

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

**8:15 A.M., August 04, 2021**

The SPRC Meeting commenced at 8:15 a.m. on August 04, 2021.

**I. Attendance**

**Applicants:**

Parker Mynchenberg, Parker Mynchenberg & Associates  
Fred Machado  
Joey, Ormond Renaissance  
Prem Kalidas  
Dinesh Kalidas

**Public:**

David Neiman (zoom)

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, Senior Planner  
Noel Eaton, Senior Planner  
Tom Griffith, Chief Building Official  
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. Ormond Renaissance Condo, Sterthaus Drive**

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

The applicants were present to discuss updates to the information regarding the Ormond Renaissance Condo on Sterthaus Drive:

- The first building in Phase 1 has been developed and it was discussed that the pace of sales is not what was expected, therefore the interest now is to convert Phases 2 and 3 to multi-family apartments.
- Two points of access exist in Phase 1 with the intent to look at additional access points for Phases 2 and 3 so that the apartments will not share access with the Phase 1 condominiums. The additional access points would be from Old Kings Road and either Center Street or Sterhaus Drive.
- The desire is to add 70 units, understanding that 286 units are allowed in the development order that establishes zoning. The land use density allows for 15 units per acre and is at 10.36 now (required to be under 15).
- The parking would be increased with (2) *two to three-level* garage buildings that will be around the perimeter of the multi-units with some surface parking. The apartments

would consist of (4) buildings (40 units in 3 of the buildings and 45 in the other) and would be 74'4" high (4 to 5-story), 100' by 80' and architecturally treated.

- The amenities for the condominiums from phase 1 and apartments from phases 2 and 3 would be separate and not shared.
- Phase 1 will be built out and will be different from Phases 2 and 3, with the desire to have a different architectural design than what exists and not identical to the condominiums.
- Gates would be installed with Knox box locks for emergency service access if there is internal emergency access points.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Ms. Cara Culliver, Landscape Architect; Mr. Tom Griffith, Chief Building Official; Mr. Tim Heyrend, Utilities Manager; and Mr. David Allen, Planning Civil Engineer, **provided the following** information:

- The steps for the development order process: 1) Submit an application to SPRC with the concept plan; 2) Hold a neighborhood meeting within 600' of the property for amendment review; 3) Go to the Planning Board as an advisory board; and 4) Go to the City Commission for review and the final decision.
- It was advised that the condominiums and apartments should flow architecturally for consistency.
- It was reiterated that there are certain conservation areas and that any amendments would cause the stormwater design be analyzed.
- The concept plan should include a diagram of where the fire trucks will go in and out of the area. If there are building elevations for the plan, it was directed to e-mail them to staff for comments.
- The parking requirements for the multi-family apartments are two spaces per unit. (1.5 with .5 reserve if needed)
- It was explained that all of the sewer and water is in with a master meter. If Phases 1 and 3 are separated with additional separate meters, the City must have access to them. Part of the sewer is City and part of it is private.
- There was a discussion that the project has not completed needed easements and vacations that was to occur through the plat process.
- It was discussed that the plat was not finalized and is expired for lack of resubmittal. The easements were required to be done with the plat. This matter will need to be readdressed and cleared up with the amendment.
- 20 percent of the site is required to be dedicated to landscaping.
- It was explained that this can be revisited at SPRC any Wednesday for additional inquiries and comments.

### **III. Adjournment**

The meeting adjourned 8:45 a.m.

The SPRC Meeting commenced at 8:50 a.m. on August 04, 2021.

**IV. Attendance**

**Applicants:**

Buzzy Porter, Realty Pros  
Jessica Gow, Cobb Cole  
Rob Merrell III, Cobb Cole  
Bryan Collyer, Crunch Construction  
Bobby Ball, Zev Cohen & Associates  
Jake Stehr, Zev Cohen & Associates

**Staff:**

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

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

**B. 121 E. Granada Boulevard**

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

The applicants were present to discuss information regarding 121 E. Granada Boulevard:

- The property is in the city's Downtown Overlay District.
- It was discussed that the site was a Woody's BBQ Restaurant and JC's Lobster Pot Restaurant at one time.
- The concept for the property now is a gated entry with 300' site depth of an urban style mixed-use residential (top floors) /office space (bottom floor) complex with three to five elevators, mezzanine areas, conference room areas, with possible lofts, one to four bedroom residences on the top floors, featuring the views in all directions including the ocean, river and Granada Bridge, the south skyline, and golf course views. (Ideally, with access to the golf course out back)
- The vision, being urban, would not have a lot of landscaping.
- Desire to fit within Downtown Overlay District (DOD) criterion.
- Discussion of the existing FPL enclosed structure.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Ms. Cara Culliver, Landscape Architect; Mr. Tom Griffith, Chief Building Official; and Mr. David Allen, Planning Civil Engineer, **provided the following** information:

