

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

**9:00 A.M., March 03, 2021**

The SPRC Meeting commenced at 9:00 a.m. on March 03, 2021

**I. Attendance**

**Applicants:**

Doug Ginn, Promises Five Palms  
Jeremy Tankersley, Promises Five Palms  
Jason Kellogg, CPH Corporation  
Dr. Laurie Deckard, Promises Five Palms  
John Baer, CPH Corporation  
Erica Gagne, CPH Corporation

**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  
Larry Wheatcraft, Intern – City Manager’s Office  
Marcella Miller, Office Manager

**II. Meeting with Applicants – Scheduled Items for Review**

**A. 515 Tomoka Avenue, Promises Five Palms Behavioral Health**

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

The applicants provided the following information regarding 515 Tomoka Avenue, Promises Five Palms Behavioral Health:

- Military rehabilitation facility located in the R-4 zoning district.
- The current square footage of the building is 15,000 square feet in two separate buildings and the applicants are interest in adding 6,000 square feet, for a total of 21,000 square feet to add more units for beds. The two separate buildings will be joined together with the expansion.
- The building expansion is planned to be a T-shape in the center of the breezeway and in the rear of the building.
- It is planned for an additional kitchen to be added to the left side of the addition.
- The building is sprinkled.
- The parking will also be expanded.
- The building meets the 20 foot setbacks.

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

- It was discussed that a parking analysis is required that specifies what is being added per square footage.
- The impervious coverage ratio is required to be met with natural greenspace.
- Discussion occurred regarding the code in the Comprehensive Plan specifying that assisted living facilities and rehabilitation centers are considered a commercial use. No bed-based analysis requirement. There is no maximum density.
- **Building requirements:**
  - A height limitation requirement exists for all buildings. Engineered drawings and an analysis are required from the applicant's architect.
- **Landscaping requirements:**
  - A betterment plan is required and can be communicated with the Ms. Cara Culliver, city landscape architect.
- **Engineering, Stormwater & Utility requirements:**
  - Direction to fill in the area between the two buildings expanding to the rear.
  - Due to impacting the stormwater must show how it will be done.
  - The property lies within a flood plain, therefore compensatory storage is required if filling in the area.
  - The drainage and impacts will need to be discussed as the project moves further along.
  - The gas tank and transformer will need to be moved. The transformer relocation should be discussed with the power company.
  - The sanitary sewer manhole should be relocated so that it is outside of the building.
  - Plumbing should be moved and braided into the building for accessibility.
  - It was determined that the water and sewer capacity is sufficient for the limited expansion.
  - The parking generation request can be for a combination of hard surface and grass parking.
  - Meter size evaluation with the addition of beds required with applicant's engineer.
- It was advised that SPRC meets (in-person or on zoom) on Wednesdays for the concept plan to be discussed with any additional information or questions.

### **III. Adjournment**

The meeting adjourned 9:24 a.m.