

# City of Deltona

## **DEVELOPMENT REVIEW COMMITTEE MEETING**

**THURSDAY, OCTOBER 9, 2014**

**9:00 A.M.**

**2<sup>nd</sup> FLOOR CONFERENCE ROOM**

**2345 PROVIDENCE BOULEVARD**

**DELTONA, FLORIDA 32725**

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### **AGENDA**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES:** October 2, 2014
- 4. OLD BUSINESS:**
- 5. NEW BUSINESS/DEVELOPMENT REVIEW:**
  - a. Wal-Mart & Retail – Final Site Plan Application, File No. FP 14-005.
  - b. Wal-Mart & Retail – Final Plat Application, File No. FSP 14-003.
- 6. OTHER ISSUES:**
- 7. ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the Development Review Committee with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 878-8100.

**CITY OF DELTONA, FLORIDA  
DEVELOPMENT REVIEW COMMITTEE MEETING  
THURSDAY, OCTOBER 02, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, October 2<sup>nd</sup>, in the 2<sup>nd</sup> Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 9:04 a.m. by Tom Pauls.

**2. DRC COMMITTEE:**

Chairman	Chris Bowley, AICP	Present
Member	Gerald Chancellor, P.E.	Present
Member	Leigh Grosvenor	Present

Also present: Tom Pauls, AICP, Planning Manager; Steve Roland, Building Official; Chris Collier, Project Administrator - Environmental and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: Pedro Mattos, ChildrenFirst and David Stokes, P.E., Senior Professional Engineer, Madden, Moorhead, & Glunt, Inc.

**3. Minutes:**

**1. Meeting – August 21, 2014.**

**Motion by Mr. Bowley, seconded by Ms. Grovesnor, to approve the minutes of the Development Review Committee meeting of August 02, 2014, as presented.**

**Motion carries unanimously.**

**4. OLD BUSINESS: None**

**5. NEW BUSINESS/DEVELOPMENT REVIEW:**

**A. Deltona Water Rapid Infiltration Basin (RIB) / Stormwater Facility File # FSP 13-003**

**Planning and Development Services**

Mr. Pauls provided the DRC with some background information regarding the project under consideration. Mr. Pauls stated that this is a revision to RIB/SWM site plan to add a water storage tank and building to enclose a pump station.

### **Public Works & Environmental**

Ms. Collier explained that the landscape buffer will adequately shield any on-site lighting from adjacent residential properties from any lighting.

### **Fire Safety**

None.

**Motion by Mr. Chancellor, seconded by Ms. Grosvenor, to approve with the condition that a note is added to the plans, citing that there are no endangered or threatened species and no historical or archeological features on site.**

**Motion carries unanimously.**

**B. ChildrenFirst Prescribed Pediatric Extended Care (PPEC) Play Area - Final Site Plan - File # FSP 14-008.**

### **Planning and Development Services**

Mr. Pauls provided the DRC with some background information regarding the project under consideration. He explained that prior to the issuance of the Development Order, the updated calculations for water and sewer will need to be provided.

### **Public Works & Environmental**

None.

### **Fire Safety**

Discussion among Staff and Mr. Stokes ensued regarding awning height specifications for the pedestrian clear zone.

**Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve with the conditions that the height specification for the awning and the updated water and sewer calculations are to be provided prior to the issuance of the Development Order.**

**Motion carries unanimously.**

### **6. OTHER ISSUES:**

None.

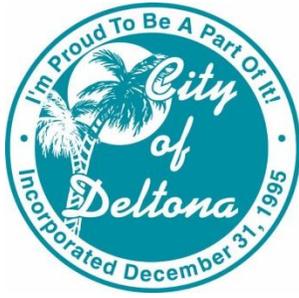
**7. ADJOURNMENT:**

There being no further business, the meeting adjourned at 9:13 a.m.

**ATTEST:**

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**Chris Bowley, AICP, CHAIRMAN**

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**Kathrine Kyp, RECORDING SECRETARY**



# DRC Staff Report

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TO: Tom Pauls, AICP  
Gerald Chancellor, P.E.  
Leigh Grosvenor  
Phyllis Wallace  
Chris Collier  
Sgt. Pat Leahy  
Dinelia Santana  
Kathrine Kyp  
File

FROM: Chris Bowley, AICP

REPORT DATE: **October 6, 2014**

APPLICATION: **Saxon Sterling Silver BPUD – WalMart & Retail Building  
Final Site Plan (FSP 14-005) & Final Plat (FP 14-003)**

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## PROJECT DESCRIPTION:

CONTACT: Mr. Larry Wray, PE  
CPH  
500 W. Fulton Street  
Sanford, FL 32771  
Phone: 407.322.6841

OWNER: Deltona Group Investors, LLC  
2264 McGilchrist Street, SE, Suite 210  
Salem, OR 97303  
Phone: 503.586.7217

