

**PLANNING DEPARTMENT**  
**SITE PLAN REVIEW COMMITTEE (SPRC) MEETING**

**9:00 A.M., October 16, 2019**

The SPRC Meeting commenced at 9:00 a.m. on October 16, 2019.

**I. Attendance**

**Applicants:**

Al Fishalow, SVN Florida Commercial Real Estate Advisors

**Public:**

Pamela Novy, resident

Terry Mercer, resident

**Staff:**

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

David Allen, Planning Civil Engineer

Jason Weidenmiller, Engineering Inspector

George Lavatelli, Civil Engineer

Roger Smith, Utilities Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

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

**A. Pre-application meeting, 1211 West Granada Blvd., proposed retail store**

Mr. Spraker, Planning Director, opened up the SPRC meeting and discussion, for the pre-application of a Tractor Supply retail store at the corner of West Granada Boulevard and Old Tomoka Road.

Introductions were made of the City staff and applicants.

Mr. Al Fishalow, SVN Florida Commercial Real Estate Advisors, provided the following information regarding the pre-application for 1211 West Granada Blvd.

- 19,000 square foot building with outdoor display of 15,000 square feet for Tractor Supply Retail Company.
- #1 seller of dog food and own part of Purina.
- Currently seven locations exist in Florida.
- Location of the building will be set back with trees in the front as a barrier.
- The site location has two curb cuts.
- Plans to talk with his engineer and architects and return with additional information.

After review of the Site Plan and following discussion Mr. Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. George Lavatelli, Civil Engineer; Mr. Roger Smith, Utilities Engineer; Mr. Tom Griffith, Chief Building Official;

Ms. Cara Culliver, Landscape Architect; and Mr. Jason Weidenmiller, Engineering Inspector, determined the following:

- The retail use is allowed but this is a unique site with concerns with the intersection location, proposed outdoor display, natural area preservation, permanent trailer storage, and lack of required parking. Would need to go through Special Exception, provide data analysis, and show studies for acceptance for usage variance.
- Need to see established easements.
- Parking rule: 1 space for each 250 square feet, based on the garden center and retail store, which is 108 spaces (58 spaces on the submitted plan). Would need to address the access of three parking spaces for cars with trailers or semi-trucks with room for them to turn around and get out of the site. The site plan would need to include a turning radius analysis, including review by the Florida Department of Transportation.
- Granada Boulevard is not a typical place for outdoor display such as the trailers storage shown on the site plan. The outdoor display along Granada Boulevard would be a concern of SPRC staff. A second area of concern is the number of parking spaces proposed versus the Land Development Code requirement.
- Due to annexation, specific buffers were established.
- Based on the project abutting a residential use, a northern wall boundary is required.
- The outdoor storage would need a Public Hearing for a Special Exception.
- Overall process:
  - Formal site plan submittal
  - Site Plan Review Committee (SPRC)
  - Neighborhood meeting (notice required within 600' radius)  
*Mr. Spraker will send flowcharts*
  - Appear before Planning Board for Public Hearing and recommendation
  - Go to City Commission for Public Hearing
- The formal site plan submittal process is as follows:
  - Project manager will send an invitation to the applicant to upload docs to ProjectDox.
  - There is a two-week review by SPRC reviewers.
  - Applicants can come in and meet with SPRC again on a Wednesday with any inquiries or revisions or can submit electronically.
  - Receive comments on sheets, and work towards step for completion.
  - Site plan approval issued.
  - Engineering Permit processing to show working with licensed contractor (contractor will apply for the application and upload the plans)
  - Schedule pre-con with inspector and contractor.
- Ms. Culliver explained the landscaping requirements, and noticed quite a few Oak trees, but none historic:
  - Granada Boulevard requires a 36 foot green belt buffer (the pond on one of the sides in the diagram would not be permitted due to preservation of trees).
  - 15% of the site would need to be tree preservation.
  - Every 10 parking spaces would need a landscape island in the parking lot.
  - Would need an updated tree survey (2006 survey from prior applicant AmSouth Bank for that area does not specify greenbelt buffer information) .
- The surface water ditch is a DOT easement. DOT drainage Permit needed if planning on dropping a pond in the ditch.

- Layout shows 2 ponds – may not be necessary. Fountains are required in the ponds. Will require a St. Johns Water Management Permit. St. Johns look at pre-development rate vs. post development rate and City looks at both the rate and volume. May want to consider redesigning, reshaping the pond, moving it north, creating more room for parking, moving the permanent trailer and equipment displays in the corner on the other side by the turnaround shifting everything north for more room down at the bottom by the drive-thru.
- The property is not in a flood zone.
- When adding a drive off of Old Tomoka Road, an engineer would need to show how it is going to function.
- A 4-inch forcemain exists along the southern boundary, may need lift station. Possibility of negotiating with the church and sharing their lift station, which is a public forcemain but private station.
- Direction to be careful on any plantings along utility easement in the vicinity of the forcemain on the south property line.
- Would need to choose one of the architectural standards outlined in the Land Development Code.
- Maximum pole height for lighting is 20 feet.
- Requirement to add sidewalk if there is not one along Old Tomoka Road for the length of the property. Pedestrian access also required into the sidewalk.
- The driveway over the top of the ditch requires approval through DOT.
- Direction to have design team look at the layout again as far as the retail, garden, and storage to make it flow better. (look at flipping where the plan shows the permanent trailers and extending road for a straight shot back)
- Signage allowed; monument sign with maximum height of 8 feet, and wall signage.
- Members of the public had inquiries on why the 2 ponds were submitted in the initial plan and how many trees will be preserved. Mr. Spraker replied that the ponds are the engineer and applicant's design. Changes to the site plan and ponds may change with future submittals. Mr. Spraker stated that there are 20 feet of natural area around the north of the property, and showed overhead the other green areas. He continued that they are required a 36 foot green belt buffer leaving trees along the perimeter. Mr. Spraker concluded that the site plan is conceptual at this time and the project will be required to do a tree survey and tree mitigation form with a formal site plan submittal.

### **III. Adjournment**

The meeting adjourned at 9:27 a.m.