

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

**9:00 A.M., June 15, 2022**

The SPRC Meeting commenced at 9:00 a.m. on June 15, 2022.

**I. Attendance**

**Applicants:**

Jennifer Nylander, Hixsnedeker  
John Michael Law, Hixsnedeker  
Kennedy Lockhart (via zoom)  
Tracy Mann, Center G Architecture Firm (via zoom)  
Mike Freidin (via zoom)  
Paul Marcinko, Jade Consulting (via zoom)

**Staff:**

Steven Spraker, Planning Director  
Tom Griffith, Chief Building Official  
Cara Culliver, Landscape Architect  
Mike Stephenson, Utilities Engineer  
Marcella Miller, Office Manager

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

**A. Tymber Creek Road and State Road 40 Commercial Use, Tractor Supply**

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

The applicants were in attendance and also participated by zoom and **provided the following** information regarding the Tymber Creek Road and State Road 40 Commercial Use, Tractor Supply store:

- The Tractor Supply store site plan was presented.
- The store is planned to be a 21,000 square foot, architecturally enhanced, pre-engineered metal building with an outdoor fenced display area with a 16' tall fence behind the building.
- The store plans to have a garden center with two points of access on the east side. The square footage of the store with the building including the garden area is proposed for 24,000 square feet. The first driveway is the same access for the Walgreens store off of Granada Boulevard, which will be improved.
- It was discussed that the propane tank area will have a canopy over it.
- The building height is 30.1' at the entry area and the masonry area is 20.8'.
- It was advised that the tree survey is underway and a landscape strip will be installed in the front store area.
- Faux windows will be on the frontage side of the building with the east side of the building planned for the entrance.
- The building will be sprinkled.

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

- It was discussed that the proposed project is an allowed use but includes outdoor activity which cannot be approved by staff and requires City Commission approval.
- It was advised that outdoor displays are not supported by city staff on the roadway. City staff does not recommend approval of a permanent trailer area and will not approve near SR40 but would support outdoor storage on the sides or back of the site through a Special Exception or Planned Business Development (PBD) at a public hearing if the applicant so chooses.
- The parking calculations were discussed and the need to increase or apply for the variance for parking through the Planned Business Development (PBD). Data analysis is required for the parking as well as information as to why the parking calculation is what it is. It was suggested to look at other Tractor Supply stores for their typical parking generation.
- Regarding landscaping, it was advised that any bald cypress or live oak historical trees 36" in diameter would be required to be approved by City Commission for removal. The overlay is in the 36' greenbelt buffer without the ability to build up to 200' in that area. 15 percent of the site is required to be dedicated to tree preservation. Between the building and the sidewalk there is a 5' landscaped area. 10 parking spaces and a landscape island is required there. The terminal ends of parking rows are required to have a landscape islands. The 10 percent vehicular use area is required to be dedicated to landscaping. It was suggested to work with a professional landscape architect for a landscape plan. The public benefit of anything more than 15 percent preservation or an increase in the plantings were encouraged.
- A wetlands management report is required. It was discussed that the city is obligated to follow Volusia County standards with the 25' wetland buffer requirement.
- The Chief Building Official (CBO) advised that a fire hydrant location is to be specified on the plan. It was also suggested to work with a State LP inspector to review the propane tank dispensary area. It was discussed that there is a public sidewalk on State Road 40, therefore an accessible route is required from the public sidewalk into the building.
- Regarding utilities, it was advised that the access road into Walgreens is scheduled to have a 10" watermain and a 6" force main. Fire flow calcs and demand calculations are required for the site. The applicant was advised to coordinate with the developer of the Tymber Creek Access Road if they planned on utilizing the lines the Access Road developer plans on installing. Additionally, the applicant was advised that there is currently a 16-inch water main on the south side of Granada and a 10-inch force main on the north side of Granada. A DOT permit would likely be required if the applicant chooses to connect to the existing utilities on Granada. It was also suggested to the applicant that they should verify that the Tymber Creek access roadway will have enough radius for large trucks to get in and out of the site with the right-turn only.
- Regarding engineering, it was advised that a stormwater plan is required. Stormwater calculations are required with the design, showing the impervious area and exfiltration. The LDC requires construction fencing when the site is cleared. A 6' fence with wind screening is required to be put in the front or behind the greenbelt buffer.
- Regarding architecture, the city's architectural standards can be found in the LDC, Section 3-69. It was advised that the Neo-Eclectic is the most popular architectural

style. Simulated wrought iron aluminum is acceptable and if it is not visible the project could request chain-linked fence wrapped in screening.

