

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

9:30 A.M., September 23, 2020

The SPRC Meeting commenced at 9:30 a.m. on September 23, 2020.

I. Attendance

Applicants:

Harry Newkirk, Newkirk Engineering
Bill DeMattia, A.G.Piser Construction, Inc.

Staff:

Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. South Nova Road, Tomoka Plaza

Mr. Harry Newkirk, Newkirk Engineering and Mr. Bill DeMattia, A.G.Piser Construction, Inc. provided the following information regarding the South Nova Road, Tomoka Plaza:

- There was discussion on the plan for a retrofit application and a built-up curb ramp.
- The ramp rise is less than 5 inches, and is 7 feet long, therefore there are no plans to build handrails or edge protection.
- It was discussed that on sheet 2 of the plans, it outlines the access aisle created on either side and where the curb ranges would delineate no parking, as it is not a driveway, access aisle or a parking space.
- The curb will be at 42 inches for safety and ADA purposes.
- There are plans to stripe the ramp.
- Elevations and slopes will be noted on the plans once they are laser leveled.

Members of the SPRC, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; Mr. Roger Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- There was discussion on the concerns for the ADA ramps and steep side slopes.
- There are concerns with the ramp protruding into the access aisles.
- It was directed to verify the rise of the ramp. (Less than 6 inch rise it is acceptable)

III. Adjournment

The meeting adjourned 10:00 a.m.

The SPRC Meeting commenced at 10:05 a.m. on September 23, 2020.

IV. Attendance

Applicants:

Justin McCullough, T and G Constructors
Jason Diehl, OCI Associates
Orin Rivera
David Grabory, T and G Constructors
Ben Butera, Butera Designs
Chris Myburgh, T and G Constructors

Staff:

Robin Gawel, Senior Planner
Noel Eaton, Senior Planner
Roger Smith, Utilities Engineer
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Jason Weidenmiller, Engineering Inspector
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 621 S. Atlantic Avenue, Casa Del Mar

Mr. David Allen, Planning Civil Engineer, started the conversation and introductions of the City staff and applicants.

The applicants provided the following information regarding 621 S. Atlantic Avenue, Casa Del Mar.

- There was discussion regarding the proposed new HVAC systems concept for the building.
- Currently the building and rooms are being conditioned by A/C units in the walls, with some additional interior walls added previously.
- The proposed plan is to install new roof top units with the power lines, condensate lines and mechanical equipment enclosed within a chase system that will run from the roof overhang to the ground on the exterior of the building.
- Each chase will be architecturally treated with stucco and paint for a cohesive appearance.
- The equipment will be on racks on the roof.
- The A/C system will have the refrigerant line and fresh air line come from the roof, into the chase, then into the room. There will be 12-14 refrigerant line sets within each chase.
- It was discussed that a line of sight will be performed for screening of mechanical equipment on the roof.
- DOT will be contacted regarding the connection to the storm system.

Members of the SPRC, Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tom Griffith, Chief Building Official; Mr. Roger Smith, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Jason Weidenmiller, Engineering Inspector; and Ms. Cara Culliver, Landscape Architect, stated the following:

- It was advised that the roof top units are required to be screened from the right-of-way (Atlantic Avenue).
- Concerns were expressed regarding a possible issue if tying into the sanitary system.
- Direction was given after reviewing the storm pipes within the site to advise Mr. Allen where they need to tie in.
- The interior corridor and shaft are required to go through a fire safety review.
- Once plans are engineered and uploaded into ProjectDox the lead time for review and comments is two weeks.

VI. Adjournment

The meeting adjourned at 10:30 a.m.