

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

**9:00 A.M., September 28, 2022**

The SPRC Meeting commenced at 9:00 a.m. on September 28, 2022.

**I. Attendance**

**Applicants:**

Bryan Collyer, Crunch Construction and Dime Rock Properties  
Luke Kilic, Zev Cohen and Associates  
Rob Merrell, Cobb Cole Attorneys at Law  
Debi LaCroix, Cobb Cole Attorneys at Law (via zoom)  
Jessica Gow, Cobb Cole Attorneys at Law (via zoom)  
Jake Stehr, Zev Cohen and Associates (via zoom)

**Staff:**

Steven Spraker, Planning Director  
Sarah Cushing, Planner  
David Allen, Planning Civil Engineer (via Zoom)  
Tom Griffith, Chief Building Official  
Cara Culliver, Landscape Architect  
Mike Stephenson, Utilities Engineer  
Marcella Miller, Office Manager

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

**A. 121 E. Granada Boulevard, Condos**

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicants were in attendance and also participated by Zoom, **providing the following** information regarding 121 E. Granada Boulevard:

- Regarding the open space required, it was advised that the no parking areas will be turned into landscape islands or rock beds. The covered area on the east side of the site will be turned into pervious area for landscape opportunities.
- It was discussed that with the ‘urban environment’ the capping is understood at 90 percent.
- Regarding parking, the handicapped parking space will be reoriented closer to the elevator. The parking may include parking lifts.
- A discussion on the driveway width and parking occurred.
- Providing stormwater treatment in the underground chambers. The stormwater calculations and full site plan with the setbacks and building height specifications for the top of the building will be submitted.
- The fire comments were discussed regarding the emergency vehicle ingress and egress and it was advised that the auto-turn analysis will be submitted. The vehicle would need to back out. It will be ensured that a box truck can also perform a U-turn. The

ground clearance will be met at 14'. Fire flow calculation will be provided. An extra hydrant will be installed behind the site.

- A grading plan showing the slope will be provided.
- A structural engineer on the project will provide the shoring plan.
- The floor heights of the building was discussed.
- There will be gates for the eastern parking area.
- The meter is planned to be in an underground vault.
- The dumpster will be screened by a decorative gate to blend with the building.
- It was advised that later in the project an art structure will be on the building visible from the Granada Bridge.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Comments were discussed including the fact that in the current proposed plans the impervious surface ratio is not being met.
- Regarding landscaping, it was suggested to soften the building. Additional details are required in a final landscape plan.
- It was discussed that no structure on the site can be higher than 75'. A vertical survey will be required and must show the constructed height.
- It was reiterated that a neighborhood meeting is required for the project.
- It was advised to provide the FPL easement letter and public benefit letter.
- The elevations and height restrictions were discussed. The architectural elevations are required.
- The lighting and signage plans are required to be submitted for the project.
- It was advised to specify where materials will be delivered onsite.
- Shoring and safety plans and architectural elevations are required.
- Discussion occurred regarding the dumpster. Dumpsters are not allowed on Granada Boulevard. The dumpster plans and exhibit are requested to be shared with Mr. Kevin Gray, Deputy Public Works Director, for suggestions and approval. This plan should be separate from the site plan. Significant screening is required for the dumpster.
- Regarding utilities, the connections are to be revised that go to the existing sewer. A utility grading plan is required. It was discussed that the meter will be taken out of the fire line and will go on the potable.
- The finished floor fire elevations for each building is required. It was discussed that the finished floor is required to be 18" above the crown of the road to the adjacent roadway to prevent increased flooding for habitable conditioned space and the ground floor.
- It was advised that the stair-details are required.
- Parking was discussed. 9' by 18 to 20' parking stall requirement. Details can be found in the LDC. Parking for compact cars, smart cars and golf carts are not allowed. Parking sizes can be negotiated in the Planned Development.

- The mural process and packet for the applicants later plan for art on the building following construction, was discussed.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further for additional feedback.

**III. Adjournment**

The meeting adjourned 9:44 a.m.