

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

9:00 A.M., January 12, 2022

The SPRC Meeting commenced at 9:00 a.m. on January 12, 2022.

I. Attendance

Applicants:

Roger Strcula, Upham Inc.

Staff:

Becky Weedo, Senior Planner (via zoom)

Robin Gawel, Senior Planner

Noel Eaton, Senior Planner

David Allen, Planning Civil Engineer

Tim Heyrend, Utilities Manager

Cara Culliver, Landscape Architect

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 385 S. Yonge Street, pre-application meeting

Ms. Robin Gawel, Senior Planner, started the conversation with the introduction of City staff and applicants.

The applicant's representative was in attendance and **provided the following** information regarding the 385 S. Yonge Street:

- It was explained that the property in question is directly to the northeast of the Halifax Humane Society Thrift Store, to provide additional parking for the organization.
- This property was purchased by John's Appliance prior when a new roof was put on but the business owner decided not to open one of his store locations there and sold it.
- The Halifax Humane Society Thrift Store is challenged for donation drop offs in the current location it is, therefore the applicants are interested in obtaining the parcel behind the store off of Bostrom Lane, combining the two lots and creating a driveway connection off of Bostrom Lane as well.
- Plans to do a tree survey and work around the trees.
- It was discovered that the underground perforated pipe in the stormwater is not functioning so the utility contractor will go out and inspect it to see if can be repaired. Other than this, there are no changes in utilities.
- The irrigation will be brought up to code.
- The existing parking will be left as-is with a slight adjustment tying it into the existing parcel and creating a drive aisle in the back.
- The existing easement will not be impacted.
- Interest expressed in fencing the landscaped maintenance area on the property for screening.

Members of the SPRC, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Becky Weedo, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tim Heyrend, Utilities Manager; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Discussion occurred regarding the rear wall buffer requirement as the property abuts a residential zoning district. Staff will discuss the possibility of a wall waiver.
- It was advised that the current parking is sufficient.
- Regarding landscaping, a landscape betterment plan is required and the site is required to be brought up to compliance.
- 15 percent of the wooded lot is to be preserved.
- Regarding utilities, it was discussed that there is a 2” waterline behind the building and a 6” waterline in front of the property. A fire hydrant is needed in front of the property.
- The steps explained are to submit the site plan to SPRC for comments and then coordinate a neighborhood meeting, sending invitations to those within 600’ from the boundary of the development. A copy of the letter is required to be sent to staff for positing/advertising.
- Staff stated that the SPRC meets every Wednesday and that if there are any information or questions, another meeting can be scheduled to discuss.

III. Adjournment

The meeting adjourned 9:16 a.m.