

May 01, 2023

Mr. Steven Spraker
City of Ormond Beach
Civil Engineer Planning Department
22 S. Beach St.
Ormond Beach, FL 32174

RE: 121 E. Granada Condos
ZC 21173

Dear Mr. Spraker,

Enclosed for your review and approval are the following items in response to your comments:

- Revised, digitally signed and sealed Planned Development Plans
- Digitally signed and sealed Stormwater Calculations
- Digitally signed and sealed Water & Sewer Demand Spreadsheet

In addition to the above information, below are our responses to those comments;

(David Allen, P.E., Civil Engineer)

1. REF # 47 - Please provide a chart that shows the existing impervious surface and the proposed impervious surface. Please note the City of Ormond Beach LDC - Section 2-70 Downtown Overlay District has a maximum impervious surface of 90%, ($0.758 \times 0.90 = 6.82$ ac.). Therefore the open space must be at a minimum of 10% ($0.758 \times 0.10 = 0.076$ ac.).

RESPONSE: Please see the updated Site Information Table on sheet C3 which demonstrates that the project meets the open space requirements.

2. REF # 48 - What is the purpose of this HC parking being so far away from the elevators?

RESPONSE: Please see enclosed revised plans for the updated handicap parking space locations which are now adjacent to the entrance/elevator locations.

3. REF # 49 - The City of Ormond Beach LDC indicates that the 90 degree parking requires a drive aisle of a minimum width of 24 feet.

The close proximity of the building wall would cause difficulty for the larger vehicles.

RESPONSE: 90 degree parking spaces have a drive aisle width of 24ft. Please refer to the Ground Floor Plan sheet C4.

4. REF # 50 - Provide the width of this drive aisle. Since there are walls at the head of the parking stall the depth must meet the 20 foot depth. There is no allowable overhang with the walls.

RESPONSE: Please see the Ground Floor Plan sheet C4 for the proposed parking stall depths and drive aisles.

5. REF # 51 - The LDC requires a width of 24 feet for two-way traffic.

RESPONSE: So noted. Please see the Ground Floor Plan sheet C4 for the proposed drive aisles widths.

6. REF # 52 - Will there be an outlet for this system or will it overflow the trench drain at the street right of way?

RESPONSE: We are proposing to outfall to the existing FDOT drainage system. Please see Stormwater Plan sheet C5 for the proposed outfall connection.

7. REF # 53 - Provide the criteria for design for this stormwater facility?

RESPONSE: Stormwater treatment and attenuation is proposed to be provided via underground exfiltration chambers (ADS SC-740 Chambers). Please refer to the Stormwater Plan sheet C5 and attached stormwater calculations package.

8. REF # 54 - Based on our GIS system, the sanitary sewer main from this manhole extends all the way to the Truist Bank. Please review the proposed tie-in for the lateral. The depth is approximately 4 feet.

RESPONSE: So noted. This information is also reflected on the survey for this site. Please see revised Utility Plan sheet indicating the approximate invert elevations of the proposed sanitary sewer service.

(Fire Plans Examiner – MLG Municipal Services)

1. REF # 3 - Please show a emergency vehicle ingress/egress route to the building. This information shall include as a minimum: Overhead clearance dimensions, access route clear width dimensions, grade and slope, turning radius, and vehicle turn around areas. Additionally, please show architectural elevation and floor plan details related to the location of exit stairwells, building entrances/exit lobbies, elevators and fire protection system connections.

RESPONSE: Please refer to the Vehicle Tracking Plan sheet VT1 as well as the Architectural Plans for this information.

(Landscape Architect, Cara Culliver)

1. REF # 1 - - Please provide a landscape plan with specifications and City planting details. Need to be a biddable plan and not conceptual .

RESPONSE: Landscape plan and specification have been added.

The rendering shows green/planting areas around the building, please identify these areas.

RESPONSE: Additional green areas are shown around the building, and existing landscape is to remain on the eastern side.

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There's a paved area south on the proposed stairs on the west side of the building, seems like an opportunity for vertical palms to soften the building and landscaping, see clouded area.

RESPONSE: Additional pavement cuts have been provided.

Please come up with creative ways to soften and green up the building facade, such as green walls/roof, Jakob trellis systems for building, please check out their website, & Creeping Fig vine to green up proposed exterior walls/planter box systems on top of exterior wall or attached to wall face.

RESPONSE: Please refer to the revised landscape plan for the proposed landscape improvements.

The stripped areas where the proposed columns are placed would be a good opportunity for some greenery. There are shade and sun loving plants that would perform in these areas.

