

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

**9:00 A.M., July 1, 2020**

The SPRC Meeting commenced at 9:00 a.m. on July 1, 2020.

**I. Attendance**

**Applicants:**

Eric DeVriese, CPA

**Staff:**

Steven Spraker, Planning Director

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Lynn Carter, Utilities Engineer

Tom Griffith, Chief Building Official

**II. Meeting with Applicants – Scheduled Items for Review**

**A. 20-40 South Perrott Drive**

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

Mr. Eric DeVriese, CPA, provided the following information regarding the concept of a warehouse use:

- Site is currently vacant and the concept is a storage warehouse.
- A draft of the concept plan was reviewed.
- There is interest in having RV and Boat Storage.
- The area dedicated to an office would be small and the primary use is warehouse.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Noel Eaton, Senior Planner; Mr. David Allen, Planning Civil Engineer; Ms. Cara Culliver, Landscape Architect; Lynn Carter, Utilities Engineer; and Tom Griffith, Chief Building Official, stated the following:

- The Land Development Code requires 15% of the site to be dedicated towards tree preservation. The natural areas can also be used as landscape buffers.
- The project would require stormwater which typically is 18 to 20 percent of the site area.
- A discussion regarding the parking calculation occurred, with 6 parking spaces required for the first 4,000 square feet (including a 200 square foot office) and 1 parking space for each 1,500 square feet of building area.
- A building over 12,000 square feet would require fire sprinklers.
- A tree survey is required.
- The parcel has water and sewer immediately available.
- The property is zoned I-1 and would allow a warehouse use and RV and Boat Storage.

- The front of the building would have some architectural requirements for non-metal building materials.
- The next steps are to hire a licensed professional engineer to develop a concept plan for discussion and review through the SPRC process.

**III. Adjournment**

The meeting adjourned 9:30 a.m.

The SPRC Meeting commenced at 9:45 a.m. on July 1, 2020.

**IV. Attendance**

**Applicants:**

Cole Buck, The Alann Engineering Group  
Heather Garvey, BENTR

**Staff:**

Steven Spraker, Planning Director  
Noel Eaton, Senior Planner  
David Allen, Planning Civil Engineer  
Cara Culliver, Landscape Architect  
Lynn Carter, Utilities Engineer  
Tom Griffith, Chief Building Official

**V. Meeting with Applicants – Scheduled Items for Review**

**B. US 1 Business Park expansion**

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

Mr. Buck, The Alann Engineering Group, provided the following information regarding the concept of RV and Boat Storage within a warehouse building:

- The site is currently vacant and was a future phase of the US 1 Business Park project.
- The applicant provided a summary of the proposed site design.
- There was a discussion of the warehouse roll-up doors fronting onto U.S. Highway 1.
- The applicant described the issue regarding the turning radius of placing landscape islands with the drive areas of the large vehicles.
- A discussion occurred regarding the grading of the rear property boundary facing the railroad tracks.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Noel Eaton, Senior Planner; Mr. David Allen, Planning Civil Engineer; Ms. Cara Culliver, Landscape Architect; Lynn Carter, Utilities Engineer; and Tom Griffith, Chief Building Official, stated the following:

- The parcel has a number of invasive plant species. The landscaping that would have been required as part of the parking spaces in the drive aisles can be placed in the greenbelt buffer.
- A discussion occurred regarding the grading of the rear property line.
- The project requires a Planned Business Development amendment because the property has a B-8 zoning designation and would not allow RV and Boat Storage within a warehouse building as an allowed use.
- No neighborhood meeting is required (does not abut residential zoning), and a review by the Planning Board and action by the City Commission is required.
- Additional research by Utility Department staff is needed to determine if a pump out tank could connect to the city sewer system.
- There was a discussion regarding the exterior warehouse doors facing U.S. Highway 1 and the need to screen the warehouse doors.

**VI. Adjournment**

The meeting adjourned 10:10 a.m.

**VII. Attendance**

**Applicants:**

Susan Graham, Emmanuel Church of the Living God

Tim Lynch, Emmanuel Church of the Living God

**Staff:**

Steven Spraker, Planning Director

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

**VIII. Meeting with Applicants – Scheduled Items for Review**

**C. 54 South Ridgewood Avenue, Emmanuel Church of the Living God**

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

Ms. Graham and Mr. Lynch, Emmanuel Church of the Living God, provided the following information regarding the concept of transitional housing at 54 South Ridgewood Avenue:

- There is an unmet need for temporary housing within the community. The church is seeking to provide a “hand up” to individuals.
- The transitional housing would occur in the building that housed the child care facility. The building is approximately 20,000 square feet.
- There are multiple existing small rooms that range in size.
- Transitional housing would be typically for 60 days.
- The applicants acknowledged that there would be costs involved in allowing a residential use and that they have a financial partner for the use.
- Interest in city building staff to assist in a building analysis of the needed modifications based on the change of use.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Noel Eaton, Senior Planner; Mr. David Allen, Planning Civil Engineer; and Tom Griffith, Chief Building Official, stated the following:

- Residential uses are not allowed based upon the properties land use category.
- The transitional housing is not an allowed use with the Land Development Code and amendments would be needed.
- The following actions would be needed:
  1. Comprehensive Plan Land Use: The current land use is “Public/Institutional” and does not allow residential uses. An amendment would be needed to allow any residential uses.
  2. Zoning: The current zoning is R-3 (Single-Family Medium Density Residential) and would need to be amended to allow transitional housing.
  3. Use: The Land Development Code does not have a use for transitional housing and would need to be amended. It was stated that a typical stay in the transitional housing would be 60 days. City staff asked for additional information from the church representatives regarding the use, such as room size and the number of residential units sought.

4. Building improvements: The Chief Building Official identified that an architect should review the building now to understand what modifications would be needed to convert into a multi-family use. It was identified that the building would need fire sprinklers and the change of use would trigger handicapped accessibility improvements. There was discussion that prior to the start of the zoning related amendments, the church should understand the scope and cost of the change of use and associated building improvements.
  5. Site plan: Certain site plan improvements would be needed such as the installation of a fire line and landscaping.
- City staff stated that once additional information is available, another meeting can occur with the SPRC which meets every Wednesday morning.

**IX. Adjournment**

The meeting adjourned 11:15 a.m.