

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

**9:00 A.M., April 6, 2022**

The SPRC Meeting commenced at 9:00 a.m. on April 06, 2022.

**I. Attendance**

**Applicants:**

Dennis Testagrossa, Owner/Partner

**Staff:**

Becky Weedo, Senior Planner

Robin Gawel, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

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

**A. 1815 N. U.S. Highway 1, Mini-Warehouse, RV and Boat Storage**

Ms. Gawel started the conversation with the introduction of City staff and applicants.

The applicant was in attendance and **provided the following** information regarding 1815 N. U.S. Highway 1, Mini-Warehouse , RV and Boat Storage:

- The site is in the I-1 Greenbelt Gateway Preservation District.
- It was discussed that the property is 18,000+ square feet on 7.1 acres in which 3 acres of that is in the back section of the site where the RV/Boat storage would be. The main building is 230' x 55'. The inside height is 9', and 15' on the back side (exterior). The back side of the building will be renovated to be the same height as the front at 9'.
- The applicant is interested in a change of use from a machine shop to temperature-controlled mini-storage/mini-warehouse and RV/Boat storage with plans to gut and modernize the building.
- The 80 storage units would be separated by walls and roll-up doors ranging in sizes from 10' x 15', 10' x 16' and 10' x 20'. It was explained that the wall between sections B and C is concrete.
- The back section of the property allows for 200 parking spots. Business parking for the mini-warehouse storage facility portion of the building would be in the front. Loading docks and ramps would be installed.
- The proposed project consists of different sections of building, which is planned to be done in different phases if allowed. The first phase would be the inside of the building and the driveway around it.

- It was explained that security-fencing would be installed and that the site is on well and septic with a retention pond for drainage onsite.

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

- It was clarified that mini-warehouse is a conditional use in the Land Development Code (LDC). The conditions are required to be demonstrated in the Engineering plans or go through the Planned Business Development (PBD) process for negotiation. However, the PBD process is not allowed in Industrial Zoning District. It was explained that the City is considering an amendment for Industrial land uses to allow the PBD process.
- It was advised that the required fencing material around the perimeter is PVC or aluminum.
- Business signs are required to be permitted separately.
- Any part of the building facing U.S. Highway 1 is required to be architecturally treated.
- Regarding landscaping, it was stated that due to the property depth being greater than 200', the front of the property is in the Greenbelt Gateway District. There is also a 36' front buffer requirement, and 6' landscape buffer requirement on the sides of the property. Other requirements mentioned were for natural vegetation to stay on the property and one tree per every 200 square feet of area is required. The site requirement is one tree per every 1,500 square feet of lot area. It was explained that a tree survey is required. If there are large oak trees onsite, they will need to be identified before clearing. It was noted that if trees are 36", they are known as historic trees and require City Commission approval for removal.
- Regarding engineering, it was explained that the front driveway loop and down the drive aisle is required to be paved. Driveways have to be paved with asphalt when doing RV/Boat storage for fire access. Another matter discussed was if adding more than 1,000 square feet of impervious surface, need to meet the stormwater rule; design for all of the impervious surface.
- Regarding utilities, a fire hydrant is required 300' from the building on the property and is required to be able to extend to the back of the property. Stormwater concerns were expressed.
- Regarding septic, there is a 6" force main on the west side of U.S. Highway 1. The applicant is required to provide anticipated sewer usage calculations when submitting site plans. It was explained that a Department of Transportation (DOT) permit would be required for installing any utilities on U.S. Highway 1. The applicant was encouraged to discuss the permit application process with their professional engineer.
- The Chief Building Official stated that a sprinkler analysis is required.
- It was recapped that a detailed engineered site plan is required for the front showing how all of the requirements are met, including the parking requirements. The Site Plan Review Committee (SPRC) process was explained including the review and comments that will take place. No neighborhood meeting is required.

- Staff stated that the SPRC meets every Wednesday with the availability to meet again with the applicant and their professional engineer to discuss the project further for additional feedback.

**III. Adjournment**

The meeting adjourned 9:41 a.m.

The SPRC Meeting commenced at 9:47 a.m. on April 06, 2022.

**IV. Attendance**

**Applicants:**

Harry Newkirk, Newkirk Engineering

**Staff:**

Robin Gawel, Senior Planner

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

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

**B. Walgreen’s Site Access & Stormwater, 2001 West Granada Boulevard**

Ms. Gawel started the conversation with the introduction of City staff and applicants.

The applicant was in attendance and **provided the following** information regarding the Walgreen’s Site Access and Stormwater, 2001 West Granada Boulevard.

- It was discussed that the purpose of the meeting is to discuss fixing the access for the Walgreens commercial site as well as access to the multi-family project (or whatever the adjoining site may be) now.
- The grading of the pond is being revised to show the 8’ maintenance berm and easements due to the different property owners.
- Construction easements and a maintenance berm with drainage easement will be done by Newkirk Engineering.
- There will be a 6’ separation between the force main and water main going to the site.
- A public lift station will run the sewer for the western commercial and backside of the property.
- There will be an easement over the roadways.
- Discussion occurred regarding the applicants interest in wanting to build immediately once approved.
- The pond is planned to be put in first with cypress trees and vegetation on the multi-family site until the project is developed. Applicant will clarify what unsuitable material means on the plans.
- The location of the underground storage on the profile was discussed and was explained as 2” of SP95 with 12” of crushed concrete over top of it, and gravel underneath of it.
- It was advised that the project will add a sampling station and air release valve.
- Currently in the permitting process with DOT on the drainage, access, and utilities, and will report the DOT responses.
- Discussion occurred regarding right-of-way plans to add 25’ of left turn in on the other side of Granada Blvd. for Tymber Creek Rd for the overall TIA for the site.

- Mr. Spraker's prior comments on lot splits were addressed, it was explained that the applicants for the multi-family project had to close some property for tax-purposes on the multi-family site. Walgreens will have an adjusted boundary, and the multi-family project will adjust their boundary and the future commercial area to the west will have a boundary. The tax and property appraiser information will be exactly how the site is.
- The access will be cleaned up and will have a different system maintained by the owners to the north, the proposed multi-family development.
- It was advised that Walgreens has an irrigation system and will adjust for the new buffer on Tymber Creek.
- Mr. Newkirk addressed all of Mr. Allen's utility comments.

Members of the SPRC, Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Regarding utilities, Mr. Stephenson will discuss the master meter or owning a watermain, and if the meter should be out front or not, with the Public Works Director and follow up with Newkirk Engineering.
- Ms. Culliver will plan on walking the site for buffer logistics and coordination for bringing it up to code.

**VI. Adjournment**

The meeting adjourned 10:22 a.m.