

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

9:00 A.M., February 09, 2022

The SPRC Meeting commenced at 9:00 a.m. on February 09, 2022.

I. Attendance

Applicants:

Bill Chapin, Architect (via zoom)
Bryan Collyer, Crunch Construction
Jessica Gow, Cobb Cole Attorneys at Law
Luke Kilic, Zev Cohen & Associates
Jake Stehr, Zev Cohen & Associates
Rob Merrell, Cob Cole Attorneys at Law

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Tom Griffith, Chief Building Official
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect (via zoom)
Tim Heyrend, Utilities Manager
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Crunch Construction, East Granada Blvd. Property

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

The applicants were in attendance and also participated by Zoom to discuss information regarding the project at 121 East Granada Blvd.:

- The property is in the Downtown Overlay District.
- The building style is planned to be of an urban suburban interface.
- Projected plans reviewed are for a residential/multi-story development.
- One and three bedroom units were discussed depending on demand.
- The center core of the building would be for storage and resident's office space if they choose to rent a separate space.
- The second floor of the building would be the gym for residents.
- The pool deck is planned for the rear of the property.
- New building and concept plans were shared and discussed.
- The site is surrounded by a golf course and commercial uses.
- Parking was discussed and one of the plans displayed has a one-way entrance with angled parking spaces, underground parking and possible parking lifts for residents

that own more than one car. The north and south tower will have an enclosed parking garage.

- The 3.5' retaining wall in the back of the property was discussed. The wall will be dressed up with ideas shared between the applicants and their engineer. Another idea shared was to install a stairway for emergency crews.
- Discussion occurred regarding the dumpster location and it was explained that it would be best to locate this on the front of the property for quick and convenient pick up off of Granada Boulevard.
- Landscaping ideas were shared that include a hedge row, specialized plant material on the western side of the parking spaces and vertical climbing material and potted plants throughout the building and site.
- The building would be 10' from the western neighboring office building.

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. Cara Culliver, Landscape Architect; Mr. David Allen, Planning Civil Engineer; Mr. Tim Heyrend, Utilities Manager; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- The land use for the property allows 32 units per acre and would require a Planned Business Development (PBD) zoning map amendment. It was advised that the zoning allows up to 26 units per acre.
- It was explained that a 3' sidewalk easement is required in front of the building to allow a sidewalk of 11' in width.
- The maximum impervious ratio of 90% was discussed.
- The LDC was discussed that it states the requirement is two parking spaces per unit. In the Downtown Overlay District, there is an allowance for a parking reduction waiver of 25 percent. The parking spaces sizes should be 9' wide by 20' deep with no compact spaces allowed.
- The building would be required to be sprinkled.
- Fire protection requirements were discussed. It was explained that the applicants must show this access on the site plan. The civil engineer stated that they would provide a site plan with information needed to determine fire access to the Chief Building Official. Additional discussions regarding fire protection shall be needed.
- A discussion occurred regarding the waste management truck pick up times for commercial zoning to ensure that with residential next door.
- Regarding architecture, any building on the site out front of the property would require architectural treatment.
- Regarding landscaping, there was discussions on the landscape requirements and the Downtown Overlay District.
- The project at 32 units per acre (24 units total) would require a site plan and to be heard through public hearings, requiring a neighborhood meeting, Planning Board review and City Commission action.
- It was expressed that at 26 units per acre (19 units total) it would then require SPRC review and a neighborhood meeting for site plan approval and would not require to be heard by the City Commission.
- It was suggested for the applicants to discuss/present the proposed plan(s) by the MainStreet Organization to get their perspective.

- A letter from Florida Power and Light (FPL) is required confirming that they are okay with the plan.

III. Adjournment

The meeting adjourned at 9:55 a.m.

The SPRC Meeting commenced at 10:06 a.m. on February 09, 2022.

IV. Attendance

Applicants:

Bobby Ball, Zev Cohen & Associates
Emilio O'Brien, Zev Cohen & Associates

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Tom Griffith, Chief Building Official
David Allen, Planning Civil Engineer
Jason Weidenmiller, Site Inspector
Cara Culliver, Landscape Architect (via zoom)
Tim Heyrend, Utilities Manager
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

B. 1240 W. Granada Blvd. Property, Complete Cardiology Care

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

The applicants were in attendance to discuss information regarding 1240 W. Granada Blvd., Complete Cardiology Care:

- The site is a one-story former bank building with interest expressed of enclosing the drive bank area to create additional building square footage.
- It was explained that Dr. Wang, the applicant, is interested in enclosing the drive-through area of the building and operating his cardiology office there as well as possibly leasing out other office spaces there. The concrete median will be removed.

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. Cara Culliver, Landscape Architect; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Site Inspector; Mr. Tim Heyrend, Utilities Manager; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- Discussion occurred regarding the reuse proposal of the property. The process would entail a minor site plan with 3-sided elevations with staff approval.
- The 20 percent parking reduction was discussed as the site is on a bus corridor.
- Concerns expressed were the landscaping maintenance on the site and the drain grate across from the driveway as it is high up on the ridge and will need to be maintained. It was discussed that the city maintains the property up to Mirror Lake.

V. Adjournment

The meeting adjourned at 10:18 a.m.

The SPRC Meeting commenced at 10:45 a.m. on February 09, 2022.