RESPONSE: Plants have been provided, but are heavily geared towards shade loving plants due to the site conditions at the ground level.

Maximum impervious surface shall be ninety percent (90%) and the 10% remaining shall be pervious/landscaped.

RESPONSE: Please see the updated Site Information Table on sheet C3 which demonstrates that the project meets the open space requirements.

Please provide an irrigation plan with details. Please provide City details 14A & 14B .

RESPONSE: Details have been provided on the landscape plans. Irrigation plans will be provided at site plan.

(Planner 2, Sarah Cushing)

1. REF # 4 - Please provide clarification of the plans for the existing FPL easement. Sheet C4 of 6, the Overall Development Plans, only identifies the vault enclosure. Does the applicant intend to vacate the remainder of the easement? If so, provide the correspondence with the utilities company.

RESPONSE: Please refer to the attached FPL letter.

2. REF # 5 - Architecture renderings are required for the proposed development. It shall include information regarding building setbacks, design standards and elevation plans.

RESPONSE: *Please see the architectural renderings and elevation plans included.*

3. REF # 6 - Ingress/egress for the proposed dumpster needs to be identified. How will the waste pick up vehicles be able to safely maneuver in and out without impacting traffic flow on Granada Boulevard? Could the plans be modified to have the dumpster located on a different area away from the ROW?

RESPONSE: Please see enclosed revised plans for the updated dumpster enclosure location. Additionally, please refer to the Vehicle Tracking Plan sheet VT1 for the demonstration of dumpster vehicle movements.

4. REF # 7 - Are there site plans that shows the exact layout and dimensions of each floor? This should include the from the ground level up.

RESPONSE: The PD Plan set includes the ground floor & second story layout. Please refer to the attached Architectural Plans for the remainder of the proposed building areas.

5. REF # 8 - Section 2-70 (d)(5) references floor height requirements in Downtown Overlay District DOD. Allowable ground floor height is a minimum of eleven feet (11') as measured floor to floor. Upper floor minimums shall be nine feet (9'), maximum eleven feet (11'), as measured floor to floor. See Figure 2. 3-5 Story Building X Section Typical.

RESPONSE: *Please see the revised plans included.*

6. REF # 9 - What are proposed signs on site? All signage is subject to meeting design standards in Chapter 3, Article IV, of the LDC.

RESPONSE: Please see the Ground Floor Plan sheet C4 for the proposed monument sign locations at the entry walls.

7. REF # 10 - Section 2-70(e)(3)(f) states the facade shall be vertically divided into segments no larger than thirty feet (30'); and (g) states street walls shall be made of brick, block or stucco to match facade of principal building.

RESPONSE:*Please see the revised plans included.*

8. REF # 11 - Section 2-70(f) regulates the access and parking requirements. (1)(a) states On-site surface parking lots are permitted only to the rear of a lot, fully screened from the front property line by a building. Parking may be placed on the side of a building but a street wall with landscaping at the base of the wall must be provided. The street wall must be designed to screen the view of vehicles from the principal street. A three-foot (3') street wall must be designed with the same building materials as the principal building.

RESPONSE: So noted. The Ground Floor Plan sheet C4 shows the proposed screen wall locations. Further detail will be provided during site plan/building permitting stage.

9. REF # 12 - The subject property is located in the Beachside District of the Downtown Overlay District (DOD). The DOD is within the Community Redevelopment Area (CRA) Master Plan which was updated in 2019. The proposed project is within a very striking location on Granada and should be designed to meet the citizens priorities within the area. During the Master Plan update, a number of Themes, Goals, and Actions were identified in this which includes Sense of Place & Appearance, Arts & Culture, and Environmental Sustainability.

The mission of the Sense of Place & Appearance is to enjoy a physically beautiful environment of well detailed buildings, gateways, graphics and parks, landscaped parking areas and screened service areas that contribute to a true urban environment. This mission and the top priorities outlined is an opportunity to provide a visually pleasing building that will become a pillar in our downtown district. The use of green infrastructure, wall art, and innovate design standards is a chance to create something long-lasting that meets the citizens desires for a sense of place and appearance in our beautiful downtown area.

The Arts & Culture theme identifies priorities to create a stronger sense of community in the "Museum Row" area by supporting development with rich cultural and historical designs. Again, the development plans of this building have the opportunity to pay homage to the history and culture of

the area. Ideas may include wall murals, increased design standards of the external walls of the building, and choosing native vegetation for the landscaping plants.

