



City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, APRIL 2, 2015

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:** February 5, 2015
- 4. OLD BUSINESS:**
- 5. NEW BUSINESS/DEVELOPMENT REVIEW:**
 - a. Final Plat Application, File No. FP 14-002, Arbor Ridge Unit 5.
 - b. Final Site Plan, File No. FSP 12-001, Iglesia Misionera Esclabon de Dios
- 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, FEBRUARY 05, 2015**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, February 5th, in the 2nd 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: Kathrine Kyp, Administrative Assistant, Planning & Development Services. Also present: Dwight Durant, Zev Cohen and Associates; Daniel Young, Zev Cohen and Associates; Randy Hudak, P.E., Zev Cohen and Associates; Darren Elkind, Paul, Elkind & Branz, P.A.; Kurt Darlington, Southern Development, LLC; and John MacDonald, Southern Development, LLC.

3. Minutes:

1. Meeting – December 18, 2014.

Motion by Mr. Roland, seconded by Mr. Chancellor to approve the minutes of the Development Review Committee meeting of December 18, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. Preliminary Plat Application, File No. PP13-001, Lake Gleason Reserve.

Planning and Development Services

Mr. Pauls stated that there are conditions that must be met prior to issuance of the related Development Order. Mr. Durant stated that, all the conditions are acceptable except the request of the tree survey. Discussion ensued amongst all regarding addressing the condition of a new tree survey and the deadline for the survey of March 6, 2015. Mr. Durant stated that a meeting was held with city staff and Chris Cornett regarding the tree survey and he was under the

impression when it was over, that the original baseline survey was acceptable by staff. Therefore, there was no need for a new survey. Mr. Pauls suggested that the DRC consider all other items except the tree survey and condition the motion that coordination be held with the Public Works Department and city staff regarding the tree survey, within 10 business days.

Mr. Durant asked if after the development is complete, the Home Owner's Association (HOA) would be required to monitor the trees located within the preservation area on an annual or bi-annual. Mr. Chancellor stated that if the tract is dedicated to the HOA then they will need to maintain the area, so that five to ten years from now, this is not an issue for the HOA or the City.

Public Works & Environmental

None.

Fire Safety

None.

Motion by Mr. Pauls, seconded by Mr. Bowley to approve the Preliminary Plat Application, File No. PP 13-001, Lake Gleason Reserve subject to the conditions noted in the staff report and the applicant coordinates a meeting with City staff to be held within ten working days regarding the tree survey.

Motion carries unanimously.

6. OTHER ISSUES:

None.

7. ADJOURNMENT:

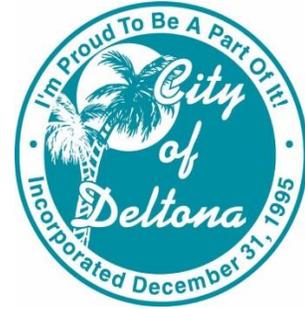
There being no further business, the meeting adjourned at 9:06 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY

Staff Report



To: Development Review Committee

From: Scott McGrath

Date: March 16, 2014

Meeting Date: April 2, 2015

Subject: Project No. FP14-002, Final Plat for Arbor Ridge Phase 2 Unit 5

I. SUMMARY OF APPLICATION:

DESCRIPTION: Final Plat for a 77 unit subdivision with 4 tracts.

APPLICANT: Steven Buswell, Parker Mynchenberg & Assoc.

ENGINEER OF RECORD: Steven Buswell, Parker Mynchenberg & Assoc.

OWNER: Arbor Ridge Builders LLC.

PARCEL NO.: 05-18-31-00-00-0230

ADDRESS: Multiple Parcels

ACREAGE: ±25.59 Acres

LOCATION: Northeast corner of the existing Arbor Ridge subdivision, northeast of the intersection of Howland Boulevard and Forest Edge Drive in Deltona.

