

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.

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ADJOURNMENT

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