

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

9:00 A.M., November 10, 2021

The SPRC Meeting commenced at 9:00 a.m. on November 10, 2021.

I. Attendance

Applicants:

Ralph Padgett, Property Owner
Kelsi Horton, Upham Inc.

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 722 S. Atlantic Avenue, Pre-application

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

The applicants were in attendance and **provided the following** information regarding 722 S. Atlantic Avenue, Pre-application:

- The site is in the B-7 zoning district.
- The site has a “Low Density Residential” land use.
- Currently the site is zoned office where the applicant owns two separate parcels and has 27 parking spots (only 21 parking spaces required).
- It was discussed that the owner is not interested in separating the lots.
- The ideas proposed for the site are Office, renting out office space for storage for a local restaurant, Mini-rental warehouses, Business Services/Office retail and LDR/Residential with a proposed residential lot 50’ by 150’ (requiring a zoning amendment to R-3). There was question as to if the land use can be amended to Tourist Commercial.

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; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- The developed property is currently nonconforming.
- The parking calculation, with the mobility waiver, requires a total of 17 parking spaces.

- Staff discussed the desire to provide landscaping along the Atlantic Avenue frontage.
- It was discussed that the two properties are not legally combined and if they are under the same ownership the lot combination is required.
- Mini-rental warehouses are not allowed in the B-7 zoning district. The option was discussed for the Planned Development process.
- The R-3 zoning district, requires minimum lot width of 75'.
- One lot cannot be an accessory use to the existing building.
- If building individual units on the property, each would require their own BTR and restrooms.
- The site would receive a 20 percent parking reduction due to being on a multimodal corridor.
- The building setbacks of the B-7 zoning district would apply.
- **Landscaping requirements for any new building(s) on the property:**
 - 6' concrete or post and panel wall requirement for the west property lines.
 - 20' landscape buffer on the west, 6' on the north, 6' on the east, and 10' on Benjamin Drive.
 - Solar trees are not allowed.
 - Improve streetscape.
 - The building requires 5' wide plantings between the building and sidewalk.
- **Engineering, Stormwater & Utility requirements:**
 - If the new impervious surface goes over 1000 square feet then stormwater plan is required or a stormwater swale. If hard surface is removed a credit will be issued.
- It was explained that the site has commercial zoning and residential land use. Staff will look at it internally and decide if it is the City's amendment or the applicants.
- It was explained that if the applicant plans to do something that is allowed under the B-7 zoning district then the project would be required to go through Site Plan Review Committee (SPRC), a neighborhood meeting since abutting residential, wall requirement, 20' landscape buffer requirement along the west property line, and the building needs to be architecturally treated per one of the five architectural standards and meet the setbacks, or go through the variance process.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

III. Adjournment

The meeting adjourned 9:23 a.m.

The SPRC Meeting commenced at 9:30 a.m. on November 10, 2021.

IV. Attendance

Applicants:

Brittany and Bryce Barton, Property Owners (via Zoom)

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 1148 N. U.S. Highway 1, Pre-application

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

The applicant participated by Zoom and **provided the following** information regarding the 1148 N. U.S. Highway 1, Pre-application :

- The site is located in the Light Industrial (I-1) zoning district.
- The current building is 1,600 square feet.
- The site is currently a landscaping business with the desire to be a landscape garden center with additional expansion ideas. The business owners expressed interest in a retail sales business and expanding into a showroom, feed store supplying dog food, livestock feed, veterinary medications and accessories, and in the future build a metal building/warehouse storage building in the back for feed.
- The site currently has 3,610 square feet of parking in the front.

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; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was discussed that the site is currently non-conforming.
- A Garden Center/Nursery is a conditional use in the zoning district.
- The Business Tax Receipt (BTR) can be amended with the use change to Retail Sales and Services, showroom that limits retail sales to 20% floor area.
- General retail sales is not allowed in the zoning district. The site would require a use change to bring it up to LDC standards for a Garden Center/Nursery use.
- Discussion occurred regarding the additional building and if it can be seen from the U.S. Highway 1 it would require architectural treating.
- It was advised to look at the Volusia County Property Appraisers website to get a building sketch to assist with the 20 percent of floor space. A survey would be sufficient as well.

➤ **Landscaping requirements:**

- 36' front landscape buffer, once beyond 20 percent retail.
- It was explained when adding buildings it triggers landscaping and parking.
- It was advised that if the applicants choose to do 20 percent retail that the floorplan can be sent to Ms. Eaton.
- If going to the garden center use, it was suggested to reach out to a Civil Engineer and Landscape Architect to draw up changes to the front landscape buffer.
- 1,600 square feet requires seven parking spaces total with one of them being a handicapped parking space.
- Outdoor storage cannot be more than 50 percent of the building area and requires screening.
- The steps were explained:
 - E-mail Ms. Eaton to amend the BTR to include 20 percent retail.
 - Change use to allow Garden Center/Nursery use would require landscaping and parking improvements.
 - Understand that the accessory structure cannot be larger than 1,600 square feet, 50% of the principal building square footage.
- Ms. Eaton will share the minutes.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

VI. Adjournment

The meeting adjourned 10:00 a.m.

