

Technical Review Staff Meeting October 4, 2019

City Attendees: Kyle Fegley, James Tiffany, Kenny Ho, Amye King, Jeff Gove, Steve Woodworth

1. SP-15-19, 640 Dora St. Office/Personal Storage Building (Class II): The Chief Planner and others provided review comments from their original application, which consists of construction of an office/personal storage building on a currently undeveloped lot.

- China Berry and invasive trees less than 6" in diameter can be taken out without any issue or approval by the City. Jeff Gove will meet with Amye King to review her assessment of the existing trees on this property.
- The proposed building will have gutters so as not to impact the neighboring residential properties with rainwater flow. The owners will also be decreasing the slope on the south side to a 4 to 1 minimum ratio.
- City requests that the construction entrance be limited to Pecan Street and that the owner install a 10' fence at the front of the property during construction in the area considered to be the landscape buffer.
- A Turf Block Pavers surface was proposed for the handicapped parking space. This material is okay to use, but it must be painted and marked in some manner to denote said type parking.
- A proposed rolling gate location along Pecan Street is okay as long as this is for personal use only. It was recommended to use railroad ties to hold the driveway shell away from any concrete such as the street and/or sidewalk.
- The "7 grass parking spaces" proposed in the Retention Area will be removed from the plan.
- The proposed water lateral location will be moved 5' from the Red Maple tree located on this property.
- Owner will submit a request to City to clump the shrubs together along landscape buffers.
- The irrigation notes need to indicate meeting Volusia County water standards. Kenny Ho will assist the owner in determining what is needed (\$2600 per meter for either a 2000 gallon or 5000-gallon capacity). Owner may decide to dig a well.
- The proposed Building Elevations must meet the Architectural Design Standards. Amye King will submit to owner "anything that faces to the right of way" requirements as owner would like to install glass windows in the garage doors.
- Kenny Ho proposed a power pole the owner can connect to at the closest location to the building.

- The owner will need to ensure there is a 5' turn radius in the building plan for the ADA bathroom requirement.

2. SP-16-19: Village Street Condominiums – Canal Street (Class II): This review is for the construction of 23 multi-family residential units and one office unit on a total of 1.26 acres. The current site plans are the same as the expired plans submitted previously.

- The owner stated he needs to write his comments to the City's review on October 4, 2019.
- There remains an open issue per the owner as to why he cannot tap into the HUD owned sewer pipe next to his property. As stated by the City, they do not have jurisdiction over this pipe and owner must take this issue up with HUD. Thus, the owner needs to resubmit plans/drawings as to how he envisions tying to water and sewer lines.
- City advised the owner to have his development consultant/engineer rewrite the Development Agreement to correctly state the property ownership status.
- City reiterated to owner that there appears to be several other agencies permits to be obtained for this plan that have not been presented, approved or applied for as of yet, which includes those from SJRWMD, FDEP and FDOT.
- For the time being, the owner can place a real estate type sign on the property reading "Village Street Condominiums".

3. SP-17-19: Babe James Splash Pad: Project has come together in a concise fashion. There were few questions/comments from the City

- No night lighting will be required other than for security on the building.
- Contractor will ensure there is a high/low drinking water fountain.
- Contractor will need to submit a buildable set of plans.
- Contractor has a preliminary report to follow the Archaeological Preservation Ordinance guidelines.
- Contractor will check on whether any backwash wastewater will be part of the pumping/filtration process.
- The contractor will be presenting to City Commission Tuesday, October 8.