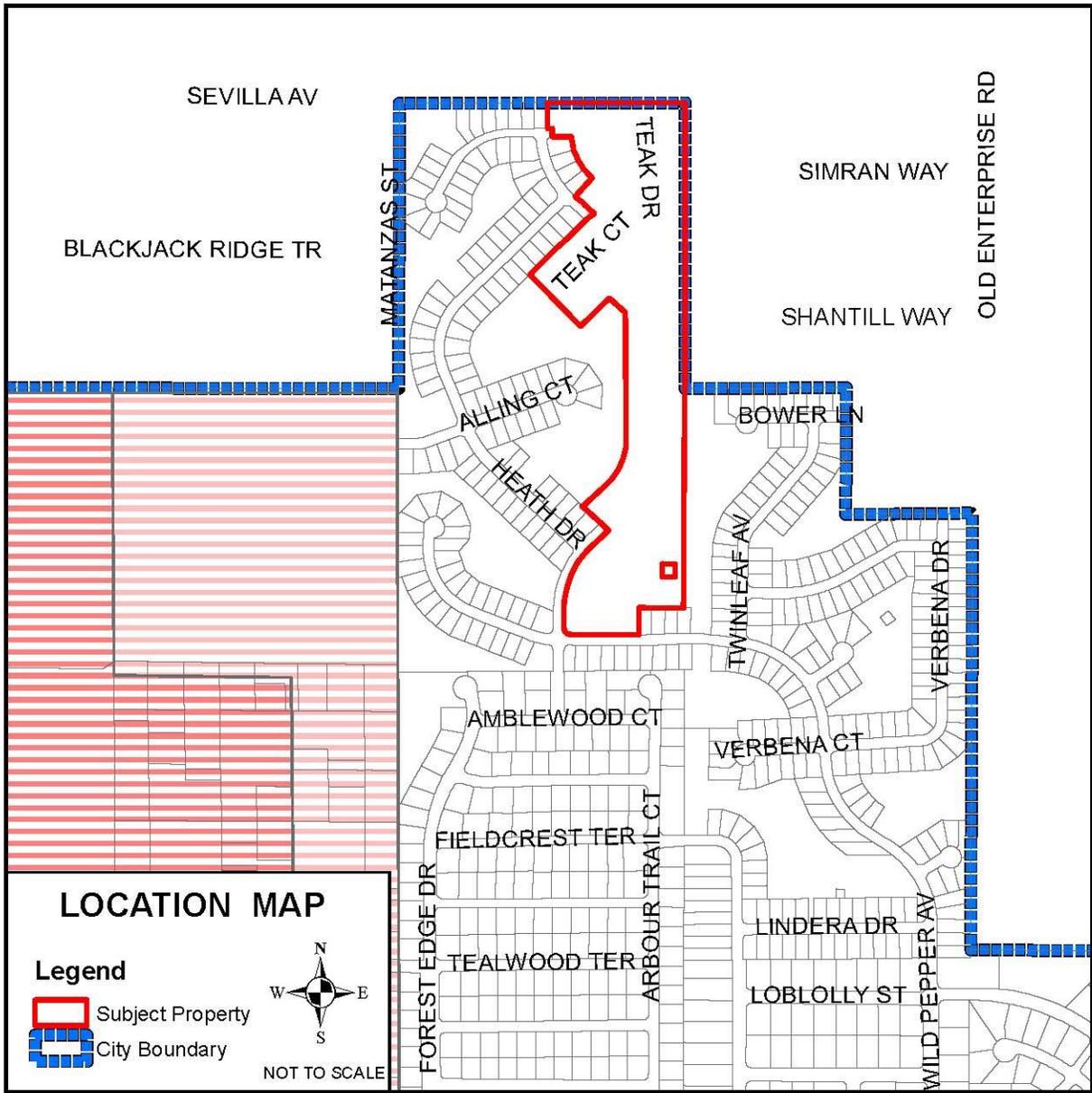


Figure 1: Location Map

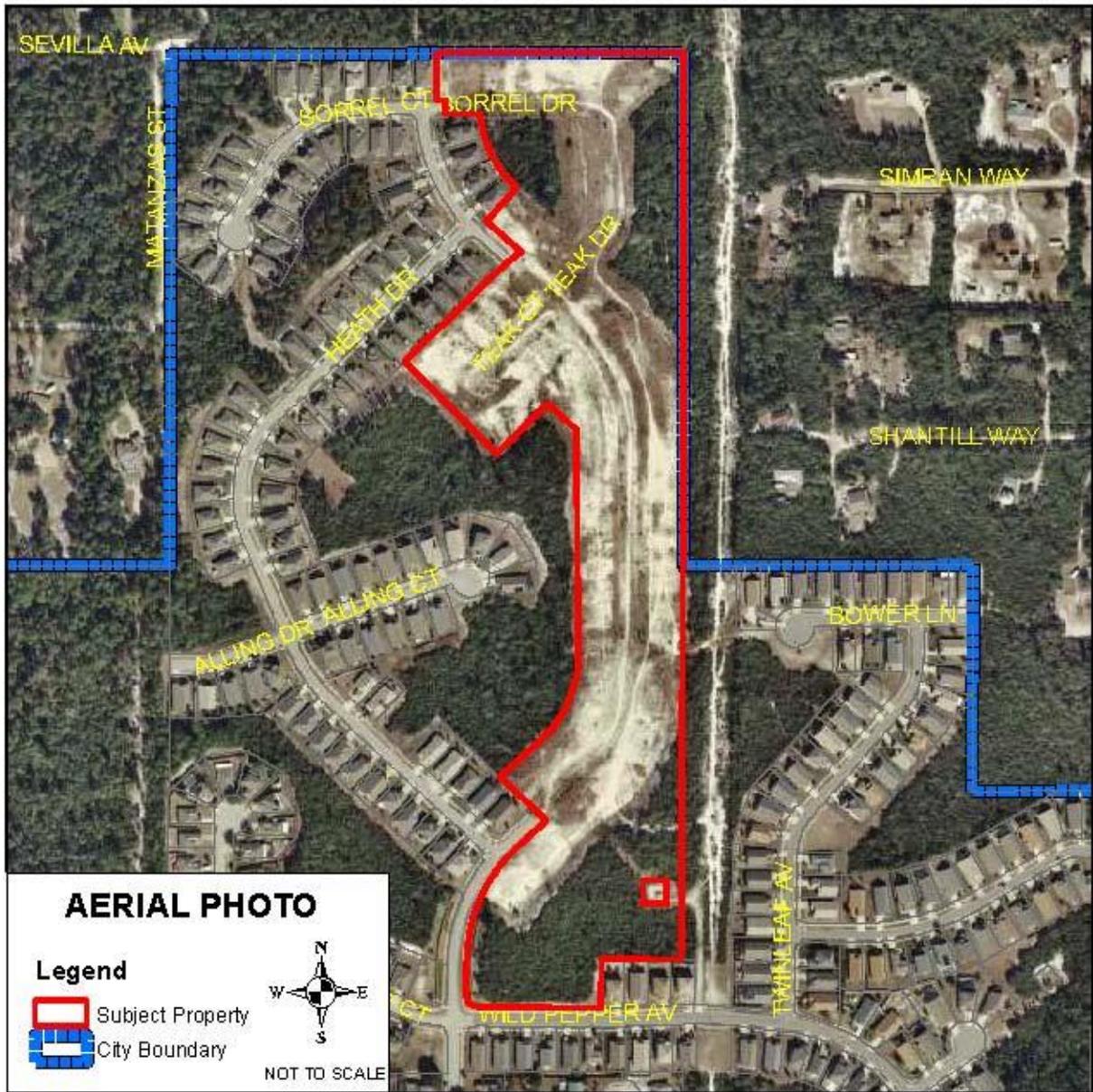


Figure 2: Aerial Photo

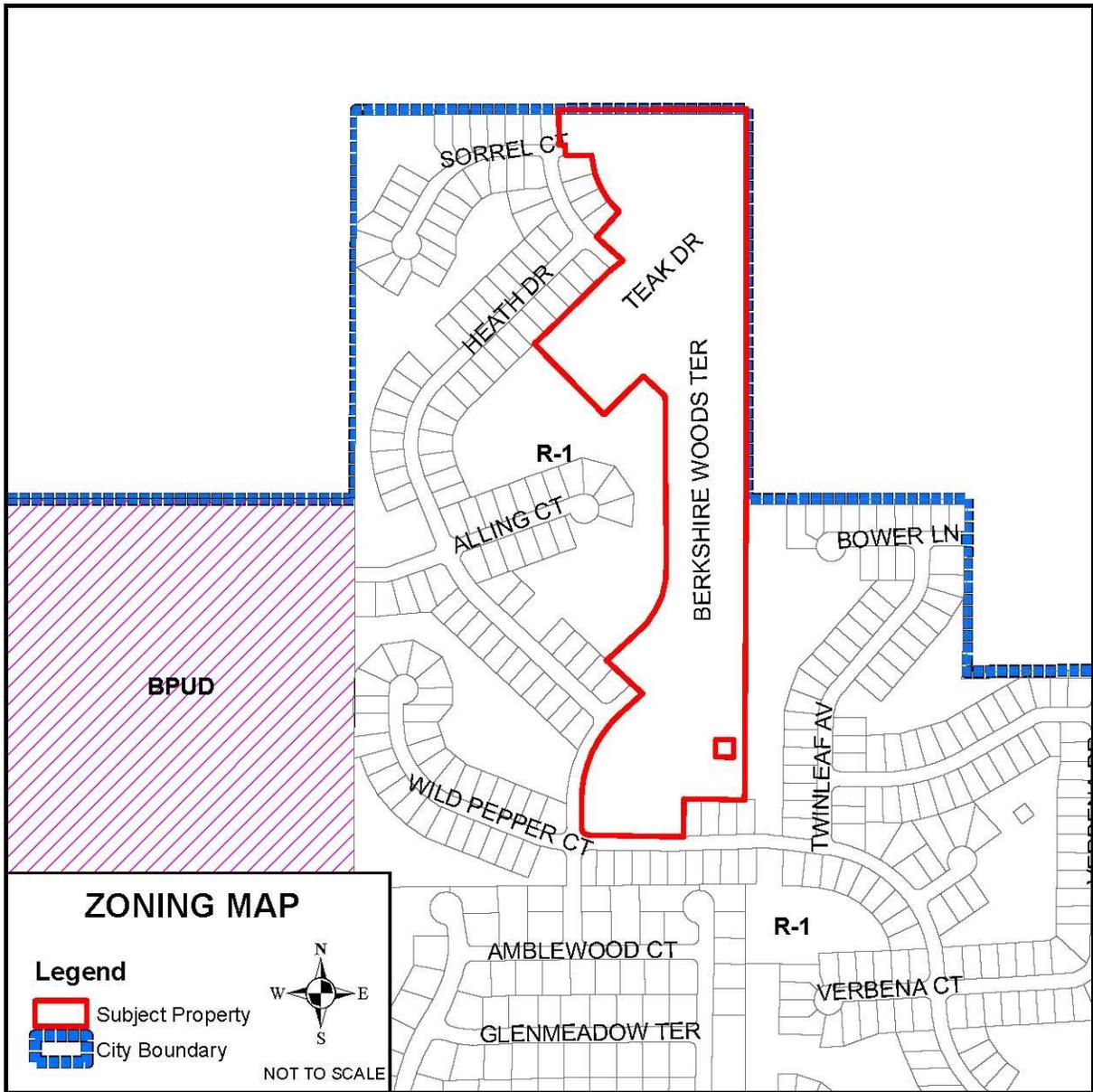


Figure 3: Existing Zoning

STAFF COMMENTS

Planning and Development Services

1. The Final Plat shows 81 lots but the construction plans have 77. Please address.
2. Final Plat, page 1, note 7 does not match the dedication language, please change County of Volusia to Public Utilities.
3. Construction plans sheet 1 of 27 – update acreage to match the language on the plat.
4. Previous comment - page 14 of 27, the community park parking lot; the row end radius and backup area should both be no less than 15’.
5. Previous comment - All FEMA FIRM information should be consistent and use the most recent information available. Please insure that all sheets the mention FRIM panels are using the **February 19, 2014** date and correct panel number of **12127C0630J**.

Deltona Water & Engineering

Plat Comments:

1. Sheet 1 of 3 Notes Note #8- Remove references to Volusia County. Reference Sec 98-31.(d)(1) Natural Vegetation Retention Area of the City of Deltona Land Development Code.
