

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

9:00 A.M., May 04, 2022

The SPRC Meeting commenced at 9:00 a.m. on May 04, 2022.

I. Attendance

Applicants:

Corina Hatzis, Gold Star Dental
John Bozzo, Hometown News (via zoom)

Staff:

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

II. Meeting with Applicants – Scheduled Items for Review

A. 128 E. Granada Blvd., Change of Use

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

The applicant was in attendance and **provided the following** information regarding 128 E. Granada Blvd.:

- The property is in the B-4 Downtown Overlay District and was previously operated as a commercial building, banking business.
- It was expressed that the applicants are interested in a change of use with a vision to change the use to the first floor for their dental practice and the second floor for an apartment or two.
- The applicant explained that once altered, the drive-through would be enclosed, and a separate entrance from the side where the drive through was will be added.

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

- It was suggested for the applicants to hire an architect to do the change of use analysis for the building.
- The proposed project looks attainable from a zoning perspective. Additional analysis is needed for compliance with building codes.
- Regarding the utilities, the water meter is 1” which is sufficient for an office use and two bathrooms and can be assessed depending on the final uses.
- Regarding the building, The Chief Building Official will research if fire sprinklers will be required depending on the number of apartment units. One apartment would

be a single-family residence, therefore would not require fire sprinklers. If there is more than one apartment, handicapped accessibility will be an issue to address as well. It was advised that the elevator will be required to be maintained through the State whether using or not. The ceilings and walls of the building are required to be fire-rated. This would be handled by the architect.

- Ms. Culliver will walk around the site to look at the vegetative state and may suggest a betterment plan for areas of landscaping that is missing. It was stated that the landscaping appears well maintained.
- It was advised that a site and building analysis is required.
- Discussion occurred regarding the parking requirements at 1 space for every 200 square feet. A 25 percent parking reduction allowance is available for being in the Downtown District.
- Professional plans are required specifying the separate entrance where the drive-through was.
- It was discussed that by viewing the Monthly Development Report on the City of Ormond Beach website the applicant can find an architect: [www.ormondbeach.org/Planning/Development Projects](http://www.ormondbeach.org/Planning/Development%20Projects).
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further for additional feedback.

III. Adjournment

The meeting adjourned 9:17 a.m.

The SPRC Meeting commenced at 9:30 a.m. on May 04, 2022.

IV. Attendance

Applicants:

Elaina Weber, Mister Car Wash
Katherine Vargas, Mister Car Wash
John Bozzo, Hometown News (via zoom)

Staff:

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

V. Meeting with Applicants – Scheduled Items for Review

B. Mister Car Wash, 49 S. Yonge Street

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

The applicants participated by Zoom and **provided the following** information regarding Mister Car Wash:

- The applicants are proposing to add new free pedestal vacuums to the front of the site on the property by S. Yonge Street and plan to close off the access in the middle of the site.
- Discussion occurred regarding the proposed site plan and desire to add vacuums along South Yonge Street.
- There are currently existing vacuums in the parking lot behind the site.
- It was advised that the canopy was taken off of the site.
- Additional landscaping plans are in the works.
- The updated concept plan with pictures and elevations that include the landscaping and screening renderings will be e-mailed to Planning staff.

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

- Concerns were expressed with the vacuum installations in the front of the building, with accessory structures and mechanical equipment in the front next to the principal structure on an arterial roadway. Staff will research if it can be waived and if it cannot, it was explained that the applicants will have to apply for a Special Exception and go through the Public Hearing process.

VI. Adjournment

The meeting adjourned 9:40 a.m.

The SPRC Meeting commenced at 9:47 a.m. on May 04, 2022.

VII. Attendance

Applicants:

Leon Banas, Regency Plaza President
Debbie Mancini, Regency Plaza Treasurer
Melissa Burns, Regency Plaza Manager
David Bolum, P.E., DJB Engineering (via zoom)
John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. Sewer Connection at 1415 Ocean Shore Blvd., Regency Plaza, Pre-application

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

The applicants were in attendance and participated by Zoom and **provided the following** information regarding 1415 Ocean Shore Blvd.:

- The property is a multi-family condominium built in 1974 with 133 residents.
- The condominium Board President and residents visited SPRC to discuss a notice from Volusia County regarding the need to connect to City sewer based upon a determination that the existing septic system could not be repaired. The deadline of the permit is August 2022.
- The applicants engineer stated that the daily flow estimated is 7300 gallons.

