

INTEROFFICE MEMORANDUM CITY OF NEW SMYRNA BEACH

TO: Amye King, Planning Director
Mike Knotek, Chief Building Official
Mark Severance, Police Department
Kyle Fegley, City Engineer
Randy Walter, Utilities Commission
Don Snell, Fire Marshal
Bob Mathen, Planner
Faith Miller, Maintenance Operations Director

FROM: Jeff Gove, Chief Planner/Horticulturist

RE: PRC Agenda

DATE: April 14, 2016

THIS SHALL SERVE AS YOUR OFFICIAL NOTIFICATION that the regular meeting of the PLAN REVIEW COMMITTEE will be on FRIDAY, May 6, 2016 at **9:00 A.M.**, at the **City Building/Planning/Engineering Building, 2650 North Dixie Freeway**, New Smyrna Beach, FL **(PLEASE NOTE NEW LOCATION)**.

ROLL CALL

APPROVAL OF MINUTES

Regular meetings held on March 4, 2016 and April 1, 2016.

Please review the following plan(s) attached to this memo:

PLANS

SP-6-16: Twisty Treat/ 3rd Avenue (Class II)

S-1-16: Coastal Woods PPL

Please type your comments and/or questions to be presented to the applicant(s) at the above referenced meeting. You will need your original copy of the comments plus an additional copy to provide the applicant at the time the project is reviewed and discussed.

After the plans have been reviewed, please submit your original copy of the comments to the Planning and Zoning Division to be placed in the case file. Written comments from each PRC member are provided to the applicant and are available for review at City Hall. Your signature will be required on the final sets of plans submitted prior to the plans being approved.

Pursuant to Florida Statutes 286.01015, if an individual decides to appeal any decision made by the Plan Review Committee with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Board Secretary listed below prior to the meeting:

Ursula Moccia, Development Services Secretary
City of New Smyrna Beach
2650 North Dixie Frwy.
New Smyrna Beach, FL 32168
(386) 410-2800

PLAN REVIEW COMMITTEE
MINUTES
MARCH 4, 2016

The Plan Review Committee met in regular session on Friday, March 4, 2016, in the Planning Department Conference Room, 2650 North Dixie Freeway, New Smyrna Beach, Florida. The meeting was called to order at 9:00 a.m. by Jeff Gove.

ROLL CALL

The following members were present:

Jeff Gove
Kyle Fegley
Mike Knotek
Randy Walter
Faith Miller
Don Snell

Ursula Moccia, Recording Secretary, was also present.

Mark Severance, Police Department, was absent.

APPROVAL OF MINUTES

Mr. Gove addressed the committee and asked if there were any questions concerning the minutes.

A motion was made by Randy Walter to approve the minutes of the regular meetings, held December 4, 2015, January 8, 2016, and February 5, 2016; seconded by Faith Miller. Motion passed unanimously.

OATH

Mr. Gove swore in the staff and the representatives for the case to be heard.

SP-2-16: 411 Flagler Ave./Nichol's Café Remodel-Expansion (Class II)

Sid Corhern, P.O. Box 829, New Smyrna Beach, Florida, 32170, representative for the case, was present.

Jeff Gove, Chief Planner, opened the discussion by asking Mr. Corhern if he read through the comments provided by staff.

Mr. Corhern stated yes and he addressed a concern about the parking. He explained the situation and discussed a way to resolve the issue. He continued to review the list of comments and discussed those with the Plan Review Committee (PRC).

PLAN REVIEW
MARCH 4, 2016
MEETING MINUTES

An issue was addressed concerning the number of seating in the café and how many seats are allowed for this project. No determination was made at this meeting. This is something that would have to be resolved with staff at a later date.

Mr. Corhern continued to address the Planning Department's comments. He addressed each comment, including the landscaping comments, and discussed those with staff.

Faith Miller, Maintenance Operations Director, addressed Mr. Corhern and asked about the amount of garbage that would be generated and how the garbage would be picked up.

Mr. Corhern explained what is planned for the garbage situation and asked for any suggestions to resolve the issue of garbage pick-up. This was followed by further discussion and a decision for Mr. Corhern to talk to the next door neighbor about sharing the garbage container. If that doesn't work then he would look at other suggestions that were presented by the PRC.

Kyle Fegley, City Engineer, addressed the Engineering comments and discussed each comment with Mr. Corhern. He gave Mr. Corhern some suggestions as to how to resolve some of the issues stated in the comments.

Randy Walter, Utilities Commission, addressed Mr. Corhern and reviewed each of the Utility Commission comments with him. He provided some suggestions to resolve some of the issues concerning the comment addressing the easement.

Mr. Walter asked if there were any questions.

Mr. Corhern stated no, but he asked about the rules and regulations for fire separation.

