

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

11:00 A.M., August 17, 2022

The SPRC Meeting commenced at 11:00 a.m. on August 17, 2022.

I. Attendance

Applicants:

Kim Buck, P.E., Alann Engineering Group

Jake Beren, Hunter's Ridge Acquisition and Development (via zoom)

Staff:

Steven Spraker, Planning Director

Sarah Cushing, Planner

David Allen, Planning Civil Engineer

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Hunter's Ridge Flagler County Utility Master Plan

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

Mr. Allen led the discussion.

The applicants were in attendance and participated by Zoom and **provided the following** information regarding the Hunter's Ridge Flagler County Utility Master plan:

- Changes were discussed in the master plan's exhibit and sequence of events. It was advised that first will be Celedine, Iris 1 & 2, Primrose and Indigo, followed by Amber Wood (40 lot subdivision) and Iron Wood (65-70 lots). Two other sections will be Plumeria and Saffron. Phase 1 of Iris is the next project to start. It was noted that some of the designs will take longer than others as far as the timing of completion for the different subdivisions.
- The force main installation recently took place.
- A residential change was coordinated with Flagler County. The old school site will be converting to residential.
- It was advised that there is no need for the proposed master lift station as of yet.
- It was discussed that lift stations will be installed at Celedine, Iris and Indigo. The #7 lift station at Indigo will tie into the force main.
- It was advised that no units will be added to the plans.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; and Mr. Mike Stephenson, Utilities Engineer, **provided the following** information:

- The changes in the project were discussed and it was advised that either a disposition action or formal resolution will be required and will go through the City Attorney's Office for determination with the **following required information:**

- A revised plan and exhibit specifying the updated sequence.
- Updated exhibits to the master plan to be included for the wastewater and water.
- Site plan and engineering permit.
- Utility plan and the flow information in an apples-to-apples comparison to show what the plan is now opposed to what the prior plan was in new diagrams and flow calculations.
- It was advised that the City Attorney could also require an updated water and wastewater modeling report to be submitted as well.
- It was advised that placing a lift station in the vicinity of Airport Road can be acceptable, and that making the appearance of it blend in and not stand out or appear like a lift station would be beneficial.
- If the applicant builds the master lift station and puts in smaller pumps initially, it was advised that an addendum to the agreement is necessary with the requirement that the developer upsize the pumps at a later date when needed to support development.
- Discussion occurred regarding City trucks having a place to park outside the Airport Road travel lane not on the right-of-way (ROW) if lift stations are constructed in the vicinity of Airport Road.

III. Adjournment

The meeting adjourned 11:40 a.m.