

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

10:00 A.M., December 22, 2021

The SPRC Meeting commenced at 10:00 a.m. on December 22, 2021.

I. Attendance

Applicants:

Alesa, Riley, Embree Development Realty

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official (via zoom)

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 1641 West Granada Boulevard

Mr. Steven Spraker, Planning Director, started the conversation and introductions of the City staff and applicants.

The applicant attended by Zoom and **provided the following** information regarding 1641 West Granada Boulevard:

- The site is in the B-7 zoning district (Commercial Land Use).
- The property is eight acres and 35,000 square feet, with 150' of frontage.
- The site has been vacant for two years. The building on the property is an inoperable old gas station.
- The applicant is interested in demolishing the property on the site and building a carwash in its place.

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

- It was discussed that the site is in blight condition and has not had any site plan applications for the property in over 15 years and how the city would like to see the property redeveloped. The current zoning does not allow a carwash. It was advised that in order to demolish the building the applicant can apply for a new use through a Planned Development.
- It was expressed that it is uncertain if the desired use would fit on the small property. A conceptual site plan is required.

- The process was explained beginning with a public hearing following SPRC and then would be required to go to the Planning Board (one hearing) as an advisory to the City Commission (two hearings). Public notice and advertising is required as part of the process (estimated time for process is typically four months but could be up to six months).
- It was advised that SPRC review is every two weeks for comments.
- A public hearing fee would be required and the nonconforming interstate sign would have to be removed. Mr. Spraker will forward the applications, fee amounts and flow chart to Ms. Riley.
- It was expressed that the State of Florida has regulatory groups to consult regarding soil borings to ensure the site is acceptable as well as standard state permitting requirements. The site may have environmental requirements since it was a gas station at one time with the possible condition of removing the tanks.
- Regarding landscaping, a 25' greenbelt buffer is required along the frontage of the property. It was discussed that if the depth is less than 200', the landscape buffer is 25'.
- Regarding stormwater, it was advised that it is not of concern unless there are plans of adding 1000 additional square feet of impervious. Whatever impervious surface is removed would count. Minimal pollution abatement is required.
- It was expressed that the city has specific architectural standards within the Land Development Code (LDC) that would apply.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

III. Adjournment

The meeting adjourned 10:12 a.m.