



Development Review Committee Regular Meeting Minutes

March 19, 2025 at 10:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Senior Planner/Zoning Official John Harbilas, Director of Building, Permitting Services and Code Compliance Gary Hiatt, Director of Parks and Recreation Jason Seeley, Assistant City Manager Michelle del Valle, Assistant Director of Public Works Don Marcotte

Absent

None

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Administrative Coordinator Mary Bush, Recording Secretary Corinna Lundgren

1. Call to Order

Chairman Harbilas called the meeting to order at 10:01 a.m.

2. Consent Agenda

- a. Approve the minutes of October 2, 2024.

Motion made by Jason Seeley, seconded by Don Marcotte, to approve the October 2, 2024 meeting minutes.

The motion carried by a 4-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Benjamin Partners, LTD for: Development Plan Approval to modify the previously approved plan for 14 three-story townhomes at 1150 Bennett Avenue to a mixed-use, three-story project consisting of eight (8) townhomes, 13 apartments, and 5,500-square feet of commercial space, within the

Ravaudage Planned Development.

Mrs. McGillis provided an overview of the item. She noted that the townhomes will be 40 feet in height, and the mixed-use commercial portion of the project will be 46 feet. She also noted the parking requirement is 53 parking spaces, which will be met in various locations of the site. The townhomes will each have two parking space garages. There are 16 spaces located in the alley behind the project, three parking spaces on Glendon Parkway, and 16 spaces on Bennett Avenue. The Development Order allows on-street spaces to count toward the off-street requirement of one space for every two spaces created. She then reviewed the open space requirement for the project of the 21 residential units, which is 4,803 square feet. The applicant is proposing to satisfy that requirement within the master stormwater pond area. She addresses staff's concern about the tightness of the sight and color material variation of the architecture.

Staff recommendation was for approval with the following conditions:

- Prior to a Certificate of Occupancy for the project, the proposed Bennett Avenue streetscape improvements be completed.
- That additional color variation, material changes, or pattern differentiation be introduced across the facade. This could include alternating color schemes between townhome units, introducing textured or accent materials at intervals (e.g., stone, brick, or wood-look panels), or varying the stucco tones and trim details to clearly define individual units, on both sides of the project (east/west).
- The project must incorporate the required bicycle parking spaces per Orange County codes.
- The applicant shall provide either at least 10% of the multi-family residential units built to be certified affordable housing (equates to 1 unit) and comply with the DO requirements for execution and reporting, or pay a fee in lieu of the requirement into the city's affordable housing trust fund at \$0.50/square foot for the multi-family square footage or to a non-profit affordable housing entity to provide for use within the city, subject to approval by the city.
- All back of house items like the electric meter connections, transformer/switch gear, metering, etc. be effectively screened from the rights-of-way and the park/pond area to the east.

A brief discussion with the committee ensued about the parking and how the units count toward the market and affordable housing buckets. The whole stretch on Bennett with on-street parking will need to be completed, as 32 spaces need to be created to allow for the 16 spaces to go to the project.

The committee asked the applicant to speak about the tree size, the sheet flow to the East, and other civil concerns about the East side of the site. The applicant, Dan Bellows, addressed the committee, indicating the tree wells are the same as the ones on Benjamin and Kindel Avenues. He notes that the sheet flow of the additional parking

spaces on the West side will hit the existing Miami curb in the inlets on the East side, which are treated into the pond. Mr. Bellows assured the committee that he would provide a plan for Public Works department approval, addressing any crowning concerns.

Scott Webber from ACI Architects addresses the board to speak on concerns of the material variations of the building.

A brief discussion with the committee about the applicant meeting with the Building department to ensure there are no conflicts with the design and the building code. Board member Gary Hiatt, commented that they have met with the applicant earlier in the project and will meet again to take a closer look once plans have been submitted.

No one from the public wished to speak. The public hearing was closed.

Motion made by Michelle del Valle, seconded by Don Marcotte, for Development Plan Approval to modify the previously approved plan of 14 three-story townhomes at 1150 Bennett Avenue to a mixed-use, three-story project consisting of eight (8) townhomes, 13 apartments, and 5,500-square feet of commercial space, within the Ravaudage Planned Development, with the following conditions:

- **Prior to a Certificate of Occupancy for the project, the proposed Bennett Avenue streetscape improvements be completed.**
- **That additional color variation, material changes, or pattern differentiation be introduced across the facade. This could include alternating color schemes between townhome units, introducing textured or accent materials at intervals (e.g., stone, brick, or wood-look panels), or varying the stucco tones and trim details to clearly define individual units, on both sides of the project (east/west).**
- **The project must incorporate the required bicycle parking spaces per Orange County codes.**
- **The applicant shall provide either at least 10% of the multi-family residential units built to be certified affordable housing (equates to 1 unit) and comply with the DO requirements for execution and reporting, or pay a fee in lieu of the requirement into the city's affordable housing trust fund at \$0.50/square foot for the multi-family square footage or to a non-profit affordable housing entity to provide for use within the city, subject to approval by the city.**
- **All back of house items like the electric meter connections, transformer/switch gear, metering, etc. be effectively screened from the rights-of-way and the park/pond area to the east.**

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 10:21 am.

Minutes approved by the Committee on May 15th, 2025.

ATTEST:

/s/ Corinna Lundgren, Committee Secretary