2. Sheets 2 & 3 of 3 refer to Tract M as Open Space & NRVA.
3. Sheet 3 of 3 Tract L- Define the Open Space/NRVA limits. This lot will per the Construction Plans Sheet 6 of 19 indicate a structure with a parking lot area.

Construction Plans:

1. **New Comment:** Sheet 1 of 27 Site Data- Revise the Tracts to include Tract M and label all of the tracts as Open Space/NVRA/Stormwater Management Area.
2. **Comment #1-** The correct limits of the proposed silt fence located within Tracts Q & S still have not been updated on the revised plans. Please ensure that all plan sheets that refer to any Tract that is labeled as NRVA and HTRA are shown as such. The trees to be removed from the 10’ HTRA to construct the slopes for the stormwater areas have not been shown on the revised plans. Please correct. Please provide a separate sheet that has these areas shown in a larger scale for review of trees that are overlapping and have overlapping information. Include the chart provided on Sheet 13 of 27 on the new page as well. If trees are to be removed from the HTRA on Tracts Q & S provide a separate chart on this page as well.
3. **Comment #2-** Sheets 1-5 Specific Purpose Survey provided in this response to comments is not legible as requested, please provide plan sheets with the individual tracts enlarged for better review of quantity of trees located within each Tract. Tract J & M had statistical surveys done with 16x16 plots, please provide a copy of the statistical tree survey for these two tracts. Provide tree charts for each tract indicating the species, quantity, DBH and CSSI of trees located within these tracts. The HTRA easement will need a separate chart for each tract identifying the same information. The single page Tree Removal Calculations will be added to the plans with the above requirement. Also requested on the last comments a note was to be placed on the Tree Survey and all Construction sheets that apply to the construction within Tracts L, M, Q, & S(if Tract J will have any construction include this as well), see requested note below and add to all applicable plan sheets.

Due to the fact the NRVA and stormwater are located within the same areas this compounds the issue of the tree survival. Once the required tree survey is submitted and reviewed the City of Deltona and the Developer/HOA have a base line for future enforcement of these areas. Place a note on the Tree Survey and on the sheets that apply to construction within Tracts L, M, Q & S stating that:

All trees 1 ½” and greater located within the Natural Vegetation Retention Area’s on Tracts L, M, Q and S that become dead, dying, damaged or diseased are to be replanted or a fee paid into the City of Deltona Tree Replacement Fund at 100% of the cross sectional square inch of each tree removed at \$18.04 per CSSI or at the City of Deltona’s current replacement rate.

Sheets 12 & 13 of 27 Tree Removal Plan- provide enlarged call out sections of the proposed trees to be removed for the stormwater construction, please provide a large page with these sections shown for better review. There are multiple trees that are overlapping with overlapping information that are not legible.

