

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: June 24, 2016

THIS SHALL SERVE AS YOUR OFFICIAL NOTIFICATION that the regular meeting of the PLAN REVIEW COMMITTEE will be on FRIDAY, July 1, 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 Meeting held May 6, 2016, and June 3, 2016.

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

PLANS

SP-9-16: Dolphin View Expansion/ 107 N. Riverside Dr. (Class II)

SP-10-16: RaceTrac – SR 44 & I-95 (Class II) & S-3-16: RaceTrac PPL/FPL

SP-11-16: Coastal Woods Commercial – SR 44 & I-95 (Class III)

S-4-16: Coastal Woods Commercial Phase 1 Final Plat

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

2650 North Dixie Freeway, New Smyrna Beach, FL 32168

www.cityofnsb.com

PLAN REVIEW COMMITTEE
MINUTES
MAY 6, 2016

The Plan Review Committee met in regular session on Friday, May 6, 2016, in the Planning Department Conference Room, 2650 North Dixie Freeway, New Smyrna Beach, Florida. The meeting was called to order at 9:08 a.m. by Jeff Gove.

ROLL CALL

The following members were present:

Jeff Gove
Kyle Fegley
Mike Knotek
Randy Walter
Don Snell

Ursula Moccia, Recording Secretary, was also present.

Mark Severance, Police Department, was absent.

Faith Miller, Maintenance Operations Director, 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 Kyle Fegley to approve the minutes of the regular meeting, held April 1, 2016; seconded by Don Snell. Motion passed unanimously.

OATH

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

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

Kelly Frolic, 5555 Cookman Road, Suite 201, Orlando, Florida, Laura Koliobic and Jared Huhn, 5127 representatives for the case, and Ofer Fridfering, 15657 SR 535, Orlando, Florida, were present.

Jeff Gove, Chief Planner, opened the discussion by addressing the major issues comments by the Planning Department. He discussed concerns about the boundary lines with Mr. Huhn then continued to review the second comment about the stacking concerns for the drive-thru.

Kyle Fegley, City Engineer, commented about the stacking concerns and stated that the building was only 500 to 600 square feet so stacking should be a concern. This was followed by further discussion with the committee and representatives.

Mr. Gove addressed the landscaping comments and reviewed those with the representatives. He discussed meeting the tree removal requirements with Mr. Huhn.

Mr. Fegley addressed the engineering comments and discussed them with the representatives.

Randy Walter, Utilities Commission, addressed the Utilities Commission comments and reviewed each of the comments with the representatives.

Mike Knotek, Chief Building Official, addressed the grease trap requirements and signage concerns.

Mr. Huhn stated that they would provide on-site signage.

Don Snell, Fire Marshal, stated that he had no comments.

Mr. Gove made one last comment stating that they can add more seats since parking is not an issue.

There were no further questions.

S-1-16: Coastal Woods PPL

Pol Africano, Director of Land Development, Geosam Capital US (Venetian Bay) LP, 424 Luna Bella Lane, New Smyrna Beach, Florida, 32168, and Randy Hudak, Zev Cohen and Associates, 300 Interchange Blvd, Ormond Beach, FL 32174, representatives for the case, were present.

Mr. Africano addressed the committee and stated that he would like to touch over the main items of the comments. He discussed those comments with Mr. Gove.

Mr. Fegley addressed the engineering comments and discussed those with the representatives.

Mr. Walter addressed the Utilities Commission Comments and discussed the electrical issues with the representatives. He then stated that the UC has yet to receive the Memo of Understanding.

Mr. Gove addressed the upcoming deadlines and stated that the deadline for the resubmittal would be June 3, 2016. This was followed by further discussion on the process for moving ahead with the project.

Mr. Walter continued to review the remainder of the UC comments.

There were no further comments.

COMMENTS FROM THE STAFF OR BOARD

There were no comments from staff.

PLAN REVIEW
MAY 6, 2016
MEETING MINUTES

ADJOURNMENT

There being no further business, the meeting adjourned at 11:09 a.m.

