

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

9:00 A.M., October 07, 2020

The SPRC Meeting commenced at 9:00 a.m. on October 07, 2020.

I. Attendance

Applicants:

Mikal Hale, Traffic Engineering Data Solutions, Inc. (via Zoom)
Tom Hardy, RaceTrac Petroleum, Inc. (via Zoom)
Cleo Chang, RaceTrac Petroleum, Inc. (via Zoom)
Tim Thrall, RaceTrac Petroleum, Inc. (via Zoom)
Samantha Jones, RaceTrac Petroleum, Inc. (via Zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
Lynn Carter, Utilities Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Proposed RaceTrac-Ormond Gateway Subdivision

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

The applicants provided the following information regarding the proposed RaceTrac-Ormond Gateway Subdivision:

- Plans are being developed to build a RaceTrac travel center on the southside of the site.
- Concerns were expressed regarding the greenbelt buffer parameters and being at a possible disadvantage with the market place and how the applicants would like to ensure visibility to U.S. Highway 1, as other gas stations currently have today.
- A fireline will be put in and will run parallel to the potable water service.

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; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- There was discussion on the landscaping requirements and the greenbelt buffer per the Land Development Code (LDC) (36-foot buffer requirement along U.S. highway1):

- Zev Cohen's plan will keep the existing trees per the ordinance and underbrush the buffer and replant shrubs and groundcover to meet greenbelt standards; 60 percent of the planting material has to be native, and 40 percent non-native.
- Existing pine trees will remain.
- 22 feet of the buffer is replanted with the remaining sod only.
- The middle entry will be cleared out.
- No existing trees should remain around the signs.
- The terminology on the plat can be amended from a conservation area 'undisturbed buffer' to a buffer area, 'greenbelt buffer', and will note that the existing trees will remain with the understory removed.
- Direction was given to seek to work with Zev Cohen and look into a cross access easement with the AA Truck Tire and Repair an abutting property for the gas station and the vehicle wash facility.
- A discussion occurred regarding the utility access points and the need for them to be pushed closer to the driveway. The contractor and inspector will need to know where to tap. Direction was given not to put the utility connections in the middle of the lot.
- The point of service will be at the meter and the meter is required to be at the right-of-way line.

III. Adjournment

The meeting adjourned 9:30 a.m.

The SPRC Meeting commenced at 10:00 a.m. on October 07, 2020.

IV. Attendance

Applicants:

Spencer Kershaw, Zev Cohen & Associates
Bobby Ball, Zev Cohen & Associates
Hassan Saboungi, Saboungi Construction

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Lynn Carter, Utilities Engineer
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. Saboungi Warehouse, 290 N. U.S. Highway 1

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

Mr. Ball, Zev Cohen & Associates, provided the following information regarding Saboungi Warehouse, 20 N. U.S. Highway 1:

- The property was built in 1982 and is in the B-8 zoning district where warehouse use is not permitted.
- The building is 3,000 square feet and non-combustible, therefore does not require to be sprinkled.
- There was interest expressed for the business to be expanded.
- Courtyard parking will be installed.
- The property is on a septic system. No utilities are proposed to the warehouse structure.

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

- It was advised that the project must go through a Planned Business Development to introduce the warehouse use as part of the site which involves a Public Hearing in front of the Planning Board and City Commission.
- The Planned Business Development requires two (2) public benefits; ranging from increased landscape buffer, architecture, or site design. Examples are listed in the Land Development Code (LDC).

- The setbacks for the site are 50 foot on the front, 20-foot rear, 20-foot side corner and 10-foot side.
- There are no residential areas surrounding the property, therefore a neighborhood meeting is not required.
- There was discussion on the option for the applicant to do a street vacation and divide the platted street with the adjacent property owner. It was explained that if 25 feet is left alone and vacated, it could be one public benefit.
- Compensating storage requirements do apply and the project engineer will investigate options.
- Information was relayed on the greenbelt buffer requirement along the U.S. Highway 1 frontage. Direction given to follow the Land Development Code buffer requirements. The two (2) right-of-ways have a ten (10) foot landscape buffer. The side has a six (6) foot landscape buffer. The property along Kenilworth is a ten (10) foot landscape buffer.
- It was stated that the project would need to meet the Volusia County's wetland buffer standards.
- Direction was given to outline the drainfield on the site plan to show that it is not within the proposed building area.
- Architectural standards:
 - The back is a wetland so does not need to be architecturally treated.
 - The frontage along U.S. Highway 1 requires architectural treatment. Stucco is an option.
- Lot combination required.
- Information will be sent to the applicants regarding the processes of the right-of-way vacation and Planned Development. The right-of-way vacation can be done at any time. No objection from the utility providers is required for the right-of-way vacation.
- If the decision is made to do the right-of-way vacation for the land it would be necessary to talk to the adjoining property owner or send them a letter to inform them.

