

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

**9:00 A.M., May 05, 2021**

The SPRC Meeting commenced at 9:00 a.m. on May 05, 2021.

**I. Attendance**

**Applicants:**

David Hernandez, Installation & Construction Manager -Tesla (Zoom)  
Miguel Yepes, Tesla Construction Management (Zoom)  
George Bahadue, Market Lead, Florida @ Tesla (Zoom)  
Sheryl, Tesla (Zoom)

**Staff:**

Steven Spraker, Planning Director  
Alex Schumann, Deputy City Engineer  
Robin Gawel, Senior Planner  
Noel Eaton, Senior Planner  
David Allen, Planning Civil Engineer  
Tom Griffith, Chief Building Official (Zoom)  
Cara Culliver, Landscape Architect  
Marcella Miller, Office Manager

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

**A. Tesla Supercharger Ormond Beach – Shoppes at Granada**

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

The applicants **provided the following** information regarding the Tesla Supercharger Ormond Beach – Shoppes at Granada:

- Interest expressed in installing a level-3 electric vehicle charger station off of Granada Boulevard in the Shoppes at Granada plaza. The proposed layout was sent to city staff.
- Tesla has 2000 stations in North America and sixty (60) of them in Florida. (Florida is the second largest state of Tesla ownership)
- There will be eight (8) Tesla charge posts, two (2) supercharger cabinets (four (4') feet by five feet (5') and approximately six and one-half feet (6 ½') tall and the smaller rectangle switch gear to the left is three and one-half inches (3 ½") wide and eighteen inches (18") by five feet (5') tall, two (2) eyelets for the equipment, a switchgear and utility transformer. The general formal design will be shared following the meeting.
- The utility transformer will be coordinated with Florida Power & Light (FPL).
- The service panels require three feet (3') of space and would not be able to have the screening to interfere with.
- Additional photos of Florida sites will be shared.
- Plans to get in touch with the host regarding taking up an additional parking stall to the left or right of the island and will then circle back with staff with another mock-up concept plan.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Mr. Alex Schumann, Deputy City Engineer; 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 expressed that the mechanical equipment cannot be in the required landscape buffers or the required landscape island.
- The architectural treatment and a hedge, wall or fencing screening requirement was advised as a requirement for the supercharger station equipment due to it being visible from Granada Boulevard, which is the main corridor into the city. The architectural treatment must be consistent with surrounding architecture. Mechanical equipment along major state roadways is required to be screened within the Land Development Code (LDC).
- The Land Development Code (LDC) requires all accessory structures to have a fifty-one foot (51') buffer, but based upon the use, staff would approve encroachments into the setback, but not into the required landscape buffer.
- Concern was expressed with the equipment location and other options for areas in the parking lot were discussed. It should not be close to the entrance of the shopping plaza. Options were discussed from hedges in the front and back of the site for screening to creating another landscape island. It may be a possibility to use two (2) parking spaces and leave the landscape island for the equipment consolidation.
- Each parking end row requires one (1) tree, shrubbery and ground cover.
- Various site options were discussed.
- It was expressed that per the Land Development Code (LDC) if the landscape island is utilized for the equipment then another landscape island is required to be created.
- A landscape island is required for every ten (10) parking spaces.
- One-hundred and eighty square feet (180') of landscaping is required in the landscape island.
- It was suggested for the project site engineer that designed the project be included on the Site Plan Review Committee (SPRC) meeting calls or in-person meeting. This and other concepts are encouraged to be discussed collectively following this meeting.

### **III. Adjournment**

The meeting adjourned 9:31 a.m.

The SPRC Meeting commenced at 9:32 a.m. on May 05, 2021.

**IV. Attendance**

**Applicants:**

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**Staff:**

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official (Zoom)

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

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

**B. 760 S. Atlantic Avenue, GoJuice**

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

The applicants **provided the following** information regarding GoJuice at 760 S. Atlantic Avenue:

- The applicant expressed interest in adding on to the current Ormond Beach GoJuice business. Currently the business prepares and serves acai bowls and smoothies.
- The proposed idea is to add another ten foot (10') by ten foot (10') or ten foot (10') by twelve foot (12') building beside the current building with a space in between for a hot dog stand for gourmet hot dogs. (A mock-up drawing was provided)

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:

- The project requires a ten foot (10') setback.
- It was discussed that the current business, the ten foot (10') by sixteen foot (16') building, will need to be brought up to code by replacing the door. The door requirement is to be six foot (6'), eight inches (8") high. The applicant agreed that the door will be corrected and brought up to code.
- The neighboring gift shop restroom is sufficient for this small 'grab and go' type of business.
- String lights, murals and poles are not permitted. It was expressed that modifications on the site are required prior to any new approval.
- Another neighborhood meeting is required if permitted to do the second building.
- The SPRC will discuss and reviewers will look at the proposed plan and reply with additional information, the process and requirements.

**VI. Adjournment**

The meeting adjourned 9:45 a.m.