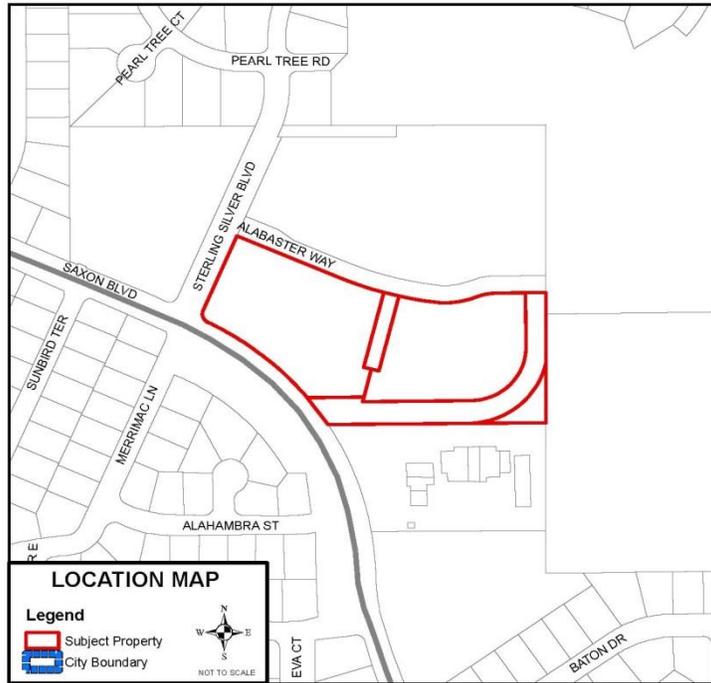
TAX PARCEL NO.: 30-18-31-78-00-0020, 30-18-31-78-00-0040, 30-18-31-78-00-000B, 30-18-31-78-00-0001, & 30-18-31-78-00-0003.

PROPERTY LOCATION: Located at the northeast corner of the intersection of Saxon Boulevard and Sterling Silver Boulevard.

CURRENT ZONING:

Business Planned Unit Development (BPUD)

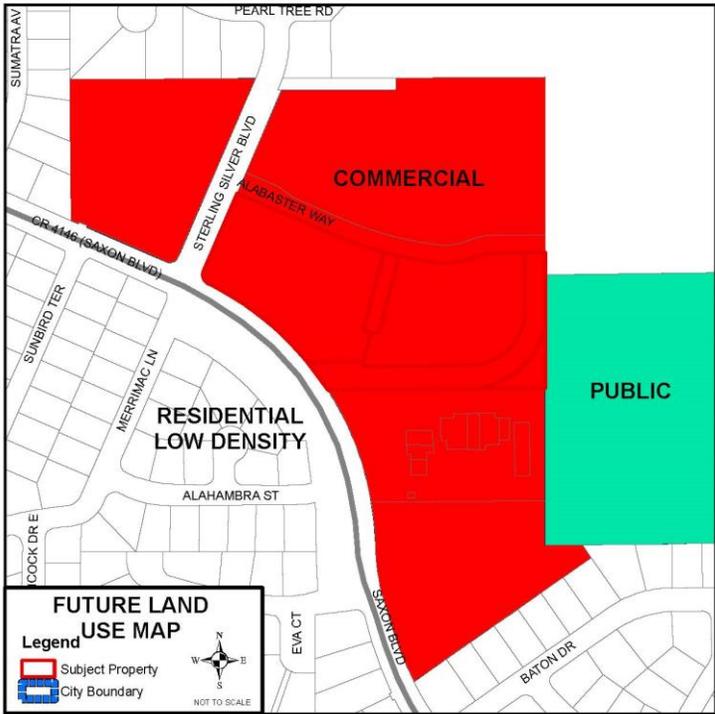
Site Vicinity Map



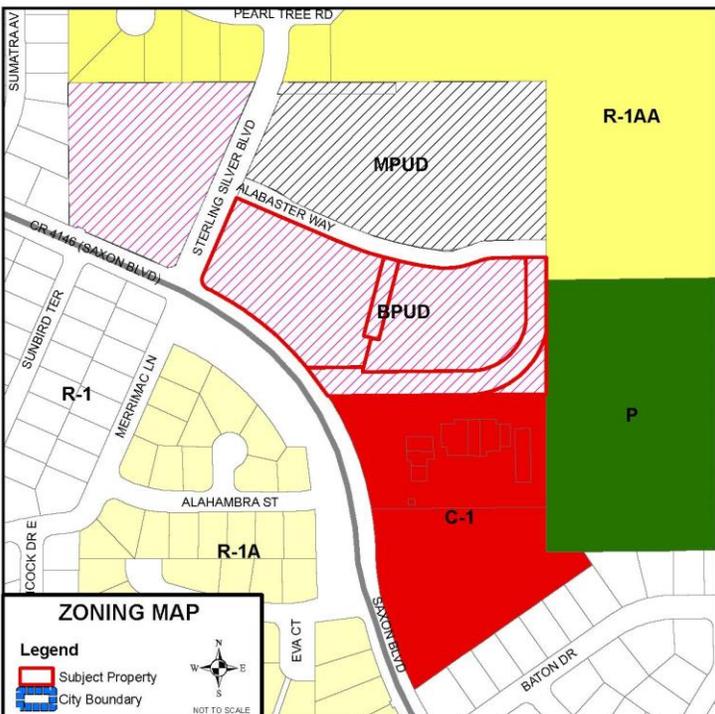
Aerial Photo of Subject Site & Vicinity



Future Land Use Map



Zoning Map



**STAFF COMMENTS:**

**Planning and Development Services:**

**Comment:** Provide written verification from Duke Energy stating that the type, size and location of proposed plant materials in the vicinity of their overhead power line easement located along Saxon Boulevard are acceptable to them. Provide written verification from Duke Energy that the property owner has authorization to use the Duke Energy easement located on-site. The applicant's attorney will provide a letter of opinion on the easement to the City prior to issuance of a building permit.

**Public Works, Deltona Water, Engineering & Environmental:**

**Comment:** Note that the Tree Replacement Fund fees will need to be collected prior to a Development Order being issued.

**Fire Safety:**

None.

**Building Department:**

None.

**Building Department:**

None.

**VCSO:**

None.

**Volusia County School Board:**

None.

**Volusia County Traffic Engineer:**

Coordinate directly with Volusia County.