

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, AUGUST 21, 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: July 16, 2014

4. OLD BUSINESS:

5. NEW BUSINESS/DEVELOPMENT REVIEW:

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

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

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
WEDNESDAY, JULY 16, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, July 16th, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:03 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; Scott McGrath, Planner; Steve Roland, Building Official; Sergeant Pat Leahy, Volusia County Sherriff's Office and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: George Voll, J and J Security; Mike Cash, Central Florida Civil Design; Frank Alexander, Primax Properties; Rick Kern, Honeycutt and Associates, Inc.; Albert Pell and Janette Pell.

3. Minutes:

1. Meeting – June 19, 2014.

Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve the minutes of the Development Review Committee meeting of June 19, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

C. J & J Security Site Plan Application, (File No. FSP14-003).

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, Volusia County Water Resources and Utilities Department approval is needed.

Public Works & Environment

None.

Fire Safety

Ms. Grosvenor stated that the plan sheets will need to illustrate emergency vehicular directional access from Catalina Boulevard to Bonkirk Drive into the alley and the parking lot, and a sign 'for emergency access purposes only' be shown.

Motion by Mr. Chancellor, seconded by Mr. Bowley, to approve with the condition of receiving Water Resources and Utilities approval from Volusia County and modifications to fire access on the site plan.

Motion carries unanimously.

A. Tractor Supply Final Plat Application, (File No. FP14-001).

Planning and Development Services

Mr. McGrath provided the DRC with background information regarding the project under consideration. Discussion between Mr. Kern and staff occurred regarding outstanding issues, such as the outside storage area, and accommodating foundation landscaping. Mr. Pauls requested eight (8) folded and one electronic copy EOR stamped sets of landscaping plans showing the updated landscaping. Mr. Kern advised that he will send an electronic version by email prior to resubmitting.

Public Works & Environment

None.

Fire Safety

None.

Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve with the condition that the landscape foundation plantings is updated along the front of the building on the construction plans.

Motion carries unanimously.

B. Tractor Supply Final Site Plan Application, (File No. FSP14-004).

Planning and Development Services

Mr. McGrath provided the DRC with some background information regarding the project under consideration. Discussion between Mr. Kern and staff occurred regarding outstanding issues, such as tree counts.

Public Works & Environment

None.

Fire Safety

Discussion between Ms. Grosvenor and Mr. Alexander ensued regarding the utility easement and maintaining water demand for the Tractor Supply site. Ms. Grosvenor requested that a statement be added to the Development Order regarding the maintenance of water demand for the Tractor Supply site be maintained now and in the future.

Motion by Mr. Bowley, seconded by Mr. Chancellor, to approve with the condition that a statement is added to the Development Order that water demand will be available for the future.

Motion carries unanimously.

6. OTHER ISSUES:

None.

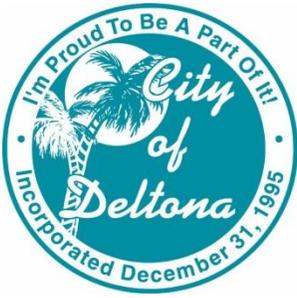
7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:31 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY



DRC Staff Report

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

FROM: Tom Pauls, AICP

REPORT DATE: August 14, 2014

DRC MEETING DATE: August 21, 2014

APPLICATION: Lake Baton Estates Phase II
Preliminary Plat Application - Revised (# SD 05-001)

PROJECT DESCRIPTION: Preliminary Plat and Construction Plans for the second phase of a development to add 90 residential lots.

OWNER/DEVELOPER: DR Horton, Inc.

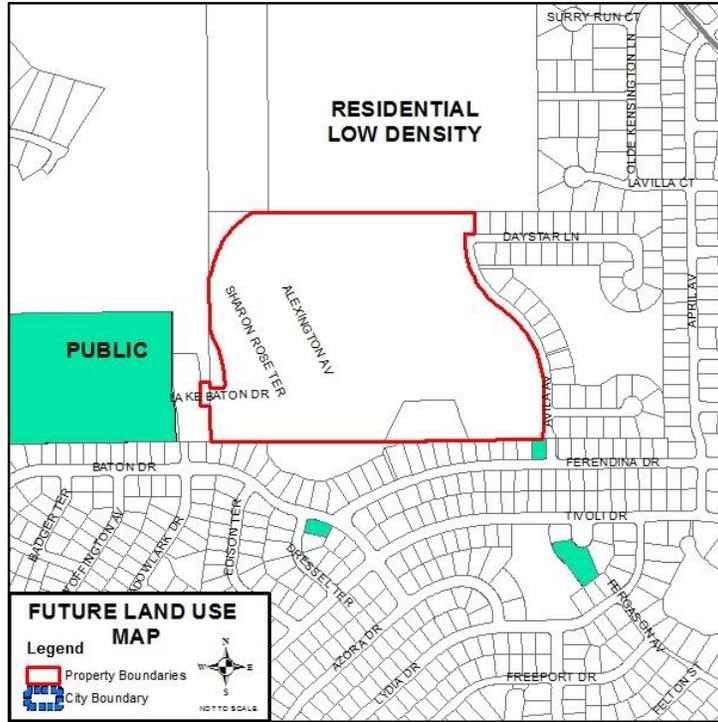
ENGINEER/CONTACT: Melia Russell, P.E. (Zev Cohen)