Environmental Sustainability was also a top priority for the citizens in the Master Plan update. Citizens advocated for storm resiliency, expansion of urban tree canopy, and green building infrastructure. The proposed plans could be modified to address these needs by incorporating vegetation along the external walls. There is significant open space on the walls that do not have windows that could be utilized for green infrastructure innovation. In addition, the use of native vegetation, such as sea grapes or other seaside vegetation, would aid in storm resiliency and stormwater runoff. This would also assist in the reduction of phosphorus and nitrogen travelling to the waterways.

RESPONSE: *Please see the revised plans included.*

(Planner 3, Becky Weed)

1. REF # 13 - Will need the Finished Floor Elevation for each building. Per Section 3-18(f)(7) of the City Land Development Code, to prevent increased flood damage outside of special flood hazard areas the lowest floor of new principal buildings must be elevated at least 18 inches above the crown of road, unless the city engineer approves a lower height based on site-specific conditions.

RESPONSE: Please refer to Stormwater Plan sheet C5 for the proposed finished floor elevations.

(Planning Director, David Allen)

1. REF # 2 - Based on Section 2-70 Downtown Overlay District, maximum allowable impervious surface is 90% of the site area. This results in a maximum impervious surface of 0.6822 acres.

RESPONSE: Please see the updated Site Information Table on sheet C3 for the proposed pervious/open space area calculations.

(Planning Director, Steven Spraker)

1. REF # 23 - The project fee invoice showed fees due of \$1,900. The submittal paid \$4,900. The \$4,900 check has been mailed back to Cobb Cole. Please provide the submittal fee of \$1,900.

RESPONSE: *A check in the amount of \$1,900.00 will be delivered to your office.*

2. REF # 24 - Please note a neighborhood meeting is required in accordance with Section 4-03 (d)(6) of the Land Development Code. The meeting shall be advertised by the applicant. See neighborhood meeting criteria uploaded with this project. Please ensure that the selected location can accommodate a neighborhood meeting.

RESPONSE: *Our neighborhood meeting was held pursuant to the provisions of the LDC.*

3. REF # 25 - The applicant shall perform site posting in accordance with Section 1-15(f)(2)(c) of the Land Development Code. The sign posting criteria, examples of sign postings and a list of possible sign contractors has been uploaded with this project.

RESPONSE: *So noted.*

4. REF # 26 - Planning Board. The applicant is required to perform site posting in accordance with Section 1-15(f)(2)(c) of the Land Development Code for the Planning Board meeting.

RESPONSE: So noted.

5. REF # 26 - City Commission: Note that the applicant is responsible for recording costs. Flowchart, posting requirement, Planning Board calendar is available in reviewer attachment folder.

RESPONSE: So noted.

6. REF # 27 - Planning, Cover Sheet, Expiration of SPRC comments,

Per Section 4-05 of the Land Development Code:

The applicants shall respond to SPRC written comments within one hundred eighty (180)calendar days of the issuance date or the project shall be considered withdrawn. All projects that do not respond within the allotted time shall be required to submit a new application and SPRC review fees. Applicants may request a maximum of two (2) ninety (90)-calendar day extensions with a written request to the planning director detailing the reason for the delay in responding to the SPRC comments.

RESPONSE: So noted.

7. REF # 28 - Section 2-36 of the Land Development Code requires a complete site plan submittal. Please provide a complete (signed and sealed) site plan submittal and architectural elevations.

RESPONSE: Please see attached signed and sealed plans.

8. REF # 29 - Please provide the FPL Easement Letter.

RESPONSE: Please see attached FPL Letter.

(Planning Director, David Allen)

1. REF # 30 - Please provide a first floor plan without the building. Can show columns.

Please dimension the proposed parking areas and driveways.

Please call out all first/ground floor improvements - all walls, dumpster, any improvement.

How is the proposed dumpster suppose to operate. Staff is not supportive of a dumpster being the streetscape focus of the project.

RESPONSE: Please refer to the Ground Floor Plan sheet C4 for the proposed monument sign locations at the entry walls. Additionally , please refer to the Vehicle Tracking Plan sheet VT1 for the demonstration of dumpster vehicle movements.

2. REF # 31 - Please provide the a plan showing the building footprint. Please include dimensions to all property lines.

RESPONSE: Please see the Second Floor Plan sheet SF1 for this information.

(Planning Director, Steven Spraker)

1. REF # 32 - All drawings and technical documents that need to be signed and sealed by a licensed design professional must be done so using a Digital Signature that contains a Public Key Certificate issued through a 3rd Party Certification Authority. This "Authority" is a commercial service paid for by the design professional to verify their identity through various methods and then issues a security certificate that contains both a Private Key that is password protected by the design professional and a public key that allows the recipient to download and view the certificate. Please provide the digital signature for this drawing.

