

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

9:00 A.M., June 09, 2021

The SPRC Meeting commenced at 9:00 a.m. on June 09, 2021.

I. Attendance

Applicants:

Dan Hucks, Total Comfort
Len Gasparly, Total Comfort
Steve Buswell, P.E., Parker Mynchenberg & Associates

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Tim Heyrend, Utilities Manager
Noel Eaton, Senior Planner
Lynn Carter, 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. 1345 N. U.S. Highway 1, Total Comfort

Mr. Steven Spraker, Planning Director, started the conversation and introductions of the City staff and applicants.

The applicants were present to discuss a minor modification submittal regarding 1345 N. U.S. Highway 1, Total Comfort:

- Discussion occurred regarding the following:
 - Relocation of the irrigation well;
 - Adding a 10' tall bulk ice/water machine on site publicly accessible 24/7;
 - Aluminum or metal dispenser pre-engineered canopy over the propane tank; and
 - RV dump station connection to city sewer.
- Regarding the site timeline status, it was advised that the front building is delayed through July 28th, the electric, fire sprinkling and plumbing is being done in the small building, the grade is almost finished on the parking area, the storage building is being worked on, the retention ponds are finished, and the sidewalks are going in.
- Phase 1 will be completed while Phase 2 is being worked on.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Ms. Noel Eaton, Senior Planner; Mr. Tim Heyrend, Utilities Manager; Ms. Lynn Carter, Utilities Engineer; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Ms. Culliver approved the relocation information for the irrigation well.
- Options for the ice/water machine were discussed and included to architecturally treat the stand-alone building, add maintained, landscaped-screening as tall as the machine, add white PVC fence to screen as tall as the machine, a combination of a 6' wall with landscaping, or go through a Special Exception and public hearing process for approval.

An exhibit of the machine is required including the setback.

It was advised that the company can advertise for the machine on their monument sign or wall sign.

- The canopy is required to meet the 15' setback and is allowable in metal or aluminum. The elevation, setbacks and description are required.
- The sketch & legal descriptions for the easement are required for the sidewalk that is partially on the property.
- The Utilities Department advised that the code says that any intentional wastewater derived from a source other than the city public water supply system is excluded and not allowed. The city regulates it to protect what goes into the sewer, keeping from any disruption of any bacteria in the plant. It would be difficult to monitor what comes out of an RV. It is the city's method in eliminating possibilities of contamination into the wastewater treatment plant. It was stated that being that the local zoning ordinance does not allow, there is the option of doing a private dump station, and/or putting a holding tank system in and from there can be pumped out and transferred into a different facility. Fiberglass and concrete are acceptable material for the holding tank. The location and size are required for the permit.

III. Adjournment

The meeting adjourned 9:33 a.m.