4. **Comment #3-** The Tot Lot proposed still does not indicate what trees will be removed off of this lot for the construction of the building, parking lot and 8” pipe within the 30’ easement. Please revise. The remaining trees located within this lot need to be labeled Open Space/NRVA. Please revise.
5. The proposed canopy trees(Live Oaks) shown in the landscaping for this lot can be calculated into the replacement stock for the trees to be removed, provide a chart showing the species, DBH, quantity and the total CSSI of replacement.
6. **Comment #4-** A 5 day Scrub-jay survey will need to be done and a copy of the report and all permitting required with USFWCC will need to be provided to the City of Deltona for review prior to the issuance of the DO. The DO is a required document for both USFWCC and FWC at time of permitting with these agencies. The final permits/ITP or letter of No Findings must be provided to the City of Deltona prior to the Site Engineering Inspection Card will be issued and no inspections will be done until this information has been provided and reviewed.
7. Note #8 on the Cover Sheet only refers to the trees to be removed during the excavation of the Gopher Tortoises and not the protection of any Gopher Tortoises that may not be removed and would require the 25’ protection. Please clarify.

Building Department

NA

Fire Safety Services

1. **Previous Comment.** More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access (NFPA 1, *Fire Code*, 2009 Edition, Section 18.2.3.3).

Due to the number of homes, their locations, and limited access, a secondary fire department access road shall be provided.

****Revise the letter submitted by Steve Buswell, addressing the request for a secondary means of access, stating “when the original approval was granted, while a second access was a requirement, it was not applied to this design”, to include a reference to the future access that will be provided through the Allings Drive connection from Halifax Crossings.

This information shall also be included in the Developmental Order.

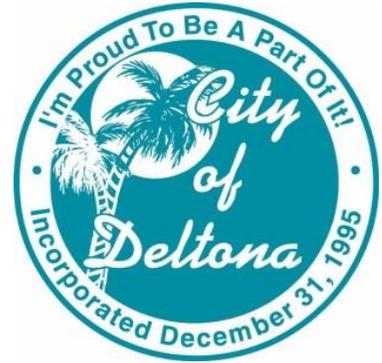
Peer Review

All comments addressed.

Recommendation

Staff recommends approval of the FP14-001 conditional on the cited comments in this staff report.

Staff Report



To: Development Review Committee
From: Thomas Pauls, AICP
Date: March 17, 2015
Meeting: April 2, 2015, 9:00am, City Hall 2nd Floor Conference Room
Subject: Final Site Plan Application: IMED Church (Project No. FSP 12-001)

I. SUMMARY OF APPLIATION

DESCRIPTION: Place of worship to accommodate a maximum of 210 seats

DEVELOPER/OWNER: Iglesia Misionera Eslabon de Dios (IMED)
Pastor Kelly Santos, Representative

ENGINEER OF RECORD: John Schultheis, P.E.

TAX PARCEL NO.: 8110-00-00-0160

ADDRESS: 2745 Lake Helen Osteen Road

ACREAGE: 24.73± Acres

LOCATION: North of Lake Helen Osteen Road and approximately 120 feet west of Collingswood Drive.

