

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

9:00 A.M., July 08, 2020

The SPRC Meeting commenced at 9:00 a.m. on July 08, 2020.

I. Attendance

Applicants (Sky Scraper Wholesale):

Melissa Wartman
Penny Currie
Brian Fowler
Melissa Griffin
Ebony Gilbert

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner (via teleconference)
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 685 S. Yonge Street

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

Ms. Wartman; and Ms. Currie, Business Owners, provided the following information regarding 685 S. Yonge Street:

- The building is 25,000 square foot of retail space, and 19,000 foot of warehouse space.
- The Business Tax Receipt was denied July 7, 2020.
- Pallet wholesale liquidation business with three operating days per week at their Ormond Beach location. Other locations include Holly Hill and Deltona.
- For safety requirements it was advised that the pallets are lined up in the building, not stacked.
- Customers view the pallets in the showroom and pick them up at the side street bay door so not to affect traffic on Yonge Street.
- Business has contracts with stores such as Walmart, Lowes, Home Depot, and Amazon with their returned goods.
- Clients are generally business owners and repeat customers, therefore the business does not require a lot of parking spaces. The parking intensity is compared to that of a furniture store.
- The items are shipped and delivered on 4 foot by 6 foot pallets consisting of items from furniture, tools, air conditioning units to baby supplies sold in bulk bundles.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; and Mr. David Allen, Planning Civil Engineer, stated the following:

- It was determined that the site is non-conforming and does not meet zoning standards with parking concerns. A zoning verification should have been reviewed prior to lease or purchase.
- The property has historically been used as a furniture store with limited parking. The furniture store can continue, but any new use would have to meet Land Development Code standards, including parking.
- Criteria to be met include being an allowed use in the zoning district and meeting the parking requirement.
- Given the description of the current operation the use is a light industrial warehouse with accessory retail sales.
- In the Land Development Code (LDC), it specifies that manufacturing/wholesaling should be in the I-1 Zoning District. The following are some of the allowed uses in the current B-8 Zoning District:

Permitted Uses:

- Commercial
- Retail Sales
- Office
- Restaurants
- Assisted Living Facility
- Clubs
- Financial Institute
- Community Storage
- Retail Sales
- Public Sales
- Sexually Oriented Businesses
- Veterinarian

Conditional Uses – Allowed Under Certain Conditions:

- Bowling Center
- Convenient Store
- Restaurants
- Shopping Center
- Theater

Special Exception Uses – requires a public hearing:

- Amusement Center
 - Outdoor Activity
 - Outdoor Storage
 - Recreation Facilities
 - Mini-Warehouse
- The mini-warehouse calculation is 1 space for each 15 storage cubicles. The non-intensive retail sales parking calculation is 1 space for every 250 square feet of floor area.
 - Non-paved parking is not permitted.
 - The following options were explained:
 - **Rezoning and Planned Business Development (PBD) Process** which includes a PBD application, Public Hearing at a Planning Board Meeting, a neighborhood meeting and City Commission meetings. The city would advertise the hearing in the newspaper to inform the neighbors. (The ad is

published 10 days before the Planning Board and 10 days before the City Commission). The Planning Board will make a recommendation and the City Commission will make the final action.

- **Operate business in I-1 Zoning District** due the business being more of an industrial use with retail sales as a warehouse.
- **Amend the Business Tax Receipt (BTR)** to a furniture store business and sell the remaining furniture in it until the PBD process is complete. The BTR change would take 1-2 days and would need the fire inspection completed.
- Landscaping improvements would be required as part of the PBD process in the front buffer due to it being the entry way into the City of Ormond Beach. Ms. Cara Culliver, Landscape Architect, is available to meet at the property to go over the landscaping requirements. It was suggested to look at a nearby furniture store at 589 South Yonge Street for examples of the landscaped shrubs and trees as well.
- Ms. Eaton will forward all details and the aforementioned options to the business owners.
- There are stormwater requirements for any hard surfaces (15 percent of the site) if new parking is added.
- County Residential is located behind the business.
- A business fire inspection for general safety is required per the Chief Building Official due to the change of use.
- It was discussed that a fence may be required between the bay door on the side street and the residential property beside of it, as well as operation information on the times for the truck deliveries.
- Estimated costs to go through the rezoning and Planned Business Development and Special Exception process: \$2,900.00 dollars plus approximate 4 foot by 4 foot sign posting fees of \$150.00 dollars, plus approximate development order recording fees of \$100.00 dollars which would include the abutter letters mailing and Daytona Beach News Journal advertising.
- City staff stated that once additional information is available, another meeting can occur with the SPRC which meets every Wednesday morning.

III. Adjournment

The meeting adjourned 9:32 a.m.

The SPRC Meeting commenced at 10:00 a.m. on July 8, 2020.

IV. Attendance

Applicants:

Betty Weite, Breakaway Trails
Tas Coroneos, Breakaway Trails
Brian Seeber, Breakaway Trails

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner (via teleconference)
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Roger Smith, Utilities Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. Breakaway Trails, Phase III, Unit 2C, HOA Common Area

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

Ms. Betty Weite; Mr. Tas Coroneos; and Mr. Brian Seeber, provided the following information regarding the concept for Breakaway Trails, Tract C, Phase III, Unit 2C:

- The applicants are seeking to have a RV and Boat Storage facility on the site inside of the Breakaway Trails neighborhood on the HOA common ground.
- 41 large parking spaces on initial site plan. Vary from 50 feet, to 45 feet, to 51 feet to 60 feet. (approximately 1000 homes in the subdivision)
- It was advised that the business will have a gravel driveway.
- There will be no lighting, water or fencing.
- Turnaround located above the lake on the site plan located halfway from River Chase Road to the lake.
- Mark Dowst has made a proposal for the engineer for the project.

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

- It was determined that the RV and Boat Storage is an allowed use in the development per an e-mail from former Planning Director Ric Goss.
- The next steps explained are to show a current engineering concept plan from a licensed engineer for discussion and review through the SPRC process, and then hold the neighborhood meeting.

- A notice letter to be mailed out is required to all property owners within 600 feet, as well as the arrangement of a neighborhood meeting.
- The HOA may want to reach out the property owner within Moss Pointe regarding the project.
- The project may require subdivision resident approval due to the site being in the common area.
- There would need to be a buffer and screening for the single-family residential home from the project.
- The wetlands need to be identified and surveyed on the project site.
- The St. Johns Water Management permit must be modified as well as show proof that the additional impervious will not impact the existing pond. (1,000 square feet of impervious is being added). The option of putting stormwater into the existing pond is an option but details must be explained detailing the result and affect.
- A tree survey is required. (The engineer will assist with the process)
Ms. Culliver will review the tree mitigation worksheet.
- The fire hydrant must be located.
- Whether there is a difference of elevation or not will need to be identified which could require another pond.
- Ms. Culliver will research the buffer requirements and follow back up with the applicants.
- City staff stated that once additional information is available, another meeting can occur to go over the concept plan with the SPRC which meets every Wednesday morning.

VI. Adjournment

The meeting adjourned 10:26 a.m.