymnasium were discussed. It was determined that when the project was originally approved, all but 12 parking spaces were waived. The parking requirements are 1 parking space for every 250 square feet. Mr. Finley plans to speak with Mr. Robert Carolin, Leisure Services Director, to discuss the parking requirements. There is the ability to request a parking waiver with approval by the City Commission.
- Regarding Building Department concerns, it was determined that the fire hydrants are sufficient and to be aware that emergency access is required within 50 feet of any door of the building.
- There was a discussion that the occupant load would most likely be over 300 persons and fire sprinklers would be required for the new building.
- Mr. Allen requested the impervious surface calculation as the regulation states if 1,000 square feet of additional impervious is added, a city stormwater review is required. If less than 1000 impervious square feet then exempt from stormwater.

VI. Adjournment

The meeting adjourned 10:28 a.m.