ZONING: RE-1

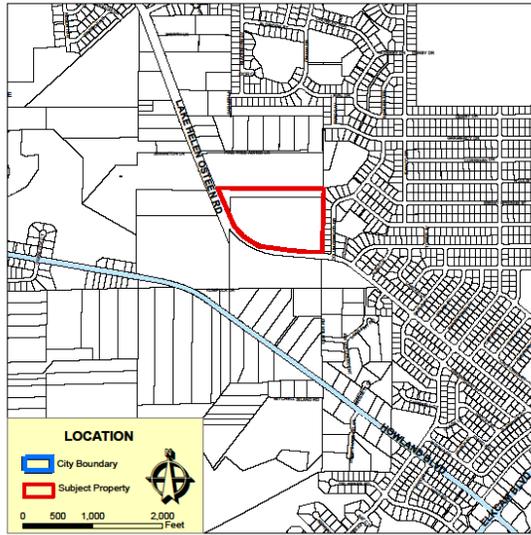


Figure 1. Location Map

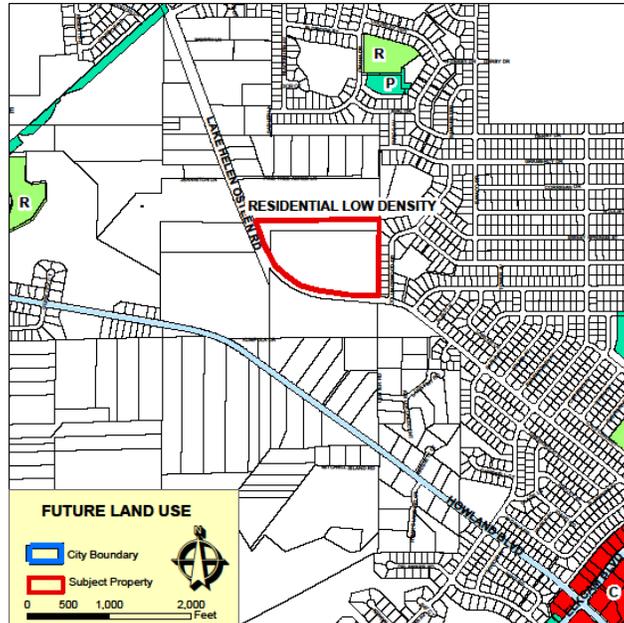


Figure 2. Future Land Use Map
 (White Areas: Residential/Low Density Use at maximum of 6 DU/AC)

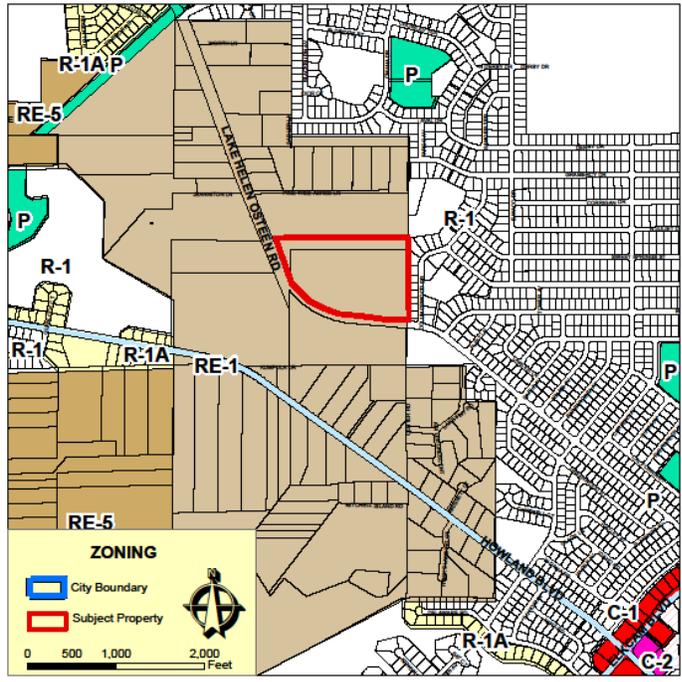


Figure 3. Zoning Map



Figure 4. Aerial

II. STAFF PLAN REVIEW COMMENTS:

Planning and Development Services

1. Provide 3 copies of an updated property survey.

Public Works

2. Applicant states “the plans reflect observed conditions at the time of the survey which was some years ago. It is likely that growth of vegetation, vandalism, etc. has obscured or damaged some previous improvements. The plans are intended to depict a finished condition. It will be the contractor’s responsibility to complete the work as shown, regardless of the exact starting condition.” The City will hold the owner & contractor responsible for completion of construction for the project upon approval.

Fire Safety

3. No comment

Building Official

4. The Site Plan’s Development Order will note that prior to issuance of a building permit, the applicant will be required to submit documentation, meeting the Florida Building Code 2010, stamped by a qualified engineer on how the undermined foundation will be repaired so that it is capable of supporting the building.

* * *