

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

**9:30 A.M., June 16, 2021**

The SPRC Meeting commenced at 9:35 a.m. on June 16, 2021.

**I. Attendance**

**Applicants:**

Lucy Klor (sp)

**Staff:**

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Tim Heyrend, Utilities Manager

Noel Eaton, Senior Planner

Lynn Carter, Utilities Engineer

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

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

**A. 213 Lincoln Avenue, pre-application**

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

The applicants provided the following information:

- The applicant expressed interested in preliminary information for building office space on the property.

Members of the SPRC, Mr. Steven Spraker, Planning 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; and Ms. Cara Culliver, Landscape Architect, provided the following information:

- The property is zoned commercial.
- Changing the zoning to residential will require parcel #s 193 + 203 to rezone as well.
- It was discussed that the following steps are necessary to research the inquiry on building an office building on the property:
  - Work with a contractor, civil engineer, surveyor, architect, and landscape architect for a site plan/concept plan.
  - Configure the size of the building, the parking requirements, landscaping, stormwater and any swale requirements.

**III. Adjournment**

The meeting adjourned 9:46 a.m.

The SPRC Meeting commenced at 9:55 a.m. on June 16, 2021.

**IV. Attendance**

**Applicants:**

Kimberly Buck, P.E., Alann Engineering Group  
Kim Booker, Attorney, Booker & Associates  
Jake Beren, Owner, Hunters Ridge  
Glen Fishman, Owner, Hunters Ridge

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, Senior Planner  
Tim Heyrend, Utilities Manager  
Noel Eaton, Senior Planner  
Lynn Carter, Utilities Engineer  
David Allen, Planning Civil Engineer  
Cara Culliver, Landscape Architect  
Marcella Miller, Office Manager

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

**B. Hunters Ridge Projects**

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

The applicants provided the following information:

- The project engineer stated that site plans were resubmitted with the updated details for the utility connection for the Celedine and Iris subdivisions.
- The project engineer detailed that the utility master plan was created with detailed and time consuming analysis. There was discovery that the 8” creates too slow of velocity, therefore one was reduced to 6”, and one was reduced to 8” and a large portion of it from the county line is 12” from Pathways Elementary School and 8” and 6” throughout the subdivision. If increased, was informed that there would not be adequate velocities.
- The project engineer expressed concern with the Utility Department comment to install a 12” sewer line. She stated that this was not consistent with the previously approved plans. The project engineer stated if there was a desire to upsize the pipe, there should be a city cost participation.
- The owners are ready to move forward and start construction on the forcemain, Celedine and Iris.
- Working with the Department of Transportation (DOT) on the traffic/transportation for the Flagler County portion of the DRI and will then be ready to start construction very soon.
- Airport Road was discussed. The roadway is dedicated to the CDD and has a note on the plat that it is dedicated for public use.
- The applicants discussed the phasing sequence to be (1) Celedine, (2) Iris, (3) Indigo and (4) the commercial centers.

- It was stated that there is a pending Notice of Proposed Change for the Flagler County portion of the Hunter's Ridge DRI. Some of the changes will be from higher density to lower density but the number of units is staying the same. Working with the county on a major amendment to make the school site into a park-use.
- The build-out for the entire subdivision will be over a six to seven year timespan.
- There was a discussion of the forcemain within the Huntington project area, south of Airport Road. The owner stated that they were willing to construct this forcemain if necessary.

Members of the SPRC, Mr. Steven Spraker, Planning 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; and Ms. Cara Culliver, Landscape Architect, provided the following information:

- It was discussed that Celedine and Iris site plans were expired, therefore they are being reviewed as new site plan submittals.
- The Utilities Manager stated that the city is exploring a sewer treatment facility on the west side of the city. The exact location is still to be selected.
- It was explained that there was an additional study for the entire west side off of State Road 40 which is also in the City's service area and impacts Airport Road.
- The roads, utility easements and plat dedicating the lift station to the city as a utility easement were discussed. It was explained that the City Commission has to accept the utility easements. A sketch and legal is required for the utility easements and lift station. The City Attorney's Office has a standard easement and an example (Huntington Green) was placed in the ProjectDox folder.
- It was discussed that the applicants are required to provide an easement on Airport Road. If there is a belief that the existing plat allows the city to provide utility maintenance, then the project should provide that and staff can provide to the City Attorney's Office for review. The city needs rights to work on the water and sewer lines.
- A resolution is needed for the Huntington projects force main which city staff will work on. Staff acknowledged and appreciated the owners offer to construct the forcemain, but the responsibility is with the Huntington projects.
- It was communicated that any development sequence changes be sent to Mr. Allen regarding the sequence of construction. The information will be forwarded to Mr. Heyrend for the evaluation of the master plan.
- The details for sewer lift stations have been amended regarding the location and not the material. The existing sewer lift station detail does not allow room for a portable generator so it will shift to allow room for a generator to be pulled in. Mr. Allen will forward the details to Ms. Buck.
- Mr. Heyrend and the Utilities Department will review the utility master plan study based on the concerns of the sewer line presented by the project team. A SPRC follow-up meeting on June 30, 2021 will be scheduled.

## **VI. Adjournment**

The meeting adjourned 10:43 a.m.