VI. Adjournment

The meeting adjourned at 10:26 a.m.

The SPRC Meeting commenced at 10:40 a.m. on October 07, 2020.

VII. Attendance

Applicants:

Alex Madison, Forestar Corporation (via Zoom)
John Zemball, Zahn Engineering (via Zoom)
Kyle Holley, Briar Team (via Zoom)
John Litton, Briar Team (via Zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Lynn Carter, Utilities Engineer
David Allen, Planning Civil Engineer
Jason Weidenmiller, Engineering Inspector
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
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VIII. Meeting with Applicants – Scheduled Items for Review

C. Pineland, pre-construction meeting, phases 4 & 5

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

Mr. Allen distributed meeting agendas and led the meeting.

The applicants provided the following information regarding Pineland, pre-construction meeting, phases 4 & 5:

- The preliminary plats are approved.
- Briar Team will be starting construction at the end of October.
- There was discussion regarding the construction permit boxes being publicly accessible.
- The retaining wall plan has changed to a segmented block wall. The contractor will submit shop drawings. (No change of location on the plans, as it will remain out of the wetlands)

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; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- The development order has been approved.
- The Engineering Permit has not been issued yet but will be once the calculations on the engineering fees are configured and sent out. The permit will authorize construction for phases 4 & 5.
- Mr. Weidenmiller is the project site inspector for the site work.

- Testing requirements:
 - Density tests on the subgrade are to be submitted to Mr. Weidenmiller via e-mail.
- As built requirements:
 - Submit digital copy for review.
 - Final – submit three paper copies, mylar digitally signed and sealed, disk of PDF and ACAD for GIS.
 - Engineer to certify and submit.
- Inspections/Project Process (electronically):
 - All inspections shall be scheduled online using the separate permit numbers and PIN numbers which can be found on each placard.
 - Erosion Control; silt fence required prior to construction. (advise Mr. Weidenmiller when install takes place)
 - Must submit 3rd party NPDES inspections.
 - Designation of Construction Entrance. Contractor will use the existing construction entrance off of Pineland Trail.
- Final Inspection Procedures (once close to the end of the project):
 - 95% punch list.
 - Final inspection and walk-thru.
- Construction hours are 7:00 a.m. to 7:00 p.m. (no earlier and no later), Monday through Saturday.
- Utilities certifications will not be signed by the City representative, until the radio path study is completed. The existing lift station has been piggybacked off of the secondary lift station. Information was given regarding the connection to the city SCADA system. Ron Burk, Utilities Equipment Maintenance Supervisor, 386-676-3368 may also be contacted for information on the radio path study,
- Direction to contact the contractors and inspectors with any changes.
- A tentative project schedule is required for both the building and the site.
- Information given about scheduling inspections prior to 5:30 a.m. for same day inspections.
- It was advised the confirmation of the NPDES showing the new contractor is required.
- It was directed for signage to be posted regarding the truck and construction traffic for the pedestrian traffic to the pool.
- A flow test for all fire hydrants are required after their construction. A city representative is required to be there for the test.
- Regarding wall specifications, anything over 30 inches requires a handrail.
- The trees are required to be double-checked as well as the wash out area algae for the phase 3 easement at the end of Sunset Point and Prairie View.
- A discussion occurred regarding the development order requirement of a sidewalk to be installed along Pineland Trail. It must be constructed prior to any building permits being issued for lots within phase 5. An updated survey of the proposed alignment of the sidewalk will be required.
- Video footage of the existing streets and location of the construction entrance in phase 3 is required as there will be homes being built in there by DR Horton concurrently. This will assist in determining any damage responsibilities.

IX. Adjournment

The meeting adjourned at 11:08 a.m.