

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, OCTOBER 2, 2014

9:00 A.M.

2nd FLOOR CONFERENCE ROOM

2345 PROVIDENCE BOULEVARD

DELTONA, FLORIDA 32725

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES: August 21, 2014

4. OLD BUSINESS:

5. NEW BUSINESS/DEVELOPMENT REVIEW:

- a. Deltona Water Rapid Infiltration Basin/Stormwater Facility) - Final Site Plan Application, File No. FSP13-003.
- b. ChildrenFirst Prescriptive Pediatric Extended Care (PPEC) Play Area - Final Site Plan, File # FSP 14-008.

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, AUGUST 21, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, August 21st, in the 2nd 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; Sergeant Pat Leahy, Volusia County Sherriff's Office and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: Melia Russell, Zev Cohen and Associates; Paul Momberger, Zev Cohen and Associates; Brian Hefner, Carnahan Proctor Cross; Michael McQuarrie, DR Horton, Inc.; Rob Lawson, DR Horton, Inc.; and William Carlisle, DR Horton, Inc.

3. Minutes:

1. Meeting – July 16, 2014.

Motion by Mr. Bowley, seconded by Mr. Chancellor, to approve the minutes of the Development Review Committee meeting of July 16, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. Lake Baton Estates Phase II-Preliminary Plat Application (File No. SD05-001).

Planning and Development Services

Mr. Pauls provided the DRC with some background information regarding the project under consideration. Mr. Pauls stated that, as part of the conditions, the final plans submittal should correctly delineate the western boundary between the Lake Baton Estates property and Tract 'F'.

Public Works & Environmental

None.

Fire Safety

None.

Motion by Mr. Chancellor, seconded by Mr. Bowley, to approve with the condition that the plans should correctly delineate the western boundary between the Lake Baton Estates property and Tract 'F'.

Motion carries unanimously.

B. Lake Baton Estates (Phase II)-Final Plat Application, (File No. FP13-002).

Planning and Development Services

Mr. Pauls provided the DRC with some background information regarding the project under consideration. Mr. Pauls stated that the conditions cited in the Staff Report have been resolved. Discussion occurred regarding City Commission deadlines and the associated documents needed.

Public Works & Environmental

None.

Fire Safety

Ms. Grosvenor stated that flow testing will need to be completed prior to any building permits being issued.

Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve the Final Plat with no conditions.

Motion carries unanimously.

6. OTHER ISSUES:

None.

DRAFT

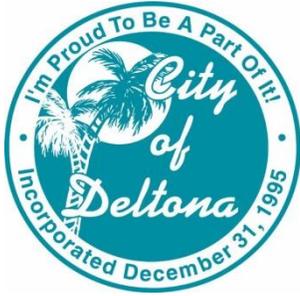
7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:23 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY



DRC Staff Report

TO: Chris Bowley, AICP
Gerald Chancellor, P.E.
Leigh Grosvenor
Matt Doan
Phyllis Wallace
Chris Collier
Sgt. Pat Leahy
Dinelia Santana
Kathrine Kyp

FROM: Tom Pauls, AICP

REPORT DATE: September 30, 2014

APPLICATION: Deltona Water Rapid Infiltration Basin (RIB) / Stormwater Facility
File # FSP 13-003

PROJECT DESCRIPTION: Revision to RIB/SWM site plan to add water storage tank and building to enclose a pump station.

DEVELOPER: City of Deltona (Attn: Gerald Chancellor, P.E.)

ENGINEER/CONTACT: Baskerville Donovan, Inc. (Mr. Tom Vill, P.E.)

OWNER: City of Deltona

SUBJECT SITE ADDRESS: 601 Mobley

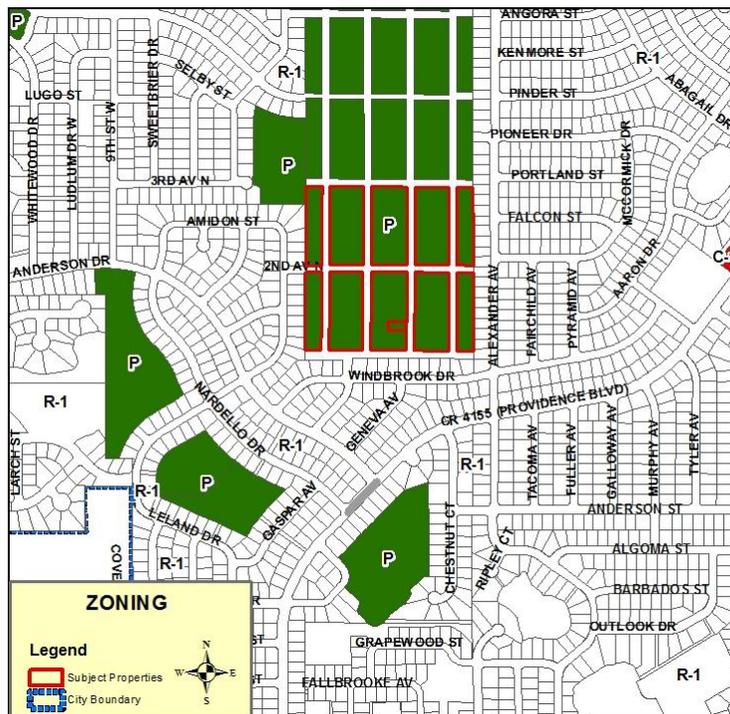
GENERAL LOCATION: 122+ acre site west of Alexander Ave.

