

PLAN REVIEW COMMITTEE
MINUTES
FEBRUARY 5, 2016

The Plan Review Committee met in regular session on Friday, February 5, 2016, at City Hall in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. The meeting was called to order at 9:10 a.m. by Jeff Gove.

ROLL CALL

The following members were present:

Kyle Fegley
Mike Knotek
Mark Severance
Don Snell
Randy Walter
Faith Miller

Ursula Moccia, Recording Secretary, was also present.

Jeff Gove, Chief Planner/Horticulturist, was absent.

APPROVAL OF MINUTES

Mr. Fegley addressed the committee and stated that the minutes from the December 4, 2015, and January 8, 2016, meeting was not available.

OATH

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

S-1-16: Coastal Woods PPL

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

Kyle Fegley, City Engineer, opened the discussion by reviewing the major issues in the Planning Department comments.

Mr. Africano asked for clarification of Item 1, which addressed the application needing a second Plan Review Committee (PRC) review.

Mr. Fegley explained that the developer wants a certain approach for the design and once the design is satisfied, the applicant has to resubmit the plans. He then continued to review the rest of the comments.

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Mr. Wallace asked about the submittal process for the final plat and Mr. Fegley stated that all the PRC comments are addressed first then he further explained the process for submitting and getting approval for the final plat.

Mr. Fegley continued to review the engineering comments then he began the review of the Landscaping comments and discussed those with the representative.

Don Snell, Fire Marshal, and Mark Severance, Police Department, addressed the representatives and they discussed their concerns for on-street parking.

Mr. Fegley continued to review the comments and discussed any questions the representatives had. He then asked if any of the other PRC members had any comments.

Mr. Snell stated that he did not have any comments.

Mr. Severance stated that he did not have any comments.

Mr. Knotek stated that he did not have any comments.

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

Mr. Africano asked about land clearing and what the process is.

Mr. Fegley stated that approval is based on City Commission approval and it will reflect on the final plat plans.

Mr. Africano asked if burning is allowed.

Mr. Snell stated that it required a permit.

Mr. Walter continued to review the comments.

Mr. Fegley asked if there were any further questions.

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 10:08 a.m.