



Development Review Committee Regular Meeting Minutes

February 20, 2026 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Assistant Director Planning and Zoning John Harbilas, Director of Building, Permitting Services and Code Compliance Gary Hiatt, Director of Parks and Recreation Jason Seeley, Assistant Director of Public Works Don Marcotte, City Manager Randy Knight

Absent

Assistant City Manager Michelle del Valle

Staff Present

Director of Planning & Zoning Allison McGillis, Director of Public Works Charles Ramdatt, Assistant Building Official Ashley Ong

1. Call to Order

Chairman Harbilas called the meeting to order at 9:01 a.m.

2. Consent Agenda

- a. Approve the minutes of August 20, 2025

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

Motion made by Jason Seeley, seconded by Gary Hiatt, to approve the August 20, 2025 minutes.

The motion carried 5-0 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 Broad Oak Development:
 - Convert the remaining 92 hotel rooms within the Ravaudage Planned Development (PD) entitlements into 109 market rate residential units.

- Development Plan Approval for a seven-story, 250-unit multifamily project that will consist of 224 market rate units and 26 restricted affordable units, along with a four-level parking garage at the southeast corner of Bennett and Monroe Avenues, within the Ravaudage PD.

Mrs. McGillis provided an overview of the request. She reviews the hotel conversion request, noting that in 2024 the Commission amended the Development Order for Ravaudage to allow the conversion of unused hotel units into either a fifty-fifty split of affordable and non-affordable units, at the DRC's discretion, or it can be converted into all market rate units. The applicant will convert all of the hotel rooms into market rate to get to the 250 units, as part of this request. She notes that the DRC approved 44-room expansion for the Marriott is no longer moving forward and will be added to this project. She continues to go over the equivalency matrix in the Development Order.

Mrs. McGillis provides location map, aerial map, elevations, and site plans of the project. The applicant is not asking for any variances in terms of heights and setbacks. However, because it is a multifamily project, Ravaudage is required to provide recreation space based on Orange County's Level of Service Standard for 2.5 acres per thousand residents. The 250 units equate to 57,173 square feet of recreation space needed for this project which will be divided in a fifty-fifty split, into active and passive recreation. She provides a breakdown on how the applicant is providing that recreation space in different areas, which will include a pool, amenity deck, pollinator area, Zen garden, flex park, dog run, pedestrian amenity corridor, and bench seating areas. Most of Ravaudage recreation space is being handled on-site, however they have a recreation/pond amenity area that is south of the project. She notes that there is a pet spa and podcast studio that staff do not believe qualify for the passive or active recreation space in terms of what Orange County allows for recreation space. She then provides a recap of the breakdown.

Staff recommends approval with the following conditions:

- That 15,908 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.
- That the southwest corner of the building be revised to match the balcony treatment of the northwest corner. REVISED – That the sixth and seventh floor balconies in the southwest corner be revised to match the balcony treatments in the northwest corner of the building in terms of size and architectural elements under the balcony.
- That additional window (which may be faux) or architectural treatments be added to the southeast section of the building that is visible above the parking structure.

- Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.
- Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.

The Committee asks staff about the dog spa and mechanical units on the roof. Mrs. McGillis refers to the applicant to answer the dog spa question and referred to the second-to-last condition of approval, that there will be effective screening of all back-of-house elements. A brief discussion of the hotel conversions to clarify that the 44 units from the Marriot, that are no longer being built, and the remaining rooms of hotel is what is being asked to convert into residential units at market rate, at the committee's discretion. Mrs. McGillis notes this project is not gaining additional market rate units into the entitlements but is gaining a project with 26 affordable units.

The applicant, Eric Halverson with Product Development, addresses the Committee. He answers the dog spa question that is it not a third-party business and that it is two dog wash area for the residents. A brief discussion with the committee ensued to determine what should be counted toward the recreational square footage.

Vice Chairman Marcotte asks the applicant about transportation and stormwater impacts regarding the under the garage pond. Mr. Halverson answers that a portion of the pond is open air under the ramp and the rest is covered with either double tees that are stacked on top of a vault system or an ADS type of system or a combination. The applicant notes that they do not have full engineering documents at this phase of the project. Details will be provided during the permitting process. There are questions about transportation and traffic analysis, if there is a requirement for a signal at Bennett Avenue and Lee Road. The applicant Dan Bellows addresses this question that there has been an updated study, and there is currently a process with the state and city to get lights at Bennett Avenue and Lee Road, as well as at Glendon Parkway. Charles Ramdatt, Director of Public Works, also addresses the committee to discuss the transportation projects.

Board Member Hiatt asks the applicant about on-site leasing office, full time maintenance, and pool deck amenities. Mr. Halverson answers that they have partnered with Dix.Hite + Partners landscape architecture firm to work on the design of the pool deck and to start work at the end of the year. The Committee wants to make it aware that there will be a new building and fire code that will go into effect December 31, 2026 when this project starts.

A brief discussion with the committee about the breakdown of rooms per unit, height, and parking.

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

Motion made by Gary Hiatt, seconded by Don Marcotte, for Broad Oak Development Approval to Convert the remaining 92 hotel rooms within the Ravaudage Planned Development (PD) entitlements into 109 market rate residential units, and the Development Plan Approval for a seven-story, 250-unit multifamily project that will consist of 224 market rate units and 26 restricted affordable units, along with a four-level parking garage at the southeast corner of Bennett and Monroe Avenues, within the Ravaudage PD with the following conditions:

- **That 15,908 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.**
- **That the southwest corner of the building be revised to match the balcony treatment of the northwest corner. REVISED – That the sixth and seventh floor balconies in the southwest corner be revised to match the balcony treatments in the northwest corner of the building in terms of size and architectural elements under the balcony.**
- **That additional window (which may be faux) or architectural treatments be added to the southeast section of the building that is visible above the parking structure.**
- **Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.**
- **Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.**

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 9:32 a.m.

Regular Meeting of the Development Review Committee
February 20, 2026

ATTEST:

/s/ Corinna Lundgren, Board Secretary