

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

9:00 A.M., October 27, 2021

The SPRC Meeting commenced at 9:00 a.m. on October 27, 2021.

I. Attendance

Applicants:

Brendan Kozlowski, Germfree (via Zoom)

Kevin Kyle, Germfree (via Zoom)

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Civil Engineer

Cara Culliver, Landscape Architect

Brian Rademacher, Economic Development

Tom Griffith, Chief Building Official

Tim Heyrend, Utilities Manager (via Zoom)

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Germfree- Airport Business Park, 4 Sunshine Boulevard, Pre-application Meeting

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

The applicants participated by Zoom to discuss information regarding Germfree-Airport Business Park, 4 Sunshine Boulevard, Pre-application Meeting.

- The business on the property houses trailer and modular ‘clean-rooms’.
- A driveway was added on the southwest of the site at the front of the building.
- It was discussed that the desire is to move tractor trailers and clean-rooms and add another one-two driveways to the property as well as an assembly building at the back right corner of the site. The driveway in the middle of the building is not utilized.

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

- It was determined that one additional driveway can be added to the front of the property along Sunshine Blvd. to total five driveways. The Land Development Code (LDC) establishes access points based on linear frontage of the property. Per the LDC two driveways are permitted for the first 200 linear feet and one driveway for each

additional 200' thereafter allows one additional driveway. A driveway can be relocated if not utilized where it currently is.

- It was discussed that if it is the desire to have more than one additional driveway, the LDC would need to be amended through the public hearing process and this change would apply citywide. Five driveways are allowed total.
- There is a landscaping requirement along the frontage to buffer the impacts. The landscape buffer is 40' along the roadway.
- The building setbacks are 50' in the front, 10' on the sides and 50' in the back, abutting residential.
- Discussion occurred regarding adding another building and meeting the parking calculations. It was advised that it is possible as long as meeting the setbacks, code and parking calculation requirements. The square footage of the building and number of current parking spaces is required. The setback off of the road is 40' for parking. It was suggested to hire a civil engineer to assist with the process and calculations.
- SPRC meets every Wednesday to bring the topic back for discussion and feedback.

III. Adjournment

The meeting adjourned 9:19 a.m.