PLAN REVIEW COMMITTEE
MINUTES
JUNE 3, 2016

The Plan Review Committee met in regular session on Friday, June 3, 2016, in the Planning Department Conference Room, 2650 North Dixie Freeway, New Smyrna Beach, Florida. The meeting was called to order at 9:02 a.m. by Jesse Meyers.

ROLL CALL

The following members were present:

Jesse Meyers
Mike Knotek
Randy Walter
Don Snell

Ursula Moccia, Recording Secretary, was also present.

Jeff Gove, Chief planner, was absent.

Kyle Fegley, City Engineer, was absent.

Mark Severance, Police Department, was absent.

Faith Miller, Maintenance Operations Director, was absent.

Amye King, Planning Manager, was absent.

APPROVAL OF MINUTES

Ms. Moccia stated that the minutes were not prepared in time to be approved at this meeting.

OATH

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

SP-7-16: Village Street Condos (Class II)

Danny Johns, P.E., 3869 S. Nova Road, Port Orange, Florida, and Yair Hubara, 143 Canal Street, New Smyrna Beach, Florida, representatives for the case, were present.

Jesse Meyers, Civil Engineer, opened the discussion by stating that he would chair the meeting in place of Jeff Gove's absence.

Mr. Johns stated that he would like to go over the engineering comments. He advised that the street in question is intended to be maintained by the owner.

Mr. Meyers stated that the owner would be responsible for maintaining the fire lane.

Mr. Johns stated that that was the only comment he wanted to discuss.

Mr. Meyers asked if a stop sign or road closed sign were intended for the end of Village Street where the pavement ends.

Mr. Johns stated that the intent was to pave the street with asphalt.

Randy Walter, Utilities Commission, addressed the Utilities Commission comments and asked if there were any questions.

Mr. Johns asked if a five foot landscape buffer is still allowed.

Mr. Walter stated that that UC needs clearance and asked if that is what Jeff Gove advised.

Mr. Johns stated that that is what he was told by Mr. Gove.

Mr. Walter stated that this would need to be clarified.

Mr. Johns asked to put in a request to the UC to open the manholes.

Mr. Walter stated that that can be coordinated with the water distribution department.

Don Snell, Fire Marshal, addressed the applicants about the fire hydrant and stated that it needs to be accessible.

Mr. Walter asked what type of irrigation system would be used.

Mr. Hubara stated that it would be reclaimed water.

Mike Knotek, Chief Building Official, stated that he had no comments.

There were no further questions.

SP-8-16: Chrysler 44/ SR 44 & Glencoe (Class III)

Mark Dowst and Associates, 536 N. Halifax Avenue, Daytona Beach, Florida 32118, and Jack Holcomb, representatives for the case, were present.

Mr. Meyers addressed the representatives and stated that they would need to meet with Jeff Gove to discuss the planning comments.

Mr. Dowst addressed the Planning Departments major issues regarding the recording of the PUD with exhibits and stated that it would be fixed shortly if there were any issues with it. He continued to address the planning comments with the members. He commented on the proposed Right-of-Way and stated that a pedestrian easement could be provided.

PLAN REVIEW
JUNE 3, 2016
MEETING MINUTES

Mr. Meyers stated that it might need to be extended.

Mr. Walter stated that the UC wants a twenty-five foot easement.

Mr. Dowst continued to review the comments. He discussed the concern about a right turn lane onto SR 44 and explained the reason for the placement of it. This was discussed further by the members. After this discussion, he addressed the engineering comments and reviewed these with the members.

Mr. Meyers addressed the concern about standing water on the property and discussed the drainage through the pipe and whether or not it could handling a large volume of water.

Mr. Dowst addressed the Utilities Commission comments and reviewed those with Mr. Walter.

There were no further comments.

COMMENTS FROM THE STAFF OR BOARD

There were no comments from staff.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:22 a.m.