

PLAN REVIEW COMMITTEE
MINUTES
FEBRUARY 4, 2011

The Plan Review Committee met in regular session on Friday, February 4, 2011, at City Hall in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. The meeting was called to order at 9:07 a.m. by Gail Henrikson

The following members were present and introduced themselves for the record:

Gail Henrikson
Kyle Fegley
Randy Walter
Mike Knotek
Marissa Moore

David Mims, Police Department, Mike Bosse, Fire Marshal and Khalid Resheidat, Public Works were absent.

Debbie Jenkins, Recording Secretary, was also present.

APPROVAL OF MINUTES

Continued to the March 4, 2011 meeting.

Debbie Jenkins swore in the staff and the applicants.

Glenn Storch, 420 S Nova Rd, South Daytona, Florida

James Bingham, 7930 Manasota Key, Inglewood, Florida

Jerry Evans, 504 N Riverside Dr, New Smyrna Beach, Florida

RE: PUD-1-11: COLONY PARK EAST PUD / SR 44 AND COLONY PARK ROAD

Ms. Henrikson, Planning Manager, addressed the representative and applicant for the case and reviewed the Planning Department comments. She stated there were three primary areas of concern. She stated that the concerns were permitted uses, the need to provide additional landscaping if exceeding the parking allowance by 180 percent and the historic trees. She stated the remaining comments are basically language corrections or clarifications.

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Mr. Storch commented on the fact that the work that the commission has done is producing favorable results. He stated that there was a growing interest by the area businesses to come to New Smyrna Beach. He then proceeded to ask about the storage of automobiles and if it would count as parking.

Ms. Henrikson stated there were parking requirements in the code for automobile dealerships but the applicant could put in an alternative proposal. She stated that she was confident that there would be more than enough parking in this development.

Mr. Storch stated that as far as the Utilities Commission easement, the concept was to continue on similar to the Home Depot project by keeping it to the rear of the out parcels.

Mr. Bingham explained the design proposal for the sewer, water and electric utilities.

Mr. Walter stated he did not care how the utilities would run through the property so long as the water, reclaim and electric end at the south east property corner for the future extension to the east.

Mr. Storch stated they will look into this further and address the issues. He asked if he could address the parking issue.

Ms. Henrikson stated the only concern was the provision that stated that parking could exceed the minimum parking requirement by 180 percent. The city's code states up to 120 percent before additional landscaping would be required. She asked that the language be revised to reflect what was in the city's code.

Mr. Storch stated that he would like to meet with Ms. Henrikson to discuss the permitted uses.

Mr. Fegley stated the only concern he had was that there was offsite drainage mentioned on the plans but it was not clear what that meant.

Mr. Storch said he would revise the language to clarify the offsite drainage issue.

Ms. Moore stated that the land clearing would need to be phased. Ms. Moore discussed language in the MDA regarding Historic trees. Ms. Moore stated she was not sure she would be okay with that stipulation.

Mr. Bingham stated that he had already gone before the County on this issue and had received approval. He stated that now the City has annexed the property and he did not want to have to fight that battle again.

Ms. Henrikson stated that perhaps the city could do a five year review rather than ten years.

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Ms. Moore agreed with that compromise. She also stated that the specimen trees need to be replaced with the same type of trees and would like something in writing with regards to that.

Ms. Moore stated that the endangered species survey will need to be provided with each site plan.

Mr. Walter reviewed his comments concerning the 25-foot utility easement along State Road 44 and Colony Park Road. He stated he understood the concept of following the Home Depot development but was concerned as to how one would get to the lot 2 south east corner without going through the front buffer.

Mr. Bingham stated there were two options and explained the two options.

Mr. Storch stated that they would go back and review the issues of the easement with the Army Corp of Engineers to work on a resolution.

Mr. Walter stated that the UC development agreement would need to be reviewed for all five parcels.

Mr. Knotek stated that the City is promoting a Green Building Program and this PUD should encourage the design and development of this site and the out parcels to be green.

Mr. Knotek stated that the use of institutional buildings was not listed as permitted use in the development. He said the building department's interpretation is that "institutional buildings" are hospitals and jails, which would create a lot of code issues. He asked that the wording be revised.

Mr. Knotek reviewed his remaining concerns for outdoor storage and added a comment concerning the permitted use of an auto dealership. He stated if cars were to be stored on the second floor of a two story building it would have to have handicap accessibility.

Ms. Henrikson stated that a traffic study would need to be provided before this could go before the Planning and Zoning Board. She asked to have a meeting set up to discuss the uses, the trees and the roads.

No comments were submitted by the Police Department, Public Works or the Fire Department.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:59 a.m.