CURRENT ZONING: Public (P)

Future Land Use Map



Existing Zoning



DRC / STAFF COMMENTS:

Planning and Development Services:

Sheet 6:

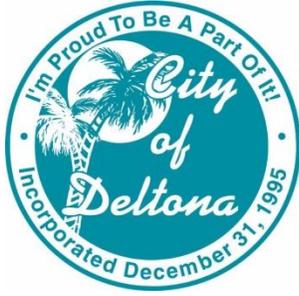
1. Add a note, if true, citing that there are no endangered/threatened species and no historical/archeological features on site.
2. Identify the location and height of on-site lighting fixtures with a note that the existing landscape buffers will effectively shield adjacent dwellings from such lighting.

Public Works:

No Comments

Fire Safety

Provide a WB 40 turning radius sketch to include maneuvering from the entrance off of Mobley to the facilities, the turn-a-round, and exiting the site.



DRC Staff Report

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

FROM: Tom Pauls, AICP

REPORT DATE: September 29, 2014

APPLICATION: ChildrenFirst Prescriptive Pediatric Extended Care (PPEC)
Play Area - Final Site Plan - File # FSP 14-008

PROJECT DESCRIPTION:

CONTACT: Mr. Pedro Mattos
4448 Edgewater Drive
Orlando, Florida
Phone: 407-513-3223

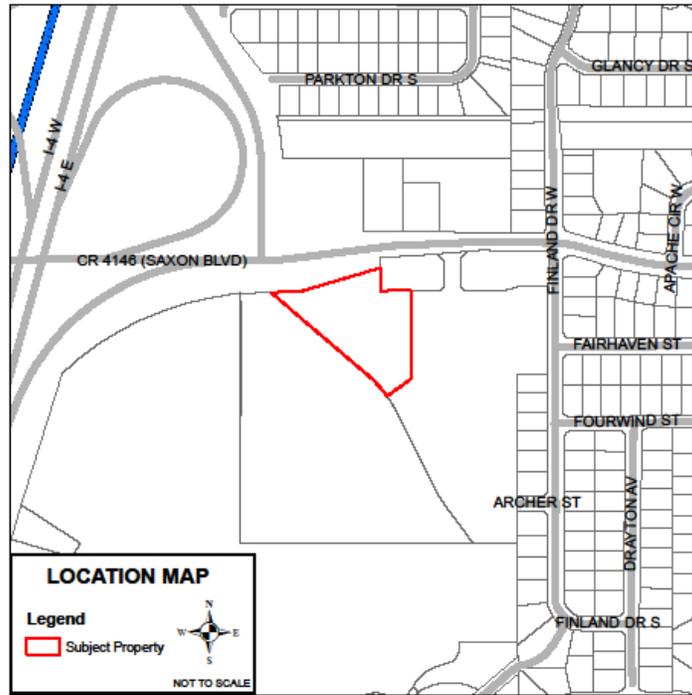
OWNER: Saxon Plaza, LLC
625 SR 100
Palatka, Florida 32177
Phone: 386-329-4000

TAX PARCEL NO.: 24-18-30-02-00-0040

PROPERTY LOCATION: 2120 Saxon Boulevard, Suites 201 & 202
Within the retail center located adjacent to the Publix grocery store and behind Wendy's on Saxon Boulevard.

