

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

**9:30 A.M., January 18, 2023**

The SPRC Meeting commenced at 9:18 a.m. on January 18, 2023.

**I. Attendance**

**Applicants:**

Kevin Devanney, Realtor  
Vipin Ohri, Property Owner

**Staff:**

Becky Weedo, Senior Planner  
Robin Gawel, Senior Planner  
Sarah Cushing, Planner  
David Allen, Planning Civil Engineer  
Tom Griffith, Chief Building Official  
Chris Walter, Plans Examiner  
Cara Culliver, Landscape Architect  
Mike Stephenson, Utilities Engineer  
Marcella Miller, Office Manager

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

**A. 33 Ocean Shore Boulevard**

Ms. Cushing started the conversation with the introduction of City staff and applicants.

The applicants were in attendance, **providing the following** information regarding 33 Ocean Shore Boulevard:

- The property is located in the R-2 zoning district.
- The three-story house has eight bedrooms and nine bathrooms with a lift for the second floor. The third floor is the attic.
- The property owner has owned the property for five years and expressed interest in a change of use from what was a single-family home and intended for a Bed & Breakfast (B&B) at one time, back to a B&B, a group independent-living home, or an Assisted Living Facility (ALF). It was determined that the license was not renewed for the B&B business.

Members of the SPRC, Ms. Becky Weedo, Senior Planner; Ms. Robin Gawel, Senior Planner; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Chris Walter, Plans Examiner; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Following research, it was determined that this property is on the Historic Landmark's List and is referred to as the Prettyman House. Due to the property being historic, it was discussed that any interior changes to the house would not have to go through the Historic Landmark Preservation Board (HLPB). Any exterior modifications, including fencing, would need to be reviewed by Planning Staff and possibly go before the HLPB

depending upon the type of project. Following discussion, it was determined that for the change of use (Single-Family to a Bed & Breakfast (B&B)), the project would be required to go through the Special Exception, public hearing process through the Planning Board and City Commission.

- It was discussed, from the building aspect, the occupancy classification per the Florida Building Code, a B&B is considered a congregate living facility and if the occupants stay at 10 or less, technically the property can stay a Single-Family use, and would be considered transient lodging. A 29” doorway would be required in one bathroom for ADA compliance on the bottom floor. It was further explained that a B&B is not allowed in the area unless going through a Special Exception.

If it is a change of use to an Assisted Living Facility (ALF), at that point it would need to be a state licensed facility with an Agency for Healthcare Administration (AHCA) license. A Community Residential Home allows for up to 5 residents.

If it is a change of use to independent living/boarding house, the requirements are four non-related adults, renting a home at six months or longer.

It was further explained from a building department standpoint, that if the property does have fire sprinklers in the ceiling, the property owner can reach out to Mastercraft regarding servicing the system if choosing to transition into a B&B.

- Depending on what the intent is, a fire inspection is required if applying for a business license. A fire extinguisher may be required.
- Regarding utilities, it was discussed that if it is decided to stay a residential house, the sewer lateral could remain as is. If operating a commercial business, the lateral would be required to be 6”. The gravity main is in the roadway. Recommendation was made for applicant to coordinate with a plumber in reviewing their existing pipes on their property.
- Regarding landscaping, with a change of use to a B&B, the property owner would be required to hire a landscape architect. One tree is required for every 1,500 square feet of lot area. Three palms = one tree. One tree is required in the front and one tree is required in the rear, and the remainder of the trees can be on the sides. Sea grapes and oleanders are considered standard plantings. These would be required to be installed prior to business operation. It was advised that if the property is independent living only then there would be no landscape requirements.
- It was advised that SPRC is every Wednesday for additional inquiries and feedback.

### **III. Adjournment**

The meeting adjourned 9:58 a.m.

The SPRC Meeting commenced at 10:15 a.m. on January 18, 2023.

**IV. Attendance**

**Applicants:**

Dwight Durant, Property Owner  
James Durant, Property Owner

**Staff:**

Becky Weedo, Senior Planner  
Robin Gawel, Senior Planner  
Sarah Cushing, Planner  
David Allen, Planning Civil Engineer  
Tom Griffith, Chief Building Official  
Chris Walter, Plans Examiner  
Cara Culliver, Landscape Architect  
Mike Stephenson, Utilities Engineer  
Marcella Miller, Office Manager

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

**B. 2575 West Granada Boulevard**

Ms. Cushing started the conversation with the introduction of City staff and applicants.

The applicants were in attendance, **providing the following** information regarding 2575 West Granada Boulevard:

- Concept plans were shared for interest in building a 2,000 square foot home on a 3” deep pad (1,000 cubic feet) on the property with one driveway and possibly a shed or detached garage.
- A metal fabricated barn-dominium-style structure home was discussed as a possible interest.
- The property has stormwater retention that serves another property and it was noted that there would be minimal floodplain impacts.
- The property is surrounded by a conservation easement.
- The elevation is at 27” and the flood zone is 27”. Along the road is 28”.
- Most of the site has pine and bay trees with one to two oak trees in the buffer.

Members of the SPRC, Ms. Becky Weedo, Senior Planner; Ms. Robin Gawel, Senior Planner; Ms. Sarah Cushing, Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Chris Walter, Plans Examiner; Mr. Mike Stephenson, Utilities Engineer; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Following discussion, it was determined that the property would be required to comply with the floodplain management and compensatory storage requirements. 10,000’ of impervious is identified per the stormwater plan. The plans would be required to specify where the volume would come from for storage. It was advised that the property is in the floodplain and additional fill would not be allowed. The fill would have to come from the site. The top of the floor would be required to be a foot above

the Base Flood Elevation. It was advised to use the Flood Insurance Study to determine the Base Flood Elevation and to communicate with the City Engineer, Mr. Alex Schumann on the stormwater and compensatory storage requirements, and go through Senior Planner, Ms. Becky Weedo for the floodplain Elevation Certificate.

- Regarding building matters, if building a detached garage, it cannot be more than 50 percent of the principal structure. A building permit application is required for a single-family home.
- Regarding utilities, it was discussed that the applicant is required to reach out to the Health Department regarding the permit for the septic tank. Regarding a potable well, it was discussed that the applicant would need to communicate with the Fire Chief on the overall fire provisions for the property as stated in the LDC.
- Regarding landscaping, a specimen tree survey is required for the impacted area.
- It was advised that SPRC is every Wednesday for additional inquiries and feedback.

**VI. Adjournment**

The meeting adjourned 10:49 a.m.