

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

**9:00 A.M., February 16, 2022**

The SPRC Meeting commenced at 9:00 a.m. on February 16, 2022.

**I. Attendance**

**Applicants:**

Richard Riley, Property Owner

**Staff:**

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Tom Griffith, Chief Building Official

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect (via zoom)

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

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

**A. 267 Hand Avenue**

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

The applicants were in attendance and also participated by Zoom to discuss information regarding 267 Hand Avenue:

- There was discussion that the property is currently being used for storage and is a former single-family house in area zoned for commercial uses (B-5). The property owner is interested in working with Mr. Stan Holly, architect and converting the residential house to a warehouse/storage for additional storage for his personal things and boat. He originally purchased the property in 2010-2011 and used the building and garage for a workshop and storage.
- The property is in the B-5 Service Commercial zoning district.
- Plans to use the existing foundation in the conversion.
- The driveway will be expanded.
- The building has a one bedroom/one bathroom apartment currently.
- The kitchen that came with the house was gutted and no longer exists.
- Plans to raise the roof and walls 4'. The roof will be changed from a flat roof to an insulated pitch roof.
- Plans for a 10' by 10' garage door installation.
- When discussing the landscaping currently on the property it was said that on the east side of the property there is a large live oak and trees on the northwest and southwest corner as well.
- There is one single water meter onsite.

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

- Discussion occurred regarding the property and how the Service Commercial zoning district does not allow a residential component. The choices for the property are to maintain the single-family house or convert the structure and use to the commercial standards.
- Regarding landscaping, the landscape buffers are: 10' on Parque Drive, 6' on the north side, 6' on the east side and the landscape requirements are 3 trees, 30 shrubs, and a requirement of 2 trees, 20 shrubs, and 20 ground cover per every 100 lineal feet. The landscape requirements for the 10' buffer is 3 trees, 30 shrubs and 30 ground cover per every 100 lineal feet. Other site requirements are 1 tree for every 1,500 square feet of lot area or one tree per 400 square feet in the landscape area (the greater number shall apply).
- The City Landscape Architecture is available to discuss the required landscaping for the change of use from a single-family residence to a commercial use.
- Regarding engineering, it was stated that changing to commercial requires a handicapped, striped parking space.
- Regarding building, the handicapped accessibility was discussed, including that the bathroom is required to be accessible.
- Regarding utilities, it was stated that there is no reclaimed water in the vicinity of the property and if the property owner chooses to put in an irrigation well that they would need to go through the Volusia County Health Department. The standard details will be shared with the property owner via e-mail.
- It was expressed that a survey is required and will detail more information for specific requirements. The setbacks required are per the B-5 zoning districts. If the structure does not meet the required setback, a variance could be sought.
- The steps and requirements were explained for the change of use for the property:
  - Site plan showing any changes to the site, such as additional driveway, parking and building setbacks.
  - Landscape plan showing compliance with the buffers and landscaping improvements and striped handicapped parking spot required.
- The variance process was also explained:
  - A survey is required that shows verification of the location of the structure and the driveway for fill-in and to determine the setback and driveway expansion details.
- Staff advised that they will share the minutes from this meeting for direction and assistance and explained that SPRC meets every Wednesday if the property owner is interested in meeting again once they have their plans.

### **III. Adjournment**

The meeting adjourned at 9:42 a.m.

The SPRC Meeting commenced at 9:42 a.m. on February 16, 2022.

**IV. Attendance**

**Applicants:**

Kavyu Ipad, Property Owner  
Alejandra Abraham, Adams Cameron

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, Senior Planner  
Tom Griffith, Chief Building Official  
David Allen, Planning Civil Engineer  
Jason Weidenmiller, Site Inspector  
Cara Culliver, Landscape Architect (via zoom)  
Mike Stephenson, Utilities Engineer  
Marcella Miller, Office Manager

**B. 1641 W. Granada Boulevard, Convenience Store Type B or C**

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

The applicants participated by Zoom to discuss information regarding 1641 W. Granada Boulevard:

- The existing building at 1641 W. Granada Blvd. is 5,000 square feet and is zoned B-7 Highway Tourist Commercial.
- Interest expressed in one of three projected projects on the property of 1641 W. Granada Blvd.: 1. Gas station with 12 pumps; 2. Express carwash; or 3. Car/Truck Wash.
- Interest also expressed in 1671 U.S. Highway 1 (B-7 zoning district).

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

- It was expressed that hiring a civil engineer will assist with the development potential.
- Discussion occurred regarding the applicants proposed ideas. It was stated that the property at 1641 W. Granada Blvd. would be difficult to fit 12 pumps on with the parking and landscaping requirements based on the property size.
- Regarding parking, 25 parking spaces are required as well as landscaping.
- The building setbacks are: 40' on the front; 20' in the rear; 10' on the east side.
- Regarding landscaping, the greenbelt buffer is 25'.
- It was stated that if less than 200 linear feet in depth, a design is required from an engineer.
- Regarding utilities, there is an existing 8" force main in the right-of-way on the north side of Granada. There is also an 8" watermain on the north side of Granada . The

neighboring properties utilize private lift stations for their sewer needs. It was discussed that it may be possible to tie into the existing private lift stations if the applicant obtains approval from the nearby owners. Otherwise, a new lift station would be necessary. It was advised that a hired engineer can work out the design and details.

