

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

9:00 A.M., October 05, 2022

The SPRC Meeting commenced at 9:00 a.m. on October 05, 2022.

I. Attendance

Applicants:

Roger Strcula, Upham Inc.
Pam Clayton, Halifax Humane Society (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 385 S. Yonge Street, Halifax Humane Society Thrift Store Pre-application

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicants were in attendance and also participated by Zoom, **providing the following** information regarding the Halifax Humane Society Thrift Store Pre-application:

- Last year the store was relocated to South Yonge Street from Granada Boulevard by the Ace Hardware. The business is now in a 3,000 square foot building.
- It was discussed that 382 and 385 S. Yonge Street was combined prior into one parcel and the parking lot would interconnect via a cross connection on Bostrom Lane to the east to get as many parking spaces as they can.
- The concept plan for additional parking was discussed for the site. There are currently 21 parking spaces onsite and 21 more are proposed to add as customers are currently utilizing the adjacent business's parking as well.
- Plans for reducing the impervious area were discussed.
- Turf block installation for the additional parking was discussed.
- The exfiltration system was cleaned out December 2021.
- It was advised that there will be no extension of utilities for the parking lot.
- The dumpster placement was discussed and may be moved closer to the building.
- Discussion about putting a pedestrian walkway from one parking lot to the existing parking lot to eliminate pavement with the loss of a couple of parking spaces as to not get tied into the compensatory storage for filling in a floodplain with no available land to compensate for the loss of volume.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- The January 12th meeting minutes were discussed on the topic of this project. It was reiterated that due to abutting a residential zoning district, a pre-cast post and panel rear buffer wall is required as well as a neighborhood meeting for those located within 600’.
- Regarding landscaping, it was advised that the parking area to the left is heavily-wooded, therefore there is a 15 percent tree preservation area requirement including trees and natural vegetation set by Volusia County minimum standards that the City of Ormond Beach must adhere to. Concerns were expressed about the 60” and two 36” oak trees. A certified arborist report is required to evaluate the health of the three historic Oak trees.
- The parking calculation was discussed at 12 spaces. Additional spaces can be grassed with a paved drive aisle. It was discussed and determined that the Land Development Code (LDC) requirements are met to add parking. Angled parking spaces were discussed with a required one-way 22’ drive aisle.
- The cup-per-cup compensating storage requirement was explained.
- Concern was expressed regarding 1,000 square feet of impervious additional. If any is taken out it is credited.

III. Adjournment

The meeting adjourned 9:23 a.m.

The SPRC Meeting commenced at 9:25 a.m. on October 05, 2022.

IV. Attendance

Applicants:

Roger Strcula, Upham Inc.
Kelsi Horton, Upham Inc. (via zoom)

Staff:

Steven Spraker, Planning Director
Sarah Cushing, Planner
David Allen, Planning Civil Engineer
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 305 N. U.S. Highway 1, Minor Site Improvements, Vehicle Sales

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicants were in attendance and also participated by Zoom, **providing the following** information regarding 305 N. U.S. Highway 1, Minor Site Improvements, Vehicle Sales:

- Discussion occurred regarding the recent repurposing of the building for vehicle sales.
- The business owner is interested in creating a display of 11 vehicles for sales.
- There is currently unpaved space for this parking addition.
- There are no site improvements and no utilities.
- There is an existing small stormwater swale on U.S. Highway 1 on the northwest side.
- Discussion occurred regarding the removal of the 19” oak tree on the site. Plans in place to preserve the 27”, 21” and 12” oak trees.
- It was advised that there is a designated handicapped space in place currently and will be detailed on the site plan.
- It will be noted that there is no additional lighting proposed on the site plan.
- It was discussed that mulch, shell or turf block will be installed in the display area. If shell, an environmental swale will be there to catch the runoff.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was directed by the Landscape Architect that if the 19” Oak tree is removed than two 4.5 caliber trees are required to be put back on the site as well as shrubbery in the front of the proposed area, from the sign back north of the property line. The trees must meet the condition use. The shell would work the best as far as the additional parking material on the same slope.
- Per LDC criteria, a 3’ foot hedge is required along the US1 frontage.

- There is a 20' landscape buffer on U.S. Highway 1 (Yonge Street).
- It was advised that tandem parking is allowed and if installing mulch or shell an edge restraint should be installed around it. Also discussed that mulch or shell surface would be less impacts to tree roots verses the turf block.

VI. Adjournment

The meeting adjourned 9:36 a.m.