



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

April 21, 2022

Steven Spraker, Planning Director

City of Ormond Beach
Planning Department
22 South Beach Street
Ormond Beach, FL 32174

**RE: REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD, ORMOND BEACH
PROJECT NARRATIVE**

Dear Mr. Spraker:

The redevelopment project consists of demolition of a 39,368 square feet Regal Cinemas theater complex for a proposed 310-unit luxury apartment complex. The apartment complex will consist of two (2) 4-story buildings, one (1) 2-story building, maintenance building, trash compactor, pool amenity, courtyard amenity and dog park. The site consists of 12.006 acres with 6.018 acres of impervious surface. Parking is provided by 496 spaces (10 accessible, 457 standard and 29 garage). Site access will be provided by existing full directional driveway connection to Williamson Boulevard and connected to Discount Tire Shop for secondary access point to Williamson Boulevard. Pedestrian public access will be provided by internal sidewalk system connected to Williamson Boulevard. Stormwater will be provided by three (3) wet detention ponds, two (2) dry retention ponds and pervious pavers. Potable water will be provided by 4-inch master meter. Fire protection will be provided by 8-inch fire main. Sanitary sewer will be provide by private lift station connected to existing gravity sewer manhole. Irrigation will be provided by private well.

If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Harry Newkirk, PE 62971
President/CEO, Newkirk Engineering, Inc.