Current Zoning: BPUD

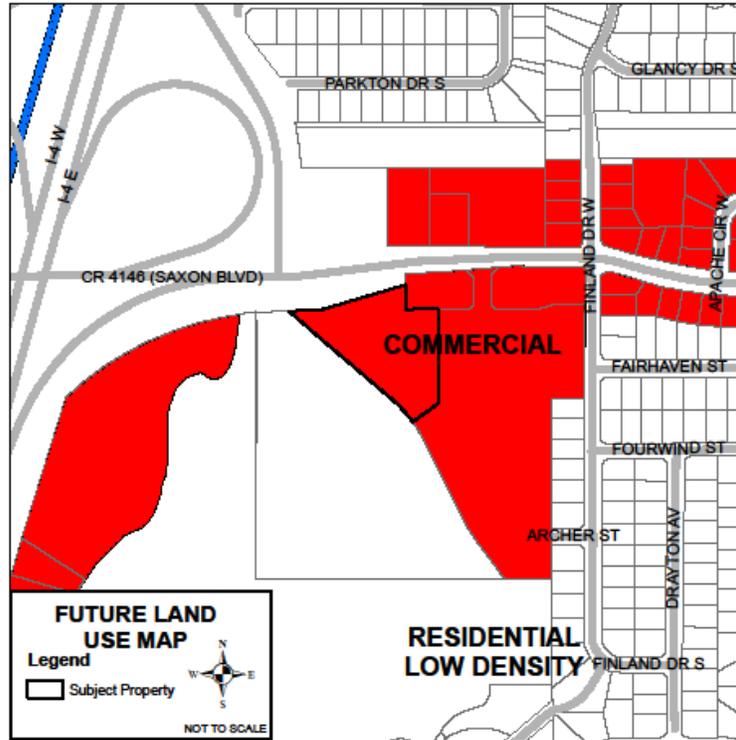
Site Vicinity Map



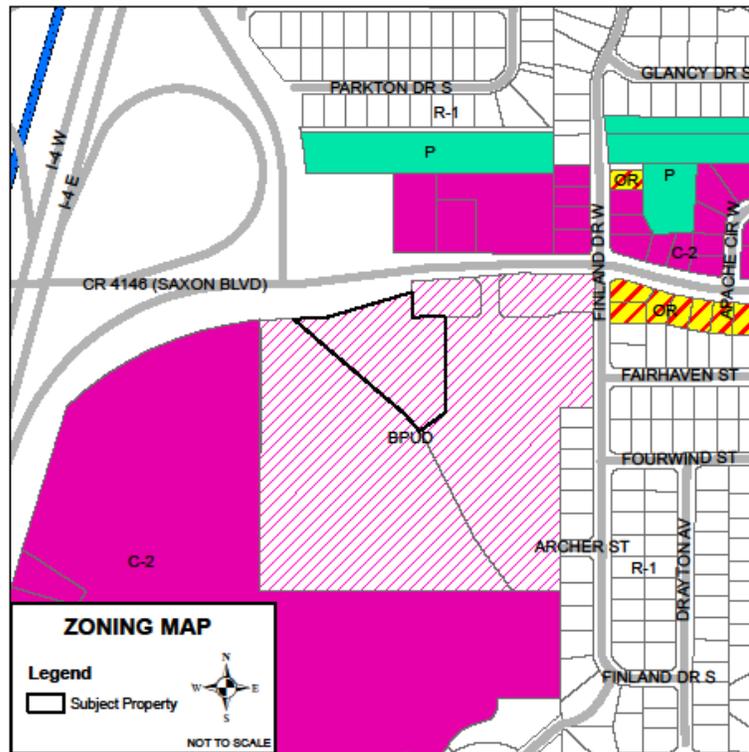
Aerial Photo of subject site and vicinity



Future Land Use Map



Zoning Map



STAFF COMMENTS:

Planning and Development Services:

1. Since there is a solid waste dumpster next to the proposed playground, consider altering trash pickup to not coincide with times of use of the playground by children.
2. There is the potential for trash vehicles to conflict with pedestrians, especially at pickup and drop off times. Consider placing striped crosswalk areas, similar to those in front of the Publix within the same complex. The designated crosswalks should provide a more observable area.
3. Consider placing directional lighting for security purposes at the door leading into and out of the playground area.
4. Ensure that the proposed fence has no gate and ingress and egress is through the main suite door, for safety purposes.

Public Works, Deltona Water, Engineering & Environmental:

1. Sheet ST-1 - the introduction of covered, outdoor play area of approximately 315 square feet does not necessitate the need for additional stormwater calculations. Although the new area will be impervious, the net new area is de-minimis to warrant any updated stormwater retention revisions. However, be mindful that if the existing ponds and/or stormwater system is in need of maintenance, repair or re-establishment of grades/slopes this shall be addressed during construction for this proposed project.
2. Sheet ST-1 – applicant is advised to be mindful of the 25’ foot landscaping buffer and to take all necessary steps to ensure that construction does not impact this area.
3. The applicant will need to provide updated water/sewer usage information to Deltona Water to calculate if any additional impact/benefit fees are due as this is a change in use from retail to day-care, whereby the consumption & use will likely be higher. Please contact Ms. Crystal Harris at 386/878-8970 or charris@deltonafl.gov to determine if any additional fees are due.

Fire Safety:

1. Awnings and Canopies shall comply with the requirements of the Florida Building Code, 2010 Edition, Sections 3105 Awnings and Canopies, 3201.4 Drainage, 3202.2.3 Encroachments, 3202.3.1 Public Right-of-Ways, and 1607.11.4 Structural Design.
2. One of the requirements includes FBC, Section 3105.3 Material and states the following: “Fabric used for awnings or fabric covered frames shall meet the flame propagation performance criteria of NFPA 701.” In addition to the other requirements I would need the manufacturer’s specifications on the fabric to verify compliance. This is also a requirement per NFPA 1, Fire Code, 2009 Edition.