- It was explained that per a charter amendment in 2005-2006, a 75' height limit exists, approximately three to five stories. (Post finished grade, average lot grade to the top of anything on the roof)
- An as-built survey will be required to verify the height of any structure approaching 75'.
- The sidewalk is being expanded in the area, therefore a sidewalk easement is required to total 11'.
- There was a discussion of the process: either a redevelopment plan on a Planned Development. There was additional discussion of a potential Comprehensive Plan text amendment depending on how many units were planned for.
- Tax Increment Financing (TIF) funds were in question from the applicants and it was explained that they have not been used for private development other than building improvements. TIF funds are tied up in the city sidewalks and parking improvements and run out in 2036. Mr. Brian Rademacher in Economic Development could be the contact for any further TIF inquiries.
- A concept plan submittal was suggested with the number of units.
- Regarding stormwater, it was discussed that the site is impervious and a calculation is required. In the calculation it must be shown how the site is not going to use an additional 1000 square feet of impervious. Nutrient loading must also be shown.
- Regarding utilities, it was stated that the powerline comes in from Granada Boulevard on the Starbuck's side.
- Mr. Weidenmiller will be the site inspector and can assist with information as he is familiar with the site.
- Regarding building concerns, it was discussed that it has to be sprinkled. A hydrant must be within 300' of the farthest part of the building. In the concept plan it must be shown how a fire truck that drives in the site more than 150' can turn-around.
- Regarding utilities concerns, there is a 10" waterline in the front and an 8" sewer line.
- Regarding landscaping concerns, there are landscape buffers on all sides of the site; East and West sides require a 6' buffer, the backside abutting residential would require a 20' to 40' buffer depending on the impervious surface ratio on the site. (20' minimum). This information will be researched further and detailed on the redevelopment plan and a relief may be an option in the landscaping plan with the urban-style desire of the site through a Planned Development process.
- The SPRC will comment on the concept plan. It was explained that this can be revisited at SPRC any Wednesday for additional inquiries and comments. Staff commented that this is a positive concept and consistent with the overlay district. It was suggested to get input from MainStreet, Oceanside Golf Course and Country Club and the adjoining business owners.

## **VI. Adjournment**

The meeting adjourned 9:31 a.m.

The SPRC Meeting commenced at 9:35 a.m. on August 04, 2021.

**VII. Attendance**

**Applicants:**

David Neiman  
David Levy

**Staff:**

Steven Spraker, Planning Director  
Robin Gawel, Senior Planner  
Noel Eaton, Senior Planner  
Lynn Carter, Utilities Engineer  
Tom Griffith, Chief Building Official (zoom)  
David Allen, Planning Civil Engineer  
Cara Culliver, Landscape Architect  
Marcella Miller, Office Manager

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

**C. 1167 Old Tomoka Road**

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

The applicants called in through Zoom to discuss information regarding 1167 Old Tomoka Road:

- Interest in property potential located in the Suburban Residential (SR) district with one existing house on it.
- The applicant inquired about dividing the property into three separate acres to build three houses on the property so that family can live close by.
- Another inquiry was if the site was suitable for an Assisted Living Facility (ALF).

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Ms. Lynn Carter, Utilities Engineer; Ms. Cara Culliver, Landscape Architect; Mr. Tom Griffith, Chief Building Official; and Mr. David Allen, Planning Civil Engineer, **provided the following** information:

- Options discussed for the property were: 1) Lot Split, which requires no public hearing and is for **one to two lots**, requiring a surveyor, sketch and legal and review by the SPRC. The hired engineer will show the connection to the water; 2) Platting, which requires that the existing house be demolished or shown how it will meet the required setbacks from property lines, as well as the surveyor for parcel division and to show how the standards are met. (Process time estimation is four months)
- It was explained that the ALF would be an option if it were planned for the house in existence on the site.
- Regarding landscaping, it was discussed that each lot has to have a tree survey. The surveyor can review the site and observe any historic trees that are required to stay (over 36" live oaks and bald cypress). Tree preservation is required on 20 percent of the site. Each lot is required to have 25' of frontage as well as a stormwater plan.

- Regarding utilities, the utility connection must be shown. There is an 8" waterline along Old Tomoka Road. A waterline extension would not be necessary.
- Ms. Eaton will send a follow up e-mail with the details and flowcharts.

**IX. Adjournment**

The meeting adjourned 9:51 a.m.