Electronic Signature Required. Survey shall be signed, dated and sealed and certified to the city in accordance with Section 4-06(4)b. of the Land Development Code.

All drawings and technical documents that need to be signed and sealed by a licensed design professional must be done so using a Digital Signature that contains a Public Key Certificate issued through a 3rd Party Certification Authority. This "Authority" is a commercial service paid for by the design professional to verify their identity through various methods and then issues a security certificate that contains both a Private Key that is password protected by the design professional and a public key that allows the recipient to download and view the certificate.

Please provide the digital signature for the site plan submittal.

RESPONSE: Please see attached signed and sealed plans.

2. REF # 33 - Per Section 4-06(4)(d) of the Land Development Code, please provide on the site plan:
 - a. Provide a data table which must include:
 - i. Current zoning and future land use designation;
 - ii. Existing uses;
 - iii. Proposed uses;
 - iv. Total acreage in the project and the percentage to be devoted to each use;
 - v. Building lot coverage;
 - vi. Existing and proposed building square feet and impervious surface coverage;
 - vii. Percentage of total landscape area;
 - viii. Required perimeter setback;
 - ix. Required perimeter landscape buffer;
 - x. Area to remain at natural grade.

RESPONSE: Please refer to the updated tables on the Proposed Land Use Plan sheet C3 for this information.

3. State in a tabular format on the plan the proposed land uses with square footage of floor area assign to each use.
 - i. Residential uses. If the development includes residential units, a tabular format shall be presented that presents the number of units by: tenure (i.e., owner occupied or rental) and by structure type (such as single-family, duplex or multiple-family dwellings).
 - ii. Density and intensity of use. Provide in tabular format a calculation of proposed density for all units and for units by structure type if the project accommodates mixed structure types.
 - iii. Transient residential lodging. Provide a table documenting number of units that characterizes the units as either short-term or long-term rental facilities.
 - iv. Provide calculations of floor area ratio for all developments, except for single-family detached developments.

RESPONSE: *Please refer to the updated tables on the Proposed Land Use Plan sheet C3 for this information.*

4. REF # 34 - Per Section 4-06(4)(d)(3) of the LDC, please provide:

Building data table must include:

- i. Type of construction pursuant to standard building code;
- ii. Number of stories;
- iii. Total square footage;
- iv. Finished floor elevations;
- v. Proposed building height and area.

RESPONSE: *Please refer to the updated tables on the Proposed Land Use Plan sheet C3 for this information.*

5. REF # 35 - Per Section 4-06(4)(d)(8) of the LDC, please provide:

Lighting plan indicating the location for lighting for streets, access drives, parking lot, building access points and additional security lighting.

RESPONSE: Lighting Plan will be provided by the Owner's Electrical Consultant.

6. REF # 36 - Per Section 4-06(4)(d)(9) of the Land Development Code, please provide:

Sign plan indicating the location for proposed ground and wall signage.

RESPONSE: Please refer to the Ground Floor Plan sheet C4 for this information.

7. REF # 37 - Architectural styles

Section 3-69 of the Land Development Code provides a variety of architectural styles that all new structures are required to conform with. Please identify on the plan set which architectural style has been selected and how the proposed building meets the required attributes of the selected architectural style. What architectural style has been selected? Detail on the plan sheet how the building meets the required architectural standards and the Downtown Design Guidelines.

RESPONSE: *Please see the revised plans included.*

8. REF # 38 - What is the height of the ground parking area to the building?

RESPONSE: *Please see the revised plans included.*

9. REF # 38 - What is the overall height of the building. Please show on the plan sheet.

RESPONSE: *Please see the revised plans included.*

10. REF # 38 - Please add a note to the architectural elevations that the maximum height for any structure is 75 feet. The project shall be required to provide an as-built height survey detailing the constructed height.

RESPONSE: *Please see the revised plans included.*

11. REF # 39 - The architectural elevations provided do not meet the architectural submittal requirements of a PBD (or site plan).

Per Section 4-06(l) of the Land Development Code,

Elevations. All architectural or engineering designs sheets must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for site plan approval shall include the following minimum information:

A scaled drawing of the side, front and rear facades of all the building or structure elevations, including roof pitch, fenestration including treatment of roofline, windows and doors, and building-mounted lighting. Please provide.

RESPONSE: *Please see the revised plans included.*

12. REF # 40 - The architectural rendering appears to show more landscaping than the civil drawings. Please coordinate both types of plans to be consistent.

RESPONSE: Please refer to the attached revised Architectural Plans and Landscape Plans.

