

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, FEBRUARY 5, 2015

9:00 A.M.

1st FLOOR CONFERENCE ROOM

2345 PROVIDENCE BOULEVARD

DELTONA, FLORIDA 32725

AGENDA

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES:** December 18, 2014
- 4. OLD BUSINESS:**
- 5. NEW BUSINESS/DEVELOPMENT REVIEW:**
 - a. Preliminary Plat Application, File No. PP 13-001, Lake Gleason Reserve
- 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, DECEMBER 18, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, December 18th, in the 1st Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:00 a.m. by Tom Pauls.

2. DRC COMMITTEE:

| | | |
|----------|-------------------------|---------|
| Chairman | Chris Bowley, AICP | Present |
| Member | Gerald Chancellor, P.E. | Present |
| Member | Leigh Grosvenor | Present |
| Member | Tom Pauls, AICP | Present |
| Member | Steve Roland | Present |

Also present: Chris Collier, Project Administrator-Environmental and Kathrine Kyp, Administrative Assistant, Planning & Development Services. Also present: Gerard J. Ferrara, P.E., Ferrara Engineering, Inc., and Larry Sweet.

3. Minutes:

1. Meeting – November 20, 2014.

Motion by Mr. Bowley, seconded by Mr. Roland to approve the minutes of the Development Review Committee meeting of November 20, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. Final Site Plan Application, File No. FSP 14-002, Critter's Pub.

Planning and Development Services

Mr. Pauls stated that the application being considered is to expand parking lot and add related landscaping. Mr. Paul explained the final site plans will be DRC stamped and the Development Order will be signed and available within the next few days. He noted that, within the Development Order it has January 30th as the date to start construction due to this being a resolution to a code violation.

Public Works & Environmental

Chris Collier stated that, the site engineering permit can be issued with the building permit.

Fire Safety

None.

Motion by Mr. Chancellor, seconded by Mr. Roland to approve the Final Site Plan Application, File No. FSP 14-002, Critter's Pub.

Motion carries unanimously.

6. OTHER ISSUES:

None.

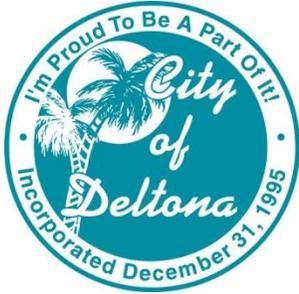
7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:06 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY



DRC Staff Report

TO: Chris Bowley, AICP
Gerald Chancellor, P.E.
Leigh Grosvenor
Steve Roland
Phyllis Wallace

Chris Collier
Sgt. Pat Leahy
Sgt. Joel Turney
Kat Kyp

FROM: Tom Pauls, AICP

REPORT DATE: February 2, 2015

DRC MEETING DATE: February 5, 2015

APPLICATION: Lake Gleason Reserve Preliminary Plat
(File No PP 13-001)

PROJECT DESCRIPTION: Development of a 52 lot subdivision for single family detached dwellings.

OWNER: Southern Development Corporation (Attn: Mr. John MacDonald)
1175 George Ryan Road
Deland, Florida 32720

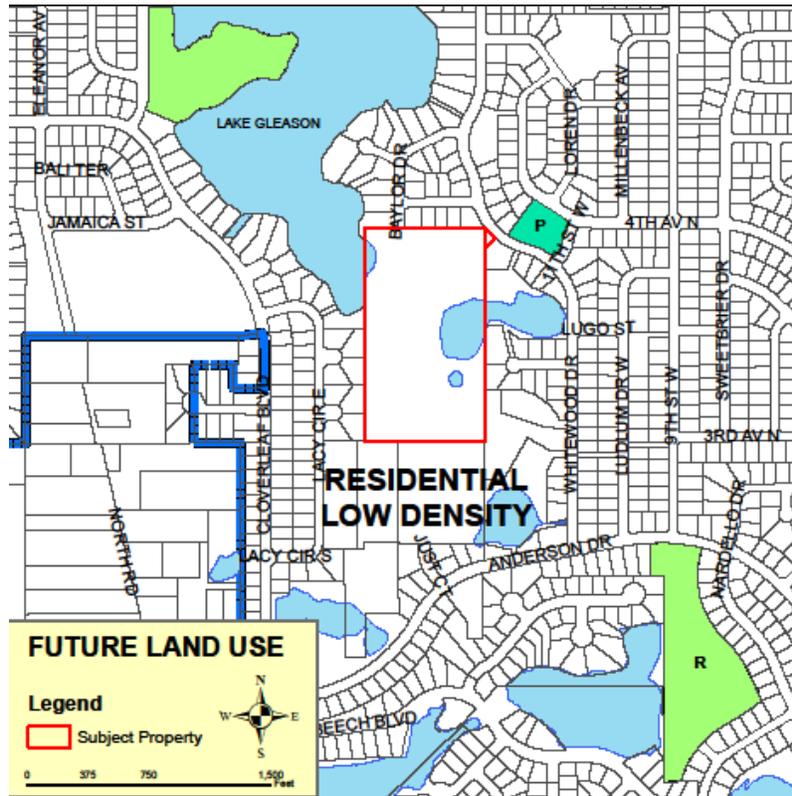
PROPERTY ADDRESS: 800 Baylor Avenue

ENGINEER OF RECORD: Zev Cohen and Associates (Randy Hudak, P.E.)

