

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

**10:00 A.M., May 26, 2021**

The SPRC Meeting commenced at 10:00 a.m. on May 26, 2021.

**I. Attendance**

**Applicants:**

Jim Kern, D2 Paving & Site Work, LLC.

Brian Henry, D2 Paving & Site Work, LLC.

**Staff:**

Steven Spraker, Planning Director

Shawn Finley, Public Works Director

Robin Gawel, Senior Planner

Tim Heyrend, Utilities Manager

Noel Eaton, Senior Planner

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. 871 Hull Road Pre-application, Warehouse**

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

The applicants **provided the following** information regarding 871 Hull Road Pre-application for a warehouse:

- The parcel for the proposed project is in the Light Industrial zoning district and includes four lots.
- The proposed plan discussed is for a concrete-stucco warehouse building consisting of personal garages for RVs, cars, boats, etc. with high ceilings and doors that include a restroom inside each.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. Shawn Finley, Public Works Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tim Heyrend, Utilities Manager; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- The proposal is an allowed use in the I-1 zoning district.
- It was discussed that if the decision is made to flex any buffer requirements, the site would be required to go through a Planned Development, public hearing process.

- The parking calculation is 2 spaces for the first 1,000 square feet or fraction thereof, or warehouse floor area, including office area of not less than 200 square feet, plus 1 space for each additional 750 square feet of warehouse floor area for the next 3,000 square feet thereof, plus 1 space for each additional 1,500 square feet of warehouse floor area in excess of 4,000 square feet thereof, plus 1 space for each 200 square feet, or fraction thereof, of office area in excess of 200 square feet of office area.
- **Building requirements:**
  - The front of the site must be architecturally treated and cannot be metal.
  - The gate must be located 25' off of the right-of-way to allow stacking off of Hull Road.
  - It was determined that there is a fire hydrant across the driveway of the adjacent property. If the building is set further back, another fire hydrant may be required.
- **Landscaping requirements:**
  - There is a 40' landscape buffer required in the rear and groundcover requirement including six trees per 100 linear feet. Trees existing on the property would count towards the tree preservation requirement.
  - A 10' front landscape buffer is required, 6' landscape buffer requirement on the north side, and 6' landscape buffer requirement on the south side.
  - A buffer wall is required to buffer between the property and residential.
  - 36"+ live oak and cypress trees are considered historic and are required to be saved. City Commission approval required to remove any historic trees.
- **Engineering, Stormwater & Utility requirements:**
  - It was discussed that there is access to city water on Hull Road through a 12" line.
  - A small private lift station is required.
  - Force main requirement along the entire lot frontage with the lift station coming off of it. (4")
  - Retention requirement to hold the difference in the pre and post-developed runoff. (25 year, 24-hour storm). Approximately 20 percent dedicated to stormwater. The retention cannot fall within the 40' buffer.
  - The wet pond requirement depends on the water table in the area. The contractor will deliver that information.
  - The area coverage ratio was discussed:  
*80 percent impervious lot coverage maximum.*  
*The contracted engineer will advise. The stormwater and buffer are pervious.*
  - A survey and topographic survey are required to detail how the water leaves the site.
  - No deceleration lane is required.
- It was determined that the soil is AD, freely drains – high water table.
- Suggestion was given to submit the concept plan. Once the site is approved can submit the building plan for the inspection and permitting process. SPRC meets weekly on Wednesdays for further inquiries and collective staff feedback. Site plan comments are submitted in two-week turnarounds.
- The past plans for the property will be e-mailed to the applicant for guidance.

- For a list of Engineers that are working on current city projects visit:  
[www.ormondbeach.org/Development-Projects](http://www.ormondbeach.org/Development-Projects).

### **III. Adjournment**

The meeting adjourned 10:30 a.m.