13. REF # 41 - Please show a graphic/detail of the front of the project. Please see the Downtown Overlay District standards for maintaining a pedestrian scale of the building.

RESPONSE: *Please see the revised plans included.*

14. REF # 42 - Please detail how the project proposes to construct the building? For example:

What protection is to be taken for the surrounding buildings?

Where will works park?

How will materials be delivered?

How will materials be stored/stockpiled?

RESPONSE: *The building will be post tension concrete slab and cmu with stucco facade. Staging area will be behind the Truist Bank in a fenced grass area. Fall protection and catch nets along with scaffolding will be used during construction to ensure public safety.*

15. REF # 43 - Section 2-70(g) of the LDC - Provide sidewalk easements to expand the existing width of the current sidewalk on Granada Boulevard to eleven feet (11'), thus providing pedestrian safety as well as landscaping opportunities.

RESPONSE: Please refer to the Ground Floor Plan sheet C4 for the proposed sidewalk easement.

16. REF # 44 - Section 2-36(h) states: Public benefit minimums. Applications for a PBD rezoning shall provide a minimum of two (2) of the listed public benefits listed below or propose alternative public benefits which are acceptable to the city commission. For each variance requested, an additional two (2) public benefit items shall be required.

The narrative states that there are many significant public benefits. Please include these in this letter.

RESPONSE: *Please see the project narrative included.*

17. REF # 45 - Staff reserves the right to make additional comments on project waivers and public benefits until there is a complete civil and architectural.

RESPONSE: *Noted.*

(Utility 1, Mike Stephenson)

1. REF # 14 - Please revise connection to existing sewer to be a Wye connection into the existing gravity line.

RESPONSE: Please see revised Utility Plan sheet C6 for this revision.

2. REF # 15 - It is atypical for the City to install a meter on the fire-line. Please confirm this is desired by the Owner.

RESPONSE: Fire meter has been removed. Please see revised Utility Plan sheet C6 for this revision.

3. REF # 16 - Elevation of existing gravity piping where shown to tie-in is approx. 9.9 EL. Recommend EOR confirm survey elevations will have enough fall for the proposed cleanout depths.

RESPONSE: Please see revised Utility Plan sheet C6 for the approximate invert elevations at the connection point and farthest end of the site. Based on proposed grading, the system will have adequate cover.

4. REF # 17 – Please confirm intent is for the meter box and backflow preventer to be below grade in a vault of some kind.

RESPONSE: The intent is to have a below grade meter located in a vault and an above grade backflow preventer.

5. REF # 18 - Please advise of anticipated average day potable and sewer demand as well as required fire flow calculations. I typically see required GPM rate with sprinklers listed on the plan set.

RESPONSE: Please see enclosed water & sewer demand spreadsheet. Fire flow calculations will be provided during site plan review.

6. REF # 19 - LDC dictates that the farthest point of any proposed structure must be within 300 feet of a fire hydrant measured by the hose length. The proposed plans appear to suggest that a new hydrant will be required for the northern portion of the building.

RESPONSE: Please see revised Utility Plan sheet C6 for the addition of an on-site fire hydrant.

7. REF # 20 - Please advise on what type of underground chamber is being proposed and how the sizing information was calculated.

RESPONSE: Please refer to the Stormwater Plan sheet C5 as well as the stormwater calculations package for this information.

8. REF # 21 - I assume the parking lot will be graded to slope the stormwater from the building to the proposed inlets. No grading plan or inlet sizing information has been provided though.

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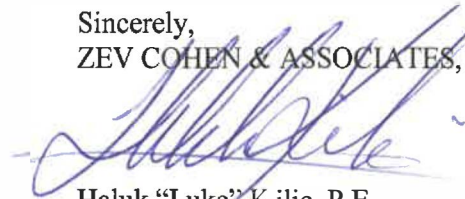
RESPONSE: Please refer to the Stormwater Plan sheet C5 for the proposed grading of the parking lot.

9. REF # 22 - No sheeting or shoring information currently shown. Constructing the proposed improvements at the property line could impact the neighboring property owners without a shoring plan. Please advise if the EOR will be providing a shoring plan or if the intent is to add notes to the planset requiring the contractor to obtain delegated structural PE shoring plans.

RESPONSE: See response to ref #42 above.

Should you have any questions or require any additional information, please contact our office.

Sincerely,
ZEV COHEN & ASSOCIATES, INC.



Haluk "Luke" K ilic, P.E.
Senior Project Manager

HK/ns
21173001 City of OB RAI05.01.23
cc: Bryan Collyer
Robert J. Ball, P.E.
Sean Meade, E.I.
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