- Regarding signage, it was advised that a 64 square foot monument sign, 8' in height is acceptable. For any additional signage, the building signage is based on the linear frontage of the building and can be presented at a public hearing.
- Regarding lighting, it was advised that the parking lot lights are to be no taller than 20' in height. A photometric plan is required.
- It was advised that due to the site being against residential, a wall is required and *may be waived* with the natural vegetation in the Planned Development process.
- The electronic submittal process was explained for use following the initial SPRC application to Mr. Spraker. It was advised that SPRC is a two week process.
- The steps were discussed:
  - SPRC submittal.
  - E-mail elevations and specify how the architectural style requirement will be met on the plan set. Include a narrative on the architectural sheets on how the LDC architectural standard requirements will be met.
  - Neighborhood meeting. (Addresses can be retrieved from the Volusia County Property Appraisers and should be sent to abutting properties within a 600' radius). Submit the neighborhood meeting discussion in a short summary to Mr. Spraker.
  - Planning Board meeting as an advisory board to the City Commission.
  - Public hearing process at the City Commission meeting.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further for additional feedback.

### **III. Adjournment**

The meeting adjourned 9:39 a.m.

The SPRC Meeting commenced at 9:55 a.m. on June 15, 2022.

**IV. Attendance**

**Applicants:**

Michael Wojtuniak, P.E., EPI (Via Zoom)

**Staff:**

Steven Spraker, Planning Director

Tom Griffith, Chief Building Official

Marcella Miller, Office Manager

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

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

**B. 1113 N. U.S. Highway 1**

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

Mr. Spraker described the format of the SPRC and stated staff is available if any member of the public desires additional discussions on this project.

The applicant participated by Zoom and **provided the following** information regarding 1113 N. U.S. Highway 1:

- The site is in the B-8 zoning district, in the ISBA area, unincorporated Volusia County.
- The concept plan to use the site previously used for a mobile home site, and now proposed combination retail storage with golf cart sales, was discussed. The applicant expressed interest in semi-trailers also dropping equipment off in storage onsite.
- Stormwater is in the back of the site.
- There are two access points to the site.
- An 8' wide pavement area is proposed in the front of the site for golf cart sales.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. Mike Stephenson, Utilities Engineer; Ms. Cara Culliver; and Mr. Tom Griffith, Chief Building Official, **provided the following** information:

- A discussion occurred regarding how the zoning district does not allow Business Office/Warehouse uses, but a Planned Development can be applied for to introduce the use in the B-8 zoning district. It was also advised that golf cart vehicle sales is not allowed in the B-8 zoning district but the use can also be introduced if there are no negative impacts. A public hearing would be required to rezone in a Planned Development.
- Discussion on the requirement of annexation based on connection to utilities occurred.
- It was advised if approved, the golf cart sales should be displayed on the side or back of the site as the front of the site historically has not been preferred.
- Regarding landscaping, in the front of the site there is a 36' greenbelt overlay district area buffer requirement, 20' rear landscape buffer, and 6' landscape buffers on the

sides. Any 36" in diameter bald cypress or live oak historical trees require City Commission approval for removal.

