

PLAN REVIEW COMMITTEE  
MINUTES  
JULY 2, 2009

The Plan Review Committee met in regular session on Thursday, July 2, 2009, in the Deberry Room at the Utilities Commission, 200 Canal Street, New Smyrna Beach, Florida. The meeting was called to order at 9:00a.m. by Gail Henrikson

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

Gail Henrikson  
Mike Bosse  
Randy Walter  
Marissa Moore  
Kyle Fegley  
Bob Pike

Recording Secretary Tammy Dickerson; and members of the public.

APPROVAL OF MINUTES

**A motion was made by Marissa Moore to approve the minutes of the regular meeting held April 3, 2009; seconded by Randy Walter. Motion passed unanimously.**

Tammy Dickerson swore in staff and the applicant.

SP-3-09: HAMPTON INN / FLAGLER AVENUE (Class III)

Danny Johns, engineer, was present to represent the case.  
Ron Flick, owner agent, was present to represent the case.  
Brian Flick, owner agent, was present to represent the case.

Gail Henrikson, Chief Planner, addressed the representatives for the case and reviewed the Major Issues and some of the Planning comments.

Kyle Fegley, City Engineer, addressed the representatives for the case and reviewed the Engineering comments.

Marissa Moore, Horticulturist, addressed the representatives for the case and reviewed the Landscaping comments.

Bob Pike, Deputy Building Official, addressed the representatives for the case and reviewed the Building Department's comments.

PLAN REVIEW  
JULY 2, 2009  
MEETING MINUTES

Randy Walter, Utilities Commission Representative, addressed the representatives for the case and reviewed the Utilities Commission's comments.

Mike Bosse, Fire Marshal, addressed the representatives for the case and reviewed the Fire Department's comments.

Ms. Henrikson, addressed the representatives for the case and reviewed the Administrative comments

COMMENTS FROM THE PUBLIC

Cherie Coccia, 1300 West Roberts Street, Orange City, stated her name and then addressed the Board. She asked if there was going to be a big Hampton Inn and Suites sign and if there is, where would it be placed?

Ms. Henrikson stated that staff made a comment about signage and has recommended that it be designed to match the historic character of Flagler Avenue. She stated that staff has not seen the sign yet.

Steve Provost, 1805 Beacon Street, stated his name then addressed the Board. He asked if the St. Johns River Water Management District has changed their regulations on coquina being a pervious pavement. He stated that he has talked to the Community Redevelopment Agency (CRA) to utilize the price of the CRA's property to the developer so he would have some leeway to reduce the scale of the hotel. He stated that a number of the issues that have come up have to do with reducing the scale of the property. He stated that a slightly smaller hotel would give the applicant more opportunity to get the driveways away from the property lines and also allow some additional trees to be saved.

John Shelby, 100 Asire Street, stated his name then addressed the Board. He asked where leased parking spaces in the existing CRA parking lot would be relocated to if the hotel purchases the CRA lot. He asked how the construction crews' parking would be taken care of.

Ms. Henrikson stated that it states on the plans that construction access to the site will be off of Flagler Avenue only. She stated that staff has asked them to add notes that they won't be able to block the sidewalk. She stated that at the preconstruction meeting for the project, the contractors will have to address where they will store their construction parking and material storage. She stated that as far as the CRA lot she would defer that question to the CRA director, Kevin Fall.

Kevin Fall, CRA Director, stated that he had no comment.

Wade Mahood, 311 Florida Avenue, stated his name then addressed the Board. He asked who would be responsible for the maintenance and the upkeep of all the proposed landscaping. And how long is the developer responsible to keep the trees alive. And who would enforce it and

PLAN REVIEW  
JULY 2, 2009  
MEETING MINUTES

make sure that it is done. He stated that the residents also heard today that the emergency gate on the back of the property might be open sometimes.

Mr. Flick stated that the access through the gate on Florida Avenue would only be at the demand of the city.

Ms. Moore stated that the new trees have to remain alive for one year. She stated that the landscaping is to remain alive in perpetuity and if the property owner isn't in compliance then code enforcement would take the appropriate actions to bring the property back into compliance.

Diane Hughes, 201 North Peninsula Avenue, stated her name then addressed the Board. She stated that the stormwater run-off on Florida Avenue does flow to this property. She asked if the natural flow would continue to that property.

Mr. Fegley stated that the run-off from Florida Avenue would continue to flow onto this property and the exfiltration drainage system should account for all the runoff onto the property.

Ms. Hughes asked if they were planning to do asphalt or concrete for the driveway.

Mr. Fegley stated that the plans were concrete but that could change.

Ms. Hughes asked if the garbage truck access would be from Florida Avenue.

Ms. Henrikson stated that has not been finalized yet.

Ms. Hughes suggested that the developer ask to use the property at the church for construction parking to keep them off of residential streets. She asked if there would be enough parking spaces on the property now for a 117-room hotel.

Ms. Henrikson stated that they would need 70 parking spaces as their minimum parking requirements are reduced because they are in the CRA special parking district. Ms. Henrikson stated that the site plan shows 55 parking spaces. However, they are allowed to reduce the amount of required parking by up to 25% in order to save trees.

Ms. Hughes asked if some of those parking spaces were already leased out to businesses on Flagler Avenue.

Ms. Henrikson asked Mr. Fall if they were already leased out.

Kevin Fall, CRA Director, stated his name then addressed the Board. He stated that the CRA has not seen the site plan yet. He stated that the Request For Proposal required the proposal to accommodate any leased parking arrangements that the City had any lien too.

Ms. Hughes asked what that means.

PLAN REVIEW  
JULY 2, 2009  
MEETING MINUTES

Mr. Fall stated that there are other ways to accommodate parking that are allowed by the code.

Ms. Hughes stated that is one of the residents' problems with the hotel – that the parking issues have not been resolved yet. The residents are concerned that visitors currently using the CRA parking lot will now encroach on residential property once the hotel is constructed.

Andrea Lux, 1304 North Peninsula, stated her name then addressed the Board. She asked if there was going to be a banquet facility.

Ms. Henrikson stated that their floor plans did not show a banquet room.

Mr. Flick stated that the facilities that are on the property are predominately for the guests that are staying on the property.

Larry Wilton, 1400 North Peninsula Avenue, stated his name then addressed the Board. He stated that to his understanding the traffic counts were done at the end of January beginning of February. He stated that as everyone knows that is not a busy time of the year. He stated that he would like to see them done on a hot summer day.

Chad Lingenfelter, Chief Planner, was sworn in to testify then addressed the Board. He discussed the traffic study with the residents.

Ms. Coccia asked if the hotel was a Hampton Inn or Hampton Inn and Suites.

Mr. Flick stated that is was going to be a Hampton Inn and Suites. He stated that the suites would be larger than the standard hotel rooms.

Mr. Mahood asked if the city had anything in place that would hold this developer responsible if the project fails after construction has already been started.

Mr. Fegley stated that the city does not require bonds for projects.

Ms. Hughes asked if staff could require that no trees are removed until final permits are received.

Ms. Henrikson stated that is already an ordinance now. She stated that they wouldn't receive a clearing and grading permit until the building permit is issued.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:41a.m.