

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

9:00 A.M., December 28, 2022

The SPRC Meeting commenced at 9:00 a.m. on December 28, 2022.

I. Attendance

Applicants:

Alexis Franco

Jaidy Franco

Staff:

Steven Spraker, Planning Director

Sarah Cushing, Planner

Chris Mason, Neighborhood Improvement Manager

Clifton Rinaldi, Neighborhood Improvement Officer

II. Meeting with Applicants – Scheduled Items for Review

A. 305 N. U.S. Highway 1, Change of Use

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

The applicants were in attendance and **provided the following** information regarding 305 N. U.S. Highway 1, Change of Use:

- The applicant stated that the sign change only involved a change of the sticker. City staff stated that is consider a face change and would need a sign permit. It was agreed that only the application fee would be assessed as the fee.
- The applicant stated that the cars on-site are be cleaned for auction and there are no business operations being conducted on-site. The applicant stated that they are in the process of re-structuring the business.
- It was noted that the number of cars on-site has been reduced.
- The site plan that was approved is presenting issues for the applicant. Specific issues discussed included irrigation (damage to cars from sprinklers), landscaping, and obtaining a general contractor.
- It was expressed that other businesses do not have the same level of improvements. The applicants inquired why they are being required to make these improvements.
- There was a question if another contractor, other than a general contractor, can do the improvements.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Chris Mason, Neighborhood Improvement Manager, Clifton Rinaldi, Neighborhood Improvement Officer **provided the following** information:

- It was stated that there is an approved site plan for 305 N. U.S. Highway 1 and city staff received a complaint about vehicles parking on the property.

- It was stated the goal of the meeting was to inform the applicants that cars cannot be parked outside designated areas and that the site plan improvements need to be completed and a business tax receipt obtained prior to the start of business activities.
- Staff stated that the change of use to vehicle sales required certain improvements, including landscaping and irrigation. It is possible to review the landscape and irrigation improvements with the city Landscape Architect.
- The Planning Director stated in response to why the improvements are required is because the property is changing uses and the conditional use criteria vehicle sales requires the site plan improvements shown on the site plan.
- City staff stated that they would check into if another contractor can preform the site improvements.
- There was a discussion of car parking areas. City staff stated that cars can only park in designated parking areas.
- City staff stated that they would seek to have the city Landscape Architect to meet on-site with the applicants.

III. Adjournment

The meeting adjourned 10:04 a.m.