

PLAN REVIEW COMMITTEE
MINUTES
JANUARY 8, 2016

The Plan Review Committee met in regular session on Friday, January 8, 2016, at City Hall in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. The meeting was called to order at 9:11 a.m. by Jeff Gove.

ROLL CALL

The following members were present:

Jeff Gove
Kyle Fegley
Mike Knotek
Mark Severance
Randy Walter
Faith Miller

Ursula Moccia, Recording Secretary, was also present.

Don Snell, Fire Marshal, was absent.

APPROVAL OF MINUTES

Mr. Gove addressed the committee and stated that the minutes from the December 4, 2015 meeting was not available.

OATH

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

PUD-1-16: New Smyrna Chrysler Dodge Jeep Ram PUD

Mark and Matt Dowst, Dowst and Associates, 536 N. Halifax Avenue, Daytona Beach, Florida 32118, Glenn Storch, Attorney, 420 S. Nova Road, Daytona Beach, Florida, 32114, Jack Holcomb, representatives for the case, were present.

Mr. Storch opened the discussion by addressing the major issues in the Planning Department's comments. He discussed the concerns with open space, parking, natural areas, and set-backs and said that they are currently working on addressing these issues.

Mr. Gove addressed a concern with the twenty-five foot build-to-line.

Mr. Storch stated that they will apply for a variance and asked if that needed to be added to the amendment.

Mr. Gove stated yes.

Mr. Storch stated that they will be applying for text amendments for the vegetation and side yard build-to-lines. This led to further discussion with the committee.

Mr. Storch continued to address the remaining comments. He discussed the landscaping issues with the committee.

Mr. Dowst addressed the topic of wall signs, whether or not they meet the requirements.

Mr. Mathen explained the variance for signs criteria and said that they can have four premises of 100 square feet equaling 400 square feet of signage.

Mr. Storch asked about three monument signs.

Mr. Mathen stated that the Land Development Regulations (LDR) doesn't say monument signs.

Mr. Holcomb addressed the committee and stated that the only sign to be placed on top of the building would be a "New Smyrna" sign.

Mr. Dowst addressed the comments concerning the conceptual plans and he explained their current situation.

Mr. Walter asked if the county has allowed a roadway.

Mr. Dowst explained their plans for a driveway and parking.

Mr. Storch asked for an estimate of required parking spaces.

Mr. Gove stated sixty-eight. This was followed by further discussion.

Mr. Dowst suggested to get a variance to reduce parking in order to increase landscaping.

Mr. Gove stated that there is no requirement for that.

Mr. Dowst continued to review the Landscaping comments.

Mr. Storch addressed the Engineering comments and reviewed those with Mr. Fegley.

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

There were no further questions. Mr. Gove called the next case.

SP-11-15: Holland Park

Michelle Updike, CIP, City of New Smyrna Beach, and Steve Buswell, P.E., Parker Mynchenberg and Associates, 1729 Ridgewood Ave, Holly Hill, FL 32117, representatives for the case, were present.

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Mr. Gove opened the discussion by stating that he did not have any comments prepared for this meeting and that he would provide written comments at a later date.

Ms. Updike stated that they have asked for an extension of the ECHO grant.

Mr. Gove discussed with the representatives about that kayak launch ramp and how it was impractical due to the way it was designed. They also discussed the building design and how it did not show handicap parking.

Mr. Fegley reviewed and discussed the Engineering comments with the representatives.

Mr. Walter reviewed and discussed the Utilities Commission comments with the representatives.

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.