

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

**9:00 A.M., June 1, 2022**

The SPRC Meeting commenced at 9:00 a.m. on June 1, 2022.

**I. Attendance**

**Applicants:**

Kim Buck, P.E., Alann Engineering Group  
J. Beren, Hunter's Ridge  
Glen Fishman, Hunter's Ridge (via Zoom)  
Kelsey Horton, Upham Inc.

**Staff:**

Steven Spraker, AICP, Planning Director (Via Zoom)  
David Allen, P.E., Civil Engineer  
Mike Stephenson, P.E., Utilities Engineer

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

**A. Hunter's Ridge indoor storage facility (utility connection)**

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

- Ms. Buck introduced the project as an indoor self-storage facility with two restrooms that is located in Flagler County where Ormond Beach is the utility provider.
- A discussion occurred regarding the sewer connection and the timing of surrounding projects such as Celedine and Iris subdivisions.
- Mr. Stephenson indicated a force main pressure of 24 psi around the River Oaks lift station.
- A discussion occurred about lift station options and the need to pump the storage facility wastewater against other projects in the area.
- Overall utility master plan for Flagler County Hunter's Ridge is still valid.
- City staff confirmed there is no ability or plan at this time to provide reclaim services to Flagler County Hunter's Ridge.
- Mr. Stephenson discussed the need for fire flow calculations based on the building being sprinkled.
- Mr. Allen stated that no water meters are issued until the sewer is active and cleared.

**III. Adjournment**

The meeting adjourned 9:20 a.m.

The SPRC Meeting commenced at 10:30 a.m. on June 1, 2022.

**IV. Attendance**

**Applicants:**

Awad Gerges (Via Zoom)

Nermin Gerges (Via Zoom)

**Staff:**

Steven Spraker, Planning Director (Via Zoom)

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

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

**B. 507 Grandview**

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

- Property is within the B-7 zoning district.
- Existing use is a duplex (2 units) which is not an allowed use in the B-7 zoning district.
- Discussion occurred regarding the desire to change the use to convert large garage area. Applicants stated that transient lodging and office were two uses under consideration.
- Staff stated that a change of use would require (1) site improvements and (2) building improvements.
- Staff suggested involving a civil engineer to review options.
- Building official stated that changes to the building depend on the final selected use.
- A review of the property, location of the existing building occurred.
- Changing to a commercial use would require a review of parking, landscaping and buffer wall.
- Ms. Culliver confirmed that the project requires a 10' landscape buffer along the roadways.

**VI. Adjournment**

The meeting adjourned 11:07 a.m.