

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

9:00 A.M., February 23, 2022

The SPRC Meeting commenced at 9:00 a.m. on February 23, 2022.

I. Attendance

Applicants:

Michelle Moore, CM Designs
Coby Moore, CM Custom Pools
Eric Mobley, MGN Contracting
Rob McLean

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. 1141 N. U.S. Highway 1, Pre-construction Meeting

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

Mr. Allen led the preconstruction meeting.

The applicants were in attendance to discuss information regarding the 1141 N. U.S. Highway 1 Preconstruction Meeting:

- Discussion took place about how the property owners are interested in cleaning up the property prior to and for Bike Week.
- The Contractor expressed interest in replacing the specified lattice currently shown on the plans to a 1' x 6' cedar horizontal style slat board type fencing to prevent access up by the building by the entry way.
- It was advised that the existing driveway apron is planned to be changed from asphalt to concrete.
- The underbrush will be removed.

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

- The development order has been approved: PZ-22-007.

- The Engineering Permit: BP22-00002631 has been approved and paid for and can be downloaded.
- The Building Permit will be reviewed. The contractor is approved to begin site work, but building permits for both the site and the adjacent property will need to be finalized in the near future.
 - Regarding #1149, the neighboring property, it was stated that the demolition permit can be submitted and applied for. The site plan/plot plan/survey is required.
- It was advised that Mr. Weidenmiller is the engineering site inspector.
- The tentative project schedule for the site work is to be e-mailed to Mr. Allen.
- Hours of construction for the site work: 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sundays work permitted.
- **Testing Requirements:**
 - All density tests are to be submitted to Mr. Weidenmiller.
 - Video all storm sewer and sanitary sewer gravity mains with a City representative present.
 - **As-built Requirements:**
 - Surveyor to submit digital preliminary file for review.
 - Final drawings – Submit three (3) paper copies, signed and sealed mylar, disk or digital copies of both pdf and autoCAD.
 - Engineer certify and submit.
- **Inspections/Projects Process: (online with pin # and engineering permit info)**
 - Erosion Control; silt fence and required tree protection required to be installed prior to construction.
 - The online inspection process was explained.
 - Inspections requested before 5:30 a.m. can be accommodated the day of.
 - Contractor does not plan on installing construction fencing. The area is overgrown and large material will be removed. The existing concrete driveway is planned on being demoed. It was advised for the applicants to look at the standard detail for concrete driveways in the FDOT right-of-way. It was advised that when building the construction entrance to build it per the plan. The purpose of the construction entrance is to keep any sentiment from the site off of the state roadway.
- **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:**
 - There are no utility connections.
- **Landscaping:**
 - Trees in and around the right-of-way are required to stay, but can be limbed up.
 - Ms. Culliver will meet onsite to give additional direction.

III. Adjournment

The meeting adjourned at 9:21 a.m.

The SPRC Meeting commenced at 9:30 a.m. on February 23, 2022.

IV. Attendance

Applicants:

Russell Benes, PuroClean

Jarod, PuroClean

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Tom Griffith, Chief Building Official

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

B. 1175 N. U.S. Highway 1, Puroclean Restoration Services

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 1175 N. U.S. Highway 1 Puroclean Restoration Services:

- The property is in the B-8 commercial zoning district.
- The prior project proposed for the site was Custom Cruisers.
- The principal use is for an office. The applicants expressed interest in building a 4,000 square foot storage facility for their restoration company (flood, mole, fire damage) and dividing the building into two units for their use or a possible rental unit.
- The business will have up to four employees, and two work vans.
- Differences between the prior project and the proposed plan include the incorporation of a door large enough to fit a van and the front of the building having a different appearance.

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

- It was stated that the applicant's proposed use is allowed in the zoning district.
- The site plan process was explained: A new site plan application is required with the updated site plan, a survey, tree survey, and a wetland survey.
- It was expressed that due to abutting residential, a neighborhood meeting is required as well as a wall buffer required.
- Regarding utilities, there is an existing 12" force main for sewer in front of the property. There is an existing 12" water main on the other side of the street, meaning establishing a new potable water connection would require crossing US1.
- The furthest point of any proposed structure has to be within 300' of a fire hydrant.

