

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

**9:00 A.M., March 16, 2022**

The SPRC Meeting commenced at 9:00 a.m. on March 16, 2022.

**I. Attendance**

**Applicants:**

Parker Mynchenberg, Parker Mynchenberg & Associates  
Scott Vanacore, Vanacore Homes

**Staff:**

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

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

**A. US1 & Pine Tree Drive Storage**

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

The applicants were in attendance and **provided the following** information regarding US1 & Pine Tree Drive Storage:

- It was discussed that the property is in unincorporated Volusia County with water and sewer from the City (in the ISBA).
- The concept was explained for a 90,000 square feet two-story storage facility building with approximately 500 cubicles, similar to the building that Vanacore Homes is working on in Port Orange.
- The site is 5.26 acres with a shared lake between the subject property and the next.
- The building design is proposed to look like a high-end office building with two loading zones.
- Mr. Vanacore showed elevations of the proposed project and explained that the architecture on this building would be unique with no roll-up doors in sight.
- The entire facility will be sprinkled.
- There is a private lift station in the vicinity of the site.

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

- Discussion occurred regarding the Land Development Code (LDC) and how it has not been amended to allow this type of storage facility. Two options to choose from are

to amend the LDC and B-8 zoning district to allow this type of facility or to do a Planned Business Development (PBD).

- It was explained with any utility connection, annexation is required. It was advised that the land use for the site is sufficient, and the site plan must be submitted. A neighborhood meeting is required as well since there are residential properties to the east of the site.
- It was discussed that a waiver may be allowed for the parking, similar to the other two storage facilities. The storage (mini-warehouse) parking requirement is based on the square footage, one for every 15 cubicles.
- It was advised that the site is in the Commercial zoning district where it is required to meet one of five architectural styles listed in the Land Development Code (LDC).
- It was directed to be mindful of the floor area ratio (FAR) for the property.
- There is a 6' wall requirement and it was explained that through the process the applicants can inquire about a 6' vinyl fence or landscaping in its place.
- Access is required to the retention pond.
- There was discussion on stormwater and drainage.
- Regarding landscaping, there is a 36' greenbelt buffer requirement in the front. Between the building on the west side there is a 5' landscape buffer requirement, a 10' landscape buffer requirement to the north, and 10' landscape buffer requirement on Pine Tree Drive. The northwest landscape buffer is medium-density residential, therefore the buffer is 20' depending on the impervious surface ratio. It was advised that a landscape island is required per every 10 parking spaces.
- Regarding utilities, there is an existing 12" watermain and an existing 12" force main in the right-of-way on the east side of US1. The fire hydrant across the street is of concern as there is a land development code requirement for there to be a fire hydrant within 300 feet hose length of the furthest part of the proposed building. The applicant may need to install another fire hydrant to satisfy the code requirement. There is an existing private fire hydrant to the north of the site that can be utilized, however, a live demonstration is required to showcase that the private hydrant is fully functional. The Fire Department should review the utility plan for a hydrant and FDC location.
- The applicant stated that a fire suppression system would most likely be installed. It was mentioned that the fire sprinklers flow rate calculations must also be supplied to confirm the anticipated pressure will meet building code requirements.
- Regarding building, there was discussion on which fire station would serve the site and the route they would take. Code states that a fire truck must be able to get within 50' of the door.
- It was expressed that code specifies that sidewalks are required along public roads. There is a sidewalk planned on the concept plan on Pine Tree Road. It was advised for the applicants to look into a contribution to the sidewalk fund for U.S. Highway 1.
- Regarding signage, a 64 square foot monument sign is allowed within 5' of the right-of-way. Due to being located on a corner, two signs are allowed. The site address must be located on the face of the sign. A discussion occur regarding the wall signage which is based upon the linear frontage of the building.
- Regarding lighting, the maximum height limit for the poles are 20' and cannot be aimed at residential.

### **III. Adjournment**

The meeting adjourned 9:55 a.m.