- Discussion occurred regarding the express carwash idea and information was relayed that this is not allowed in the zoning district. A Planned Business Development (PBD) would be required for a public hearing. There may be issues fitting it on the property as well. It was expressed that stacking is of concern on Granada Blvd.
- Regarding the applicants inquiry on the 1671 U.S. Highway 1 property, it was advised that a car or truck wash would not be allowed as it is not permitted in the B-7 zoning district. A Planned Business Development (PBD) would be necessary and it was suggested that it would need to be shown how the applicants are doing above and beyond what the code allows. The property is not abutting residential.
- It was advised that SPRC meeting every Wednesday to review again if necessary.

V. **Adjournment**

The meeting adjourned at 9:56 a.m.

The SPRC Meeting commenced at 10:00 a.m. on February 16, 2022.

**VI. Attendance**

**Applicants:**

Paul Marcinko, JAD Engineers (via zoom)  
Keith Pari, D3 Realty  
Mike Freidin, JAD Engineers (via zoom)  
Braxton Babeski, Hix Snedeker Companies  
Thomas Luce  
Linda Biro, Hix Snedeker Companies  
Scott Rhodes, Hix Snedeker Companies  
Lee Rambo, JAD Engineers

**Staff:**

Steven Spraker, Planning Director  
Becky Weedo, Senior Planner  
Robin Gawel, Senior Planner  
Tom Griffith, Chief Building Official  
David Allen, Planning Civil Engineer  
Jason Weidenmiller, Site Inspector  
Cara Culliver, Landscape Architect (via zoom)  
Mike Stephenson, Utilities Engineer  
Marcella Miller, Office Manager

**C. 620 S. Yonge Street, Retail Sales**

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

The applicants were in attendance and also participated by Zoom to discuss information regarding 620 S. Yonge Street:

- Plans were discussed for a 10, 200 square foot retail space on the heavily wooded site at 620 S. Yonge Street, intended for a Dollar General retail store.
- The 320' depth lot abuts a warehouse and is located next to a residential area.
- The applicants advised that there are no plans for fire sprinklers.
- Full access is sought to take place off of Arroyo Parkway.
- It was estimated that the sewer flow will be 150 gallons per day.

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

- A site plan is required with the help of a surveyor, architect for the building elevations and a civil engineer.

- There is a 20 percent parking reduction due to the site being on a multimodal bus corridor. Any waiver of parking higher than 20% would require a Planned Business Development amendment.
- It was explained that the applicants can review section 3-68 of the Land Development Code (LDC) for the five architectural styles to choose from. Neo-eclectic is one style that other Dollar General stores have used.
- Regarding signage, it was advised that a monument, ground or pole sign is allowed.
- Since the site is abutting residential, a neighborhood meeting is required. The meeting can be held at a church or library.
- Regarding landscaping, 15 percent of the site must be set aside for tree preservation. On U.S. Highway 1 there is a 20' landscape buffer; 10' on Arroyo Parkway; and 6' on the north and west sides. It was advised to work around any historic trees. The tree mitigation form was explained and it was advised that some of the specimen trees are required to be saved which can be reviewed in article III of the Land Development Code (LDC).
- Regarding utilities, stormwater was discussed and staff will research the PBD for #610 regarding the site plan and development order. It was advised for the applicants to research it with St. Johns River Water Management District as well to inquire what was approved in the permit to determine if there was a master stormwater design. The canal was discussed and how the pipes within the intersection dump into the ditch and the system flows down there and parallels with the railroad. It was also advised that St. Johns River Water Management requires an access point around the top of the stormwater pond for maintenance.
- Regarding onsite wastewater, it was advised that there is an existing gravity sewer system across South Yonge Street. A private or public lift station would be required if the applicant plans to tie into this existing gravity system. Boring under U.S. Highway 1 would need to take place to get to the existing sewer line, therefore a FDOT permit would be required. There is also a private gravity system onsite at 610 South Yonge Street serving the nearby properties. The applicant would need a letter of approval from the existing property owner stating that the applicant can utilize the private gravity lines if they intend to use the private lines.
- It was stated that fencing is not required around the stormwater pond with a 6 to 1 side slope.
- Regarding building, the fire suppression and fire flow concern was expressed. It was advised that any proposed structures have to be within 300' as the hoses drag, of a fire hydrant. It was discussed that there is a 6" watermain on Yonge Street. It was advised that a fire hydrant can be installed on the front of the property. If the applicant plans on using the nearby private property's fire hydrant, it was stated that the applicant would have to demonstrate that the private fire hydrant was fully functional. Additional discussion was held regarding the need for a fire final, building and electrical final prior to the start of business.
- Building permits are required for the building, the dumpster and signage.
- It was advised that buffering is not necessary on the side close to the storage facility.
- Regarding engineering, it was advised that the truck route is to be specified around the building for the dumpster and deliveries on the site plan.
- Discussion occurred regarding Arroyo Parkway being in the County right-of-way. A Use Permit is required from Volusia County.

- It was expressed that a concept site plan is required to start the review and permitting process which includes the development order.
- The ProjectDox electronic review system was explained. Comments and reviews go through a two -week turnaround process. Information was also delivered regarding the early review option and the fee of \$350.00 to view the building and site plans concurrently.
- It was advised that SPRC meeting every Wednesday to review again if necessary.

**VII. Adjournment**

The meeting adjourned at 10:33 a.m.