- Due to the site abutting residential, a 6' masonry wall is required, and a neighborhood meeting is required.
- Regarding utilities, there is a 12" force main in the front of the property, a 10" force main across the street, and a 12" watermain across the street. Connection to the existing utilities on US1 would require a FDOT permit. The fire flow connection calculations for the building would be required. Installing a new hydrant on the property would likely be required. The roadway access to U.S. Highway 1 is also required to be approved by DOT.
- The Chief Building Official (CBO) advised that the hydrant is required to be shown on the plans. A two hour firewall between the storage and retail area would allow the building to be constructed without fire sprinklers. The LDC specifies that a sidewalk is required for connection to the site, or the monies can be put into a sidewalk fund. It was suggested to communicate with DOT on the matter to ensure a sidewalk can be put in with the ditch in the front of the site.
- Regarding lighting, the maximum height limit is 20' to the top of the fixture.
- The electronic submittal process was explained for use following the initial SPRC application to Mr. Spraker. It was advised that SPRC is a two week process.
- The proposed project was discussed and it was advised that the **following is required:**
  - SPRC submittal. Submit final site plan.
  - Submit Legal Metes and Bounds description for annexation.
  - E-mail elevations and specify how the architectural style requirement will be met on the plan set. Include a narrative on the architectural sheets on how the LDC architectural standard requirements will be met.
  - Neighborhood meeting. (Addresses can be retrieved from the Volusia County Property Appraisers and should be sent to abutting properties within a 600' radius). Submit the neighborhood meeting discussion in a short summary to Mr. Spraker.
  - Planning Board meeting as an advisory board to the City Commission.
  - Two public hearings at City Commission meetings.
- SPRC is held on Wednesdays with the availability to discuss the project further.

## VI. Adjournment

The meeting adjourned 10:11 a.m.

The SPRC Meeting commenced at 11:23 a.m. on June 15, 2022.

**VII. Attendance**

**Applicants:**

Elle Gilbert

**Staff:**

Steven Spraker, Planning Director

Tom Griffith, Chief Building Official

Marcella Miller, Office Manager

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

**C. 96 S. Ridgewood Avenue**

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

The applicant was in attendance and **provided the following** information regarding 96 S. Ridgewood Avenue:

- The property is located in the R-3 zoning district, Single-Family Low Density.
- The applicant received a notice that the building is an unsafe structure after a fire that occurred prior. The interest is to rebuild and keep the current zoning. It is currently a triplex.
- The owner advised that the roof and front porch are all that is damaged exteriorly, as well as the second floor on the south side interiorly.
- There are three separate meters on the property.
- The back unit contains a garage and apartment.
- The question arose as to if the site can be rebuilt to a multi-family with 24 units.

Members of the SPRC, Mr. Steven Spraker, Planning Director and Mr. Tom Griffith, Chief Building Official; **provided the following** information:

- It was advised that if the structure is damaged or destroyed the zoning cannot remain. The property is non-conforming and appears to be damaged beyond 50 percent of the square footage and valuation, therefore it would lose its conformity. Once destroyed, it would be required to come into compliance with the current zoning district. There will be a zoning issue without having a principal house on the property.
- It was discussed to rebuilt as a multi-family, the zoning and land use would be required to be amended. A notice would need to be sent to those abutting the property within in 300' as part of the public hearing process.
- The principal unit and accessory dwelling unit are allowed with the homeowner living in one of the properties with a building of at least 1,150 square foot in size on the site.
- It was researched that the existing accessory dwelling unit is 945 square feet.
- It was discussed that if the owner can show that it is less than 50 percent destroyed then the non-conforming use could be continued.
- The Volusia County Property Appraiser has an appraised value or an independent appraisal of the property could be done. The maximum that can be put into the project

is 50% of the appraised value without bring the building into compliance with the Land Development Code and Building Code. Plans should be drawn up with the contractors responsibility to pull permits on any renovations on the damaged building.

- A structural engineer or architect is required to evaluate the property and issue information specifying the square footage of the damaged area. A renovation timeline would be required at the Special Magistrate meeting on 7/25 at 10:00 am with the structural engineer or architect.
- It was reiterated that only if placing a principal structure on the site, the back unit can be demolished.
- SPRC is held on Wednesdays with the availability to discuss the project further.

**IX. Adjournment**

The meeting adjourned 11:52 a.m.