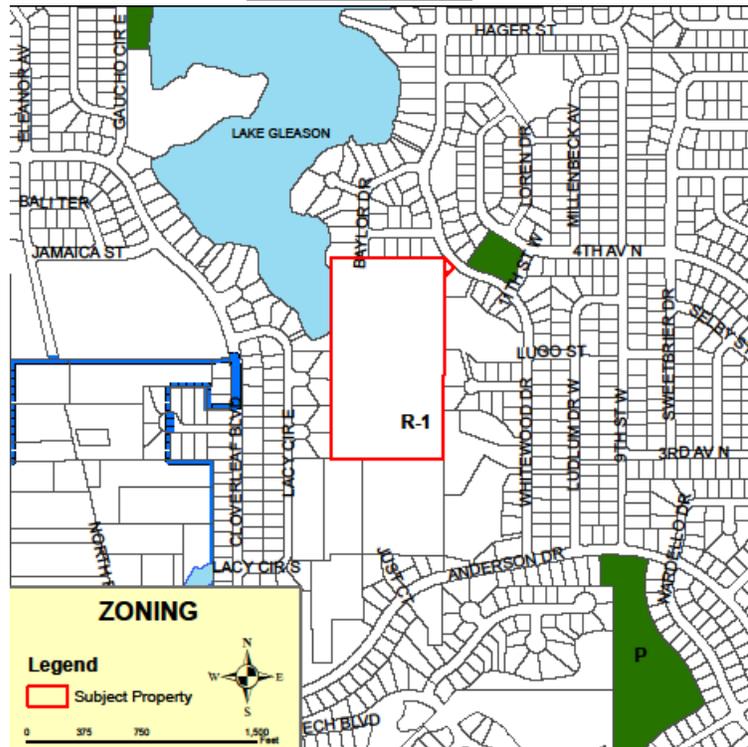
PROPERTY LOCATION: Adjacent to and south of the end of Baylor Drive

CURRENT ZONING: R-1 Single Family Classification

Future Land Use



Existing Zoning



STAFF COMMENTS:

The DRC motion will include the following conditions that must be met prior to issuance of the related Development Order.

Planning and Development Services Comments:

1. On the plat sheets, add language within the 20' access easement that clearly labels that feature.

Public Works Comments:

Tree Survey and Utility Agreement Comments:

1. Prior to issuance of the Development Order, the applicant will arrange for a tree survey to be completed by March 6, 2015 and this tree survey shall be reviewed and approved by the City to ensure consistency with the provisions of the Deltona City Code.
2. Following review and approval of the City Attorney and City Engineer, a Utility Agreement for Water and Wastewater services for this project must be approved by the City of Deltona prior to the issuance of the Preliminary Plat Development Order. Further, upon City approval, Southern Development, LLC shall take action in a timely fashion to record this agreement with the Clerk of the Court and shall provide the City with a copy of the recorded instrument.

Plat Comments:

1. Sheet 2 of 3 show the Conservation Easements as they appear on the legal descriptions in August 2006. Label the areas as SJRWMD Conservation Easements and show the extent of the easements. The legal descriptions will need to be updated, the Tracts have now changed from Tracts B & C to Tracts A & B. Please submit a copy of the Conservation Easement with corrected legal description for review.

2. Sheets 2 & 3 of 3 need to have the Natural Vegetation Retention Areas labeled as such, not common areas. Refer to 98-31.(3)(d)(1), Under this designation the trees are protected. These areas need to be clearly indicated for a smooth HOA turn over.

Final Engineering Plan (Construction Plan) Comments:

1. Attached is an example water looping diagram for the two (2) cul-de-sacs. The addition of the water line within the stabilized emergency access is not necessary and unacceptable to the City of Deltona.
2. Sheet 1 of 16, Site Data - Remove the comment (No buffer impacts). Include a new line indicating the lot 27 buffer impacts by square footage and any other potential buffer impacts. Review Sheet 5 of 16 Tract B headwall, it appears to only be a few feet from the 25' buffer, mitigation through the DRC process would be recommended to prevent any potential violations. Apply for a Wetland Alteration Permit indicating the total square feet of impact and the location of the impact(s), the permit application fee is \$100.00. Mitigation is .75 cents per square foot at a 3:1 ratio, violation mitigation is \$3 per square foot at a 4:1 ratio. If these areas are under a SJRWMD Conservation Easement you will need to potentially mitigate with them as well.
3. Add a note indicating Tracts A & B are protected by SJRWMD Conservation Easement. Not all of Tract B is under this easement, show on all plan sheet pages the limits of the Conservation Easement per legal description submitted August 2006. The legal descriptions will need to be corrected due to Tracts B & C are now Tracts A & B, provide the City of Deltona with the proposed Conservation Easement and corrected legal descriptions.
4. All plan sheets need to have the "Natural Vegetation Retention Areas" labeled as such, not common areas. Refer to 98-31.(3)(d)(1), Under this designation the trees are protected. These areas need to be clearly indicated for a smooth HOA turn over.
5. Submit the modified ERP permit once SJRWMD has approved and issued the permit for review. The current ERP was extended to June 2015.

6. Prior to the Site Engineering Inspection Permit being issued all applicable threatened/endangered species must be permitted and copies provided to the City of Deltona for review. Prior to any gopher tortoise excavation Chris Cornett (Collier) will need to be notified at least 48 hours in advance. Caution will need to be had with any tree removal near or in any of the NRVA or SJRWMD Conservation Easement Areas.

Fire Safety Comment

- No Comments

Volusia County Sheriff Office Comment

- No Comments

See attachment next page

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Attachment to DRC Staff Report
#PP 13-001 - Lake Gleason Reserve Preliminary Plat

Example: Water Loop Sketch Graphic