Mr. Knotek and Mr. Snell addressed Mr. Corhern and explained what was necessary to satisfy the fire separation regulations.

Mr. Knotek asked if there were plans for a separate business in the same building, because this would change what is needed to be done to the building to satisfy the fire separation regulations.

Mr. Corhern asked if this was necessary if this was the case.

Mr. Knotek stated that one building with two businesses would require a one hour separation. This was followed by further discussion about the plans and any suggestions to satisfy the issues that were addressed.

Mr. Gove asked if there were any further questions.

There were no further questions.

Mr. Gove called the next case.

SP-3-16: Riverwalk Condominiums Phase #2/ Buildings #2-5/ North Causeway – SR 44 (Class III)

There were no representatives present for this case. Mr. Gove called the next case.

SP-4-16: Verizon Wireless/SR 44 & Timberlane Dr. (Class II)

Robert Geirke, 961 North Park Avenue, Winter Park, Florida, and Rodney Rogers, Rogers Engineering, 1105 SE 3rd Avenue, Ocala, Florida, representatives for the case, were present.

Mr. Gove asked each of the PRC members to introduce themselves to the representatives. He then swore in the representatives for the case to be heard.

Mr. Gove asked how they would like to review the comments.

Mr. Geirke addressed the first comment regarding the Master Development Agreement (MDA) under Major Issues and how to go about getting a subdivision for the property.

Mr. Gove explained the process.

Mr. Rogers addressed the comment concerning the utilities easement and the removal of an oak tree and asked how to apply for a tree removal permit.

Mr. Gove stated that he would provide him with an application.

Mr. Rogers addressed the comments and discussed any concerns he had with the PRC. The PRC members discussed suggestions to resolve some of the issues listed in the comments with the representatives.

Mr. Fegley addressed the Engineering comments and reviewed each of those with the representatives and they discussed any suggestions to resolve some of the issues.

Mr. Walter addressed the Utilities Comments and reviewed each of those with the representatives and they discussed any suggestions to resolve some of the issues.

COMMENTS FROM THE STAFF OR BOARD

There were no comments from staff.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:07 a.m.

PLAN REVIEW COMMITTEE
MINUTES
APRIL 1, 2016

The Plan Review Committee met in regular session on Friday, April 1, 2016, in the Planning Department Conference Room, 2650 North Dixie Freeway, New Smyrna Beach, Florida. The meeting was called to order at 9:12 a.m. by Jeff Gove.

ROLL CALL

The following members were present:

Jeff Gove
Kyle Fegley
Mike Knotek
Randy Walter

Ursula Moccia, Recording Secretary, was also present.

Mark Severance, Police Department, was absent.

Faith Miller, Maintenance Operations Director, was absent.

Don Snell, Fire Department, was absent.

APPROVAL OF MINUTES

Mr. Gove addressed the committee and stated that the minutes were not prepared in time for the meeting.

OATH

Mr. Gove swore in the staff and the representatives for the case to be heard.

SP-5-16: Messina By The Lake/Venetian Bay MF (Class III)

Pol Africano and Steve Wallace, Geosam Capital, 424 Luna Bella Lane, New Smyrna Beach, Florida, and Sam Sabelli, Florida Engineering Group, 5127 S. Orange Avenue, Orlando, Florida, representatives for the case, were present.

Jeff Gove, Chief Planner, opened the discussion by asking if the representatives received the comments.

Mr. Africano stated yes and he commented on the legal description of the property and said that it is changed with the plat being recently recorded and now (track E is subdivided) and the new section for the Messina project will be called track H.

Mr. Gove addressed the Planning Departments comments and reviewed those with the representatives.

PLAN REVIEW
APRIL 1, 2016
MEETING MINUTES

Kyle Fegley, City Engineer, addressed the Engineering comments and discussed each comment with the representatives. He gave them some suggestions as to how to resolve some of the issues stated in the comments.

Randy Walter, Utilities Commission, addressed the Utilities Commission comments and reviewed each of the comments with the representatives. He asked about where the electric for the garages would come from.

Mr. Africano stated that the electric service would come from the building except for the compactor, it would have its own service.

Mike Knotek, Chief Building Official, addressed his concern about the laundry exhaust and stated that the laundries should be grouped close by since they are only allowed thirty-five feet for laundry exhaust.

Mr. Africano asked about the PRC process to move forward with the project.

Mr. Gove explained the PRC process.

Mr. Africano asked about the process to get through the Utilities Commission and Mr. Walter explained the time frames on all of the items that need to be submitted and processed. He also asked about obtaining a CO for the buildings. This was followed by further discussion among the PRC as to what would be required in order to obtain a CO.

Mr. Walter explained all of the utility fees that would be associated with the project.

There were no further questions.

COMMENTS FROM THE STAFF OR BOARD

There were no comments from staff.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:53 a.m.