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

- It was discussed that the cost of the connection and impact fees can be a challenge if the applicants so choose to connect to City services. It was emphasized that the connection is not mandatory from the city. The impact fee, which covers plant capacity use and cost of the force main, cannot be discounted, deferred or waived.
- The Utilities Department explained that if they choose to connect, they would require engineer drawings for a lift station onsite and would need the flow calculations for connection to the 10” force main. The force main is located in front of the unit, parking/drop off area. It was advised that a DOT and FDEP wastewater permit would be required if connecting. It was suggested that FDEP grants for funds towards projects such as these can be researched.

- Staff will share engineered drawing and the as-builts to the project engineer working for the applicants at djbengineering@msn.com.
- It was advised to contact Ms. Shannon Crotts in the Finance Department to assist with the rate calculation with sample sewer charges; Shannon.crotts@ormondbeach.org or 386-676-3214.
- SPRC is held on Wednesdays with the availability to discuss further if need be.

IX. Adjournment

The meeting adjourned 10:25 a.m.

The SPRC Meeting commenced at 10:27 a.m. on May 04, 2022.

X. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
John Bozzo, Hometown News (via zoom)

Staff:

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

XI. Meeting with Applicants – Scheduled Items for Review

D. Tymber Creek Apartments

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

The applicant was in attendance and **provided the following** information regarding Tymber Creek Apartments:

- The project is seeking a lot split addition and the application and will be submitted by next week, separate from the Walgreens project.
- Coordination for planning a neighborhood meeting is in the works and will be handled by the attorney on the project and will be expressed to staff for advertising.
- The project engineer desired to discuss the SPRC comments.
- Utilities have been run to the site and will be stubbed out with master meters at the apartments entrance. The Walgreens will not be tying into the line. There will be one meter at the Walgreens property where the line will be.
- The fire lines will be running off of the back of the site.
- It was stated that the specimen trees will be recalculated for any discrepancies.

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

- It was stated that the meters will not be set until the water is clear.
- Discussion occurred regarding the meter location and it was directed for it to not be on Granada Boulevard.
- Landscaping concerns were expressed regarding the 20' buffer along Tymber Creek.
- SPRC is held on Wednesdays with the availability to discuss the project further.

XII. Adjournment

The meeting adjourned 10:55 a.m.

The SPRC Meeting commenced at 11:00 a.m. on May 04, 2022.

XIII. Attendance

Applicants:

Paul Holub, Holub Development Company
John Bozzo, Hometown News (via zoom)

Staff:

Steven Spraker, Planning Director
Alex Schumann, City Engineer
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Jason Weidenmiller, Site Inspector
Robert Carolin, Leisure Service Director
Stephan Sibley, Assistant Leisure Service Director
Marcella Miller, Office Manager

XIV. Meeting with Applicants – Scheduled Items for Review

E. SONC Outdoor Basketball Court, Pre-construction Meeting

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

Mr. Allen led the preconstruction meeting.

The applicant was in attendance and **provided the following** information regarding the SONC Outdoor Basketball Court Pre-Construction Meeting:

- The project will commence in June 2022.
- Concerns expressed with the oak tree on the south side of the site and the pine tree on the north side where there is a possibility of it falling on the splash pad or basketball court.
- The concrete pad is being shortened.
- The courts will be painted after the concrete is cured.
- It was discussed that the silt fence or orange fencing will be left on the west side to prevent parking on the new basketball courts.
- The plans will be uploaded to ProjectDox.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. Alex Schumann, City Engineer; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Jason Weidenmiller, Site Inspector; Mr. Robert Carolin, Leisure Services Director; and Mr. Stephan Sibley, Assistant Leisure Service Director, **provided the following** information:

- The development order has been approved for PZ-22-035.
- The Engineering Permit Application has not been submitted.
- It was advised that Mr. Jason Weidenmiller is the Engineering Inspector.

- There are no outside permits required.
- Regarding the building, there are no comments on the slab. No sidewalks are required.
- The hours of construction were explained; 7:00 a.m. to 7:00 p.m., no Sundays.
- It was advised for the tentative project schedule to be sent to Mr. Allen.
- There are no utility connections to coordinate.
- The testing requirements were explained; all density tests to be submitted to Mr. Weidenmiller.
- As-built requirements:
 - Submit digital file for review.
 - Final – Submit three paper copies, mylar, disk.
 - Engineer to certify and submit.
- Inspections/Project process:
 - Erosion Control; silt fence and tree protection required prior to construction.
 - Designation of Construction Entrance – off of Bostrom (double-gate).
- Final Inspection Procedures:
 - 95% Punch list.
 - Final Inspection.
- It was directed to advise staff of any outstanding items to make the contractors and inspectors aware of.
- The Leisure Service Department stated that they have Better Than Wood (BTR) composite material benches for the project.
- Ms. Culliver will visit the site to look at the oak and pine trees.

XV. Adjournment

The meeting adjourned 11:30 a.m.