ADDRESS or TAX PARCEL NO.: 8120-00-00-0030; 8130-07-79-0260; 8130-07-79-0010

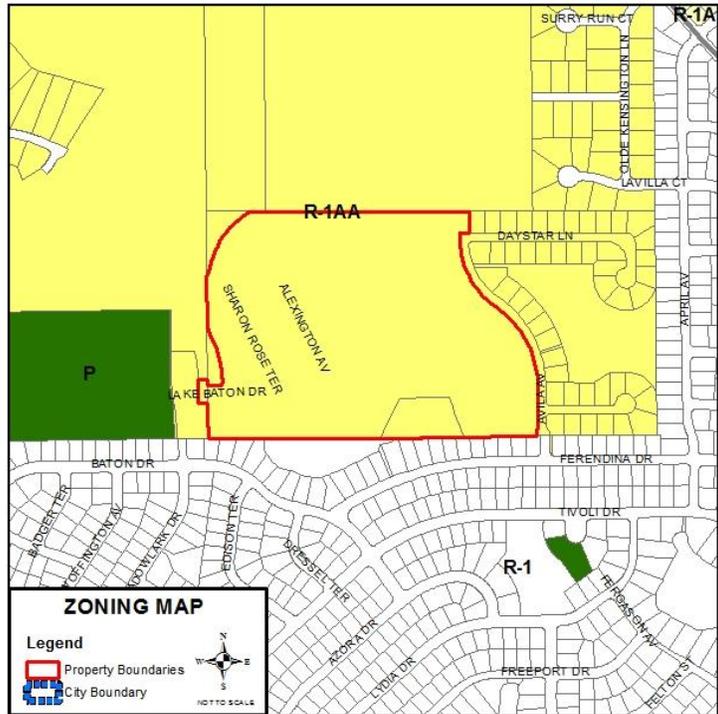
PROPERTY LOCATION: North of Baton Drive and East of Meadowlark Drive

CURRENT ZONING: R-1AA

Future Land Use Map

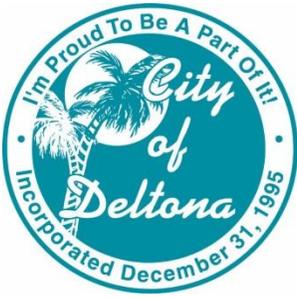


Existing Zoning



PRELIMINARY PLAT/CONSTRUCTION PLAN - STAFF REVIEW COMMENTS:

1. Clearly delineate the western boundary between the Lake Baton Estates property and Tract 'F'.
2. Applicant shall ensure that the next submission of preliminary plats/construction plans will be complete and include the tree surveys.



DRC Staff Report

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

FROM: Tom Pauls, AICP

REPORT DATE: August 12, 2014

DRC MEETING DATE: August 21, 2014

APPLICATION: Lake Baton Estates Phase II
Final Plat Application (# FP 13-002)

PROJECT DESCRIPTION: Final plat for the second phase of a development to add 90 residential lots.

OWNER/DEVELOPER: DR Horton, Inc.

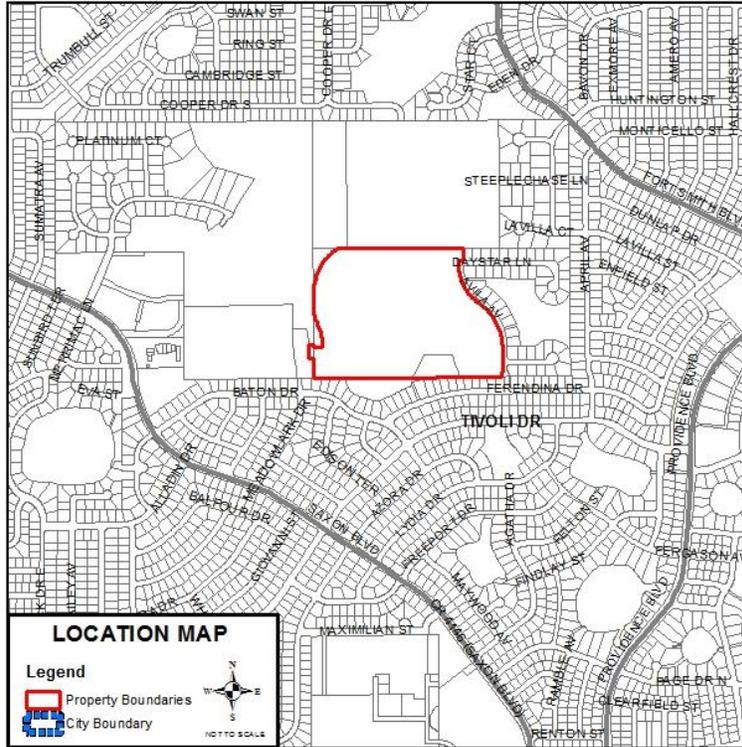
PSM/ENGINEER CONTACTS: Brian Hefner, P.S.M. (Carnahan, Proctor and Cross)
Melia Russell P.E., (Zev Cohen)

