

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.

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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.