- Regarding building, the architectural requirements were explained for the front of the building. There are five styles to choose from in the Land Development Code (LDC). Neo-eclectic allows the design mentioned for the proposed project. It was directed to not construct an all-metal building. The sides viewed from the street directions are required to be architecturally treated. If metal is preferred, Bermuda and Florida Crack styles are metal-based.
- A construction entrance would be required during site development. It was explained that the purpose of the construction entrance is to prevent sediment from being tracked onto the existing roadway.
- Regarding landscaping, 15 percent tree preservation is required. There is a 36' greenbelt buffer on U.S. Highway 1. The landscape buffers are: 10' on Wall Avenue, 6' on the north side, and 6' on the east side. 50 percent of the replacement trees would be required to be native. It was advised that the applicants can keep the existing vegetation. One tree per 200 square feet of area.
- It was advised that code required sidewalks on U.S. Highway 1 and Wall Avenue, corner to corner. If a sidewalk cannot be built due to any ditches, the money can be donated to the sidewalk fund.
- Due to the site being on a multi-modal corridor, there is a 20 percent parking waiver applied.
- SPRC meets every Wednesday if there is interest in revisiting.

V. **Adjournment**

The meeting adjourned at 9:41 a.m.

The SPRC Meeting commenced at 10:03 a.m. on February 23, 2022.

VI. Attendance

Applicants:

Parker Mynchenberg, Parker Mynchenberg and Associates (via zoom)
Adam Plous (via zoom)
Crystal Mercedes, LTG traffic consultant(via zoom)
Chris Sandkuhler, Studio Z Architecture (via zoom)
Jessica Gow, Cobb Cole Attorneys at Law
Debbie LaCroix, Cobb Cole Attorneys at Law (via zoom)
Kevin Lee, Parker Mynchenberg & Associates
Rob Merrell, Cobb Cole Attorneys at Law

Staff:

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

C. 264 S. Atlantic Avenue Pre-Application Meeting

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 updated information regarding 264 S. Atlantic Avenue Pre-Application Meeting for the beachfront Marriott Hotel, parking, and the nearby single-family project:

- The beachfront hotel project to be built on the east side of A1A and its parking limitations were discussed. The property owner purchased the old hospital lot on the west side of A1A. A portion of it will be hotel remote-parking and the concept is for the remainder has been explored for another hotel, a commercial subdivision, retail or proposed single-family residential subdivision.
- The current concept plan is for a subdivision of 15 lots with lots being approximately 75' wide by 105' deep.
- The north portion of the hotel property will be designated for parking.
- The buffer will be planted with the lot development and the lot landscaping plan will be created along A1A and the parking area.
- The public access and public beach discussions with Volusia County were expressed. A use permit has been applied for with the County of Volusia for the county's portion in the right-of-way.

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

- It was advised that the existing land use is “Public Institutional”. Two options were given:
 1. Go to “Low-Intensity Commercial” land use for the entire property. The single-family residential would be part of the Planned Business Development (PBD).
 2. Apply a “Low-Intensity Commercial” land use for the parking lot and a residential land use for the remainder of the property sought for residential uses. The “Low Density Residential” allows 4.3 unit per acre. It was advised that “Medium Density Residential” allows 5-12 units per acre.
- Regarding the lot size concern, under R-3 zoning district, the code specifies that if the other lots in the area are 100’ lot depths, then the lot depth for the homes in the proposed plan can go down to 100’. This information will be found in an analysis of the surrounding single-family lots along the surrounding roadways.
- Discussion occurred regarding the stormwater. The concept of individual lots providing stormwater onsite or the applicant proposing a master subdivision stormwater system will be discussed further in the future. Mr. Allen will communicate with the Public Works Director on the stormwater.
- It was advised that the subdivision requires a Homeowners’ Association (HOA).
- Regarding landscaping, the landscape buffers around the perimeter are 10’, 6’ on the west side, 10’ on the roadways, 20’ on A1A, and 6’ along the perimeter of the edged sides. Three trees are required per every 100’.
- A discussion occurred on the land use and zoning process. The applicants indicated a desire to process both applications together. It was suggested to communicate with the City Attorney on the timing of the hearings for the land use and zoning amendments.
- A neighborhood meeting, although not mandatory for the land use, is suggested.
- Staff can meet with Volusia County regarding the comments on the public beach approach.

VII. Adjournment

The meeting adjourned at 10:41 a.m.