

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.

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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.