

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

9:00 A.M., January 06, 2021

The SPRC Meeting commenced at 9:00 a.m. on January 06, 2021

I. Attendance

Applicants:

Kim Buck, P.E., Alann Engineering Group
Dennis Devenport
Jason Mitchell, CORE Construction
David Wolf
Nick Devenport

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Jason Weidenmiller, Engineering Inspector
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. 720 West Granada Blvd., Antares Assisted Living Facility

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

The applicants provided the following information regarding 720 West Granada Blvd., Antares Assisted Living Facility:

- The applicants expressed the purpose of the SPRC meeting to address recent comments and concerns regarding the project, building, parking, sidewalks and that the access part of the project, and that it be out of the 500-year floodplain.
- Ms. Buck detailed that the project is required to be outside the 500-year floodplain for project financing. Both Granada Boulevard and Kingsbridge Crossings are within the 500-year floodplain and the project is seeking another access point which would be emergency access only.
- The stormwater pond has to be enlarged.

- Interest was expressed to put in a new emergency access road to connect to Old Kings Road.
- There was mention that a swale will need to be put in so that there are not problems in the residents' homes backyards.
- CORE Construction attended the meeting following receiving a letter from the Planning Department and expressed that the following will be completed:
 - The fence will be removed January 11, 2021.
 - Items 2-6 of the expiration letter will be completed by January 30, 2021.
 - Item 4 regarding the panels will be addressed at the site visit meeting with Mr. Weidenmiller and Mr. Allen.
 - A formalized response letter will be sent in reply.

Members of the SPRC, Mr. Steven Spraker, Planning Director, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; Mr. Roger Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- Although the use is an allowed use in the zoning district, concerns were expressed regarding the abutting residential lots, and the new site plan, which will be reviewed against code. It was stated that once there are site additions, stormwater alterations, and/or impacts on tree preservation, the site plan must be fully reviewed based on the changes.
- Staff expressed concern regarding the access to Old Kings Road.
- Staff expressed concern if the project could meet 15 percent of the natural area preservation requirement with the incorporation of the access point to Old Kings Road.
- Staff expressed concern regarding the wetland and tree impacts now proposed. There are two (2) historic trees in the proposed access area which must be protected.
- Staff expressed a need based on comments heard in the project to provide a natural and planted buffer of 20' next to the single-family residential home. Staff discussed a separate exhibit of this area of the site. Staff suggested meeting with the property owners and reviewing the area on-site for trees and location of a wall.
- Staff discussed an path 8 feet wide is needed to get to the stormwater areas. There will need to enough room for the maintenance equipment for maintenance of the pond.
- Mr. Allen will send standard details for the sidewalks to CORE Construction.
- SPRC staff is available to meet and discuss concept plans.

III. Adjournment

The meeting adjourned 9:32 a.m.