

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

9:00 A.M., July 07, 2021

The SPRC Meeting commenced at 9:05 a.m. on July 07, 2021.

I. Attendance

Applicants:

Michael Donahue, Contract Purchaser (via Zoom)
Terry Mercer, Ormond Beach Citizen (via Zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Lynn Carter, Utilities Engineer (via Zoom)
David Allen, Planning Civil Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 2341 West Granada Blvd., Storage Facility

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

The applicants called in through Zoom to discuss information regarding 2341 West Granada Blvd.:

- Interest expressed in a 15,000 square foot site that has a telecommunications tower located on the City of Ormond Beach portion of. The other portion of the site is in unincorporated Volusia County.
- It was stated that the interest is if purchasing the property the contract purchaser would fence the property in and use it for storing trucks and cranes.
- Discussion occurred between the contract purchaser and the Florida Department of Transportation (FDOT) regarding getting an easement and it was suggested to get access from the back of the site off of Old Tomoka Road.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; and Mr. David Allen, Planning Civil Engineer, **provided the following** information:

- It was discussed that the site is located in the B-2 neighborhood and commercial zoning district, and that industrial uses such as storage uses would be more fitting in the I-1 industrial zoning district.
- The option to go through a Planned Development to introduce the use in the B-2 zoning district was explained, although staff does not support.
- It was explained that there is a 36' Greenbelt Buffer requirement along Granada Boulevard if the lot depth is 200' feet or greater. If the lot depth is less than 200' feet

than a 25' Greenbelt Buffer would be required. There are also landscape buffer requirements on the rear and sides of the property.

- The process of site development was reviewed with a percentage requirement for landscape, a percentage for stormwater, and a percentage for parking.
- Ms. Eaton will share the I-1 zoning district map with the applicant for other sites more appropriate for storage use.

III. Adjournment

The meeting adjourned 9:15 a.m.