The SPRC Meeting commenced at 10:00 a.m. on November 10, 2021.

VII. Attendance

Applicants:

Ned Huhta, Property Owner, 104 Bennett Lane

Harry Merrde, Property Owner, 108 and 110 Bennett Lane

Staff:

Steven Spraker, Planning Director

Alex Schumann, City Engineer

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. 104, 108, 110 Bennett Lane, Pre-application

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

The applicants were in attendance and **provided the following** information regarding the 104, 108, 220 Bennett Lane, Pre-application:

- The property owners were in attendance to inquire about the access points off of Bennett Lane or Woodgrove Street with interest to build houses on 104, 108 and 110 Bennett Lane. Desire expressed in keeping the existing subdivision from getting intensely developed.
- Woodgrove Street is a City road with a dead end and Bennett Lane is a single-lane non-conforming roadway.
- It was discussed that the barn will stay on the 104 Bennett Lane property and in the future a house will be built in its place. After 104 is has gone through lot line adjustments to sell land of 104 to the adjacent property owners, Mr. Huhta will keep a core part of it around the barn for his homesite.
- The houses on 108 and 110 Bennett Lane are projected to be at 3,500 square feet and 4,500 square feet living space.
- Plans to start building early 2022.

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

- Discussion occurred regarding a paved turn-around approved emergency access turn-around as well as access for the garbage truck and delivery trucks as part of the development. It was suggested for a ‘T’ (flat hammerhead) for a three-turn, turn around towards #104, back up towards Bennett Lane and then back out, with a radius of 30-35 which can also provide and serve as access to the lots.

- It was suggested that as part of the development for the property owners to hire a civil engineer. They will do an auto-turn program based on the size of a fire truck.
- Mr. Griffith and Mr. Allen will review the concept plan and then the property owners can have the driveways added for the properties.
- **Engineering, Stormwater & Utility requirements:**
 - It was advised that the properties are in the floodplain and will need to fill it in and provide compensating storage. Each house is to have its own stormwater plan and a compensating storage plan. Research stem wall and other construction mechanisms so that the entire site does not get filled.
 - There are utilities at the end of Woodgrove Lane stubbed out to the west and an 8" waterline.
 - Connection is required for the utilities.
 - Each house requires compensation storage and a stormwater plan.
- **Building requirements:**
 - It was advised that fire hydrants are required every 500' in a subdivision. Any frontage will have a fire hydrant within 250'.
 - The manhole elevation was discussed.
- Discussion occurred regarding lot line adjustment and unity of title processes.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

IX. Adjournment

The meeting adjourned 10:31 a.m.

The SPRC Meeting commenced at 10:35 a.m. on November 10, 2021.

X. Attendance

Applicants:

Yvonne Bardwell, Mister Car Wash (via Zoom)

Amanda Weather, Mister Car Wash (via Zoom)

Katharine Vargas, Mister Car Wash (via Zoom)

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

XI. Meeting with Applicants – Scheduled Items for Review

D. 49 S. Yonge Street, Pre-application, Mister Car Wash

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

The applicants participated by Zoom and **provided the following** information regarding 49 S. Yonge St., Pre-application:

- The site is located at the current Sparkle and Shine Carwash.
- The changes to the site proposed are to include closing the south exit on U.S. Highway 1, adding higher-standing vacuum units, demolishing the current canopy onsite, and adding landscaping.
- Plans to add another ADA parking spot in the front.
- Site layout and plans will be submitted for the additional stalls in a stamped drawing to include the footing information. 11.6' tall, 4" in diameter pole with a thin arch, extending 13' wide to the dropout. The enclosed producer is already in place there enclosed against the building for the vacuum operation.
- There will be 11 total parking spaces and vacuums, adding 5 additional parking spaces, and there are already 6 existing parking spaces on the U.S. Highway 1 front of the building. It was discussed that one of the additional vacuum stalls will be ADA handicapped.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; 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 requested to send a more detailed sketch so that staff can look at the aesthetic view from U.S. Highway 1. Staff expressed concern with the closeness of U.S. Highway 1 and the new vacuum height and screening.
- **Building requirements:**

- A demo permit is required for demolishing the canopy.
- **Engineering, Stormwater & Utility requirements:**
 - The northern exit may need to be improved.
 - It was discussed that the Department of Transportation (DOT) needs to be contacted as the regulatory agency for U.S. Highway 1. Contact Thomas Russ at 386-740-3404.
- **Landscaping requirements:**
 - Shrubbery is required for the landscaping.
 - The landscaping on U.S. Highway 1 will need to be refreshed and updated.
 - Screening requirement explained for the vacuums on U.S. Highway 1.
 - The interior landscape island is required.
 - The sidewalk must be maintained and carried through.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

XII. Adjournment

The meeting adjourned 10:59 a.m.