ADDRESS or TAX PARCEL NO.: 8120-00-00-0030; 8130-07-79-0260; 8130-07-79-0010

PROPERTY LOCATION: North of Baton Drive and East of Meadowlark Drive

CURRENT ZONING: R-1AA

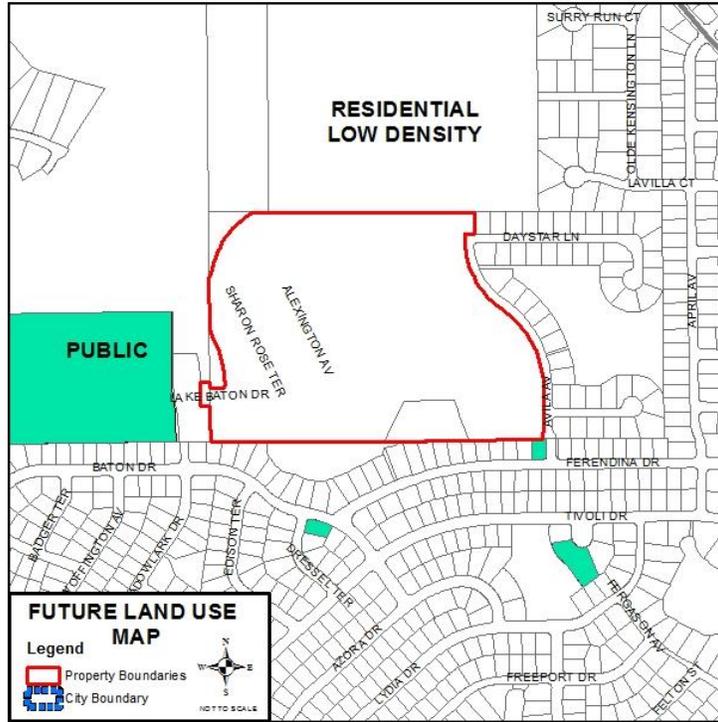
Site Location



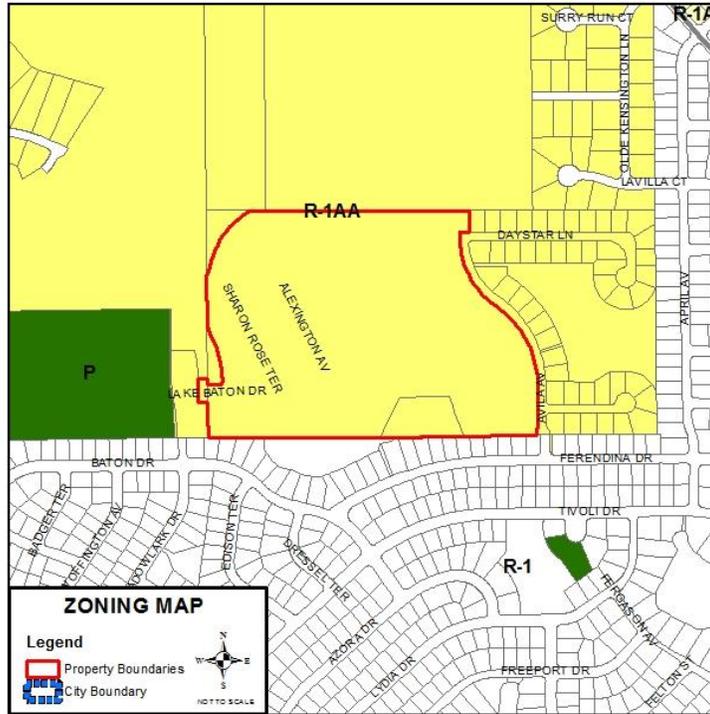
Aerial Photo



Future Land Use Map



Existing Zoning



FINAL PLAT - STAFF REVIEW COMMENTS:

1. Add final plat note to cover sheet stating: “The City of Deltona shall not be responsible for any improvements on the Lake Baton Estates property, with the exception of water and sewer services.”
2. Revise final plat note #12 on the cover sheet clearly stating that all perimeter walls, retaining walls and related easements shall be the responsibility of the Lake Baton Estates HOA.