VI. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Paul Holub, Holub Development
Ted Lightman, Charles Wayne Properties
Tim McEachern, (via zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Tom Griffith, Chief Building Official
David Allen, Planning Civil Engineer
Jason Weidenmiller, Site Inspector
Cara Culliver, Landscape Architect (via zoom)
Tim Heyrend, Utilities Manager
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

C. The Regal Center

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

The applicants were in attendance and also participated by Zoom to discuss information regarding the two Newkirk Engineering Projects:

- Plans were discussed for two four-story apartment structures where all building architecture onsite will match.
- One proposed project site plan shows air-conditioned corridors, garages in each building both indoors and outdoors, and pool amenities in the west building.
- The second proposed project site plan shows 300 units, outdoor amenities that include hammocks, bocce ball and possibly a dog park that includes doggy daycare.
- A loading zone is included on the plans.
- The maximum impervious surface on the outparcel site is 0.79 acres.
- Utilities will be redone on the site including a potable water master meter and 8" fire line. A complete demo is planned for pavement on the site to keep the drainage system.
- Landscaping will include large caliber trees.
- Site parking was discussed. the project as presented is lacking the required number of parking spaces and the project team discussed (1) creating a reserved area within the stormwater area or (2) seeking a parking reduction within the PBD process.
- It was advised that sidewalks will connect to Williamson Boulevard and there are plans for a covered ADA bus stop.

- The sites stormwater system has a 30” connector pipe that runs to the back and minor adjustments will be made to the two ponds in the back for stormwater.
- Landscape islands are planned for the site.
- It was stated that it will be detailed on the plans that the movie theatre sign will be removed.

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. Cara Culliver, Landscape Architect; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Site Inspector; Mr. Tim Heyrend, Utilities Manager; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- Discussion occurred regarding the parking calculations (less 20 percent on a multi-modal corridor):
 - One-bedroom apartments require 2 spaces per unit.
 - 480 parking spaces are required for the number of units and 461 parking spaces are on the plan. The remainder can be reserved but do not need to be constructed, although the ability to construct them must be there.
- A discussion occurred regarding the multi-family development and the required parking. It was explained that the applicant has the ability to waive parking requirements through the Planned Business Development (PBD) amendment but should show the reasons through an analysis and justification for the waiver and request. A PBD amendment is needed based on the proposed density.
- A discussion occur regarding the proposed covered bus stop. Directions were given to follow the standard bus shelter guidelines from Votran.
- A waiver for the fountain in the back was discussed. The LDC does not specify a size on it, it just states that fountains are required in ponds. Any waiver would need to be done through the PBD zoning process.
- The existing gravity sewer flows to a lift station. The project would need to show the flow with the previous and proposed use to determine if the lift station needs any changes. Also, a comparison from the theatre to a multi-family development including traffic, water and sewer is required.
- Stormwater design was discussed.
- Regarding landscaping, there is a 50’ buffer on the south side.
- It was directed that a site plan submittal is required that outlines engineering and landscaping details. With a full set of plans an amendment request can be filed for the April 14th Planning Board meeting.
- A discussion occurred regarding the timing of impact fees. Staff verified that if a building permit was submitted prior to the effective date of any new impact fees, the project would be vested with the existing impact fees.

VII. Adjournment

The meeting adjourned at 11:13 a.m.

Applicant:

Harry Newkirk, Newkirk Engineering

D. Commercial Property behind McDonalds, Self-Storage Facility

- The B-7 commercial zoning district, 5.88 acre property on the south end of the site would be gated and Flagler Rd. would need to be extended (stormwater piping for the roadway is proposed to go into the stormwater ponds), requiring full city right-of-way.
- It was discussed that this one would be for a two-project development with a lot split/lot line adjustment to separate the two projects.
- Part of the site is planned for a three-story self-storage facility that would look like office spaces and would have a low utility demand with low flows.
- Each office/storage space would have a 20' wide garage bay door with a 75' wide driveway. The driveways will be by the right-of-way and will get water to the pond. Rate and volume will be analyzed to ensure it is less volume that is coming off of the site. The outfall goes to the railroad and to the west. Mr. Newkirk is working with DOT on this research.
- Discussion occurred regarding stormwater.
- Projected plans discussed for the north building to consist of two warehouses with 14-16' roll up doors. The parking area would be all concrete with no landscaping. The required landscaping for the site would be transferred elsewhere and will be enhanced on Flagler.
- Mr. Newkirk will review options and guidelines with owners and follow back up.

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. Cara Culliver, Landscape Architect; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Site Inspector; Mr. Tim Heyrend, Utilities Manager; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- Utilities were discussed, 8" watermain on the U.S. Highway 1 side and 12" on the Broadway Avenue, south side. A new fire hydrant would be required on Flagler Road.
- Staff expressed that they need to know the flow to ensure that the lift station and pipes are adequately sized..
- A discussion occurred regarding the plan showing Flagler Road as a 40' right-of-way.
- Historic drainage issues of the area were discussed.
- It was advised that the encroachment by the fruit stand will need to be cleaned up.
- A discussion occurred regarding the required 15% tree preservation. Two options were discussed:
 - (1) Make the land area one parcel and condo out individual parcels and use the large area for 15 percent tree preservation;
 - (2) If dividing into two lots, each lot has to have 15 percent tree preservation.
- It was discussed that both uses are not allowed in the B-7 zoning district. The project requires architectural requirements, a Planned Business Development (PBD) rezoning, SPRC, Planning Board public hearing and City Commission action.

VIII. Adjournment

The meeting adjourned at 11:41 a.m.