The SPRC Meeting commenced at 11:00 a.m. on November 10, 2021.

XIII. Attendance

Applicants:

Aaron Kent, Wayne's Solar

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

XIV. Meeting with Applicants – Scheduled Items for Review

E. 1755 N. U.S. Highway 1, Wayne's Solar Office, pre-application

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

The applicant was in attendance and **provided the following** information regarding 1755 N. U.S. Highway 1, Wayne's Solar Office, pre-application:

- The proposed project was brought to the SPRC on June 02, 2021. Today's meeting is to review the information relayed at the prior meeting and inquire about additional items including engineering costs, runoff and stormwater inquiries.
- The site is located in the B-7 zoning district, Highway Tourist Commercial. Rezoning from commercial to industrial is still being determined.
- It was discussed that the business has 5-6 office staffed employees, and 8 work vehicles.
- Plans to get the survey, topo and maps.
- Currently there are two gates by the swale at the deceleration lane which will be moved back for access-ability and traffic.

June 02, 2021 SPRC Minutes Review (applicant comments):

- *The proposed plan is for a 7,000 square foot steel building that includes an office, warehouse and covered outdoor area. The business operations will be located in the back.*
- *The building access will be a one-way in, one way out loop system.*
- *The parking will be at an office calculation. Customer and employee parking up front with 20 spaces for customers.*
- *Plans are in the making to get a tree survey, double dumpster enclosure, wet or dry pond retention for stormwater, sprinkled building with a fire hydrant on site.*
- *A fire hydrant flow test will be completed.*
- *There will be roll up doors in the back of the building and not facing the right-of-way.*
- *The 24' turn aisle is planned to be wide enough for 90 degree turns.*

- *Required state permitting is being researched.*

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 water supply was discussed and is to be determined.
- There is a wet pond requirement. The City Engineer will have to go through design calculations before the exact number can be determined.
- Silt fencing discussed.
- The Engineering Department will do a traffic assessment and the Department of Transportation (DOT) will permit the access points and determine if a turn lane is required on U.S. Highway 1.

June 02, 2021 SPRC Minutes Review (staff comments):

- *Annexation is required into the city based on the utility connection. A sketch and legal, and a survey are required for the annexation. The lead time for the entire process including going to the City Commission is 30-60 days. It was advised that the site plans and work can be done meanwhile.*
- *A discussion occurred regarding the potential for a land use and rezoning to industrial to match the proposed use of an office warehouse. Staff stated that they would review assessing the applicant the advertising fee only based on the annexation. Staff will follow-up with additional information.*
- *Being that the property does not abut residential, no neighborhood meeting is required.*
- *Chain-link fencing is not allowable in the B-7 (decorative wrought iron would be acceptable). Within the I-1 zoning district, chain link fencing is acceptable with green vinyl coating behind the leading edge of the building.*
- *It was explained that the Land Development Code (LDC) requires sidewalks across the frontage. If the sidewalks cannot be put in it, the project can provide payment into the sidewalk fund. The cost estimate is to be considered from across the linear frontage.*
- **Building requirements:**
 - *Within the B-7 zoning district, the building must be architecturally treated per Section 3-69 of the Land Development Code.*
 - *Building sprinkling would be determined by the project architect.*
- **Landscaping requirements:**
 - *36' greenbelt buffer requirement in the front of the site abutting US Highway 1 and 6' to 10' on the north side, depending on the impervious surface ratio. If rezoned to Industrial, the north buffer will be 6' on the north side, and 6' on the south side.*
- **Engineering, Stormwater & Utility requirements:**
 - *It was discussed that there is no reclaimed water in the area.*
 - *It was discussed that the City's utility extension project does not go as far north as the property.*
 - *There is an 8" watermain line that crosses Highway US1 north of the project, that can be accesses for water service. There is a 4" sewer force main across the street. The water main will be ~~it is~~ required to be extended the length of the subject property.*
 - *A private lift station is required for sanitary sewer service.*
 - *A pressure test for a nearby hydrant will have to be done and observed by Mr. Weidenmiller, the site inspector.*

- *Different options were discussed regarding the utilities going under U.S. Highway 1 versus tying into the church utilities.*
- Mr. Spraker will review files with the Engineering Department.
- Staff stated that the SPRC meets every Wednesday and that if there are any questions, a meeting can be scheduled.

XV. Adjournment

The meeting adjourned 11:24 a.m.