



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda Development Review Committee

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Thursday, July 16, 2015

9:00 AM

2nd Floor Conference Room

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**1. CALL TO ORDER:**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES & AGENDA:**

Approval of Minutes for - June 18, 2015.

**4. PRESENTATIONS/AWARDS/REPORTS:**

**5. PUBLIC FORUM:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

A. Preliminary Plat Application. File No. PP 15-001, Halifax Crossings.

**8. STAFF COMMENTS:**

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the Deltona Board/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, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.



**DRAFT Minutes - Final  
Development Review Committee**

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**Thursday, June 18, 2015**

**9:00 AM**

**2nd Floor Conference Room**

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**1. CALL TO ORDER:**

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

**2. ROLL CALL:**

Also present: Scott McGrath, Planner; Chris Cornett, Project Administer-Environmental; Kathrine Kyp, Administrative Assistant, Planning & Development Services; Bruce Taylor, Dave Schmidt Engineering; Larry Rosecrants, L&D Construction; Thomas Vayko, Architect; Reverend Jose Ramos, Iglesia de Dios Pentecostal and Assistant Pastor, Peter Calero, Iglesia de Dios Pentecostal.

**Present:** 5 - Member Leigh Grosvenor  
Member Gerald Chancellor  
Member Chris Bowley  
Member Tom Pauls  
Member Steve Roland

**3. APPROVAL OF MINUTES & AGENDA:**

**A. Approval of Minutes for - May 21, 2015**

**Motion by Member Chancellor, seconded by Member Roland, to approve the Minutes for - May 21, 2015. The motion carried by a unanimous vote.**

**For:** 5 - Member Grosvenor, Member Chancellor, Member Bowley, Member Pauls and Member Roland

**4. PRESENTATIONS/AWARDS/REPORTS:**

None.

**5. PUBLIC FORUM:**

None.

**6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:**

**A. Final Site Plan Application. File No. FSP 15-001 Iglesia de Dios Pentecostal expansion, 840 Fort Smith Boulevard**

Scott McGrath distributed additional staff comments regarding the revised landscape plan set received on June 17, 2015. Discussion between Mr. Rosecrants and staff ensued regarding the canopy tree count and the relocation of the trees from under the power lines to a different location.

Ms. Grovesnor explained to the applicants that her comments from the Final Site Plan are still outstanding and need to be addressed and resubmitted in the site plan set in addition to the building permit plan sets.

Discussion regarding submitting ten (10) complete Final Site Plan sets to include the landscape plan, diagram regarding the fixed seating and any other updated changes.

**Motion by Member Chancellor, seconded by Member Bowley, to approve with conditions the Final Site Plan Application. File No. FSP 15-001 Iglesia de Dios Pentecostal Expansion, 840 Fort Smith Boulevard. The motion carried by a unanimous vote.**

**8. STAFF COMMENTS:**

None.

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

None.

**10. ADJOURNMENT:**

The meeting was adjourned at 9:34 a.m.

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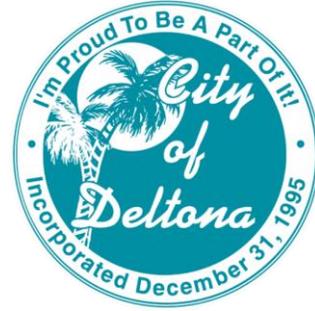
Chris Bowley, AICP, CHAIRMAN

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Kathrine Kyp, RECORDING SECRETARY

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# Staff Report

**To:** Development review Committee

**From:** Scott McGrath, Planner II

**Date:** June 15, 2015

**Re:** Preliminary Plat Application, File No. PP15-001, Halifax Crossings

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## A. Summary of Application:

**Applicant:**

Sadique Jaffer  
27 North Summerlin Ave  
Orlando, FL 32801

**Request:** Preliminary Plat for 150+ acres in the Deltona Activity Center known as Halifax Crossings.

**Tax Parcel No.:** See attached survey

**Property Acreage:** ±150.45 Acres

**Property Location:** East Graves Avenue Deltona, FL 32725

**Legal Description:** COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°18'12" WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, FOR A DISTANCE OF 1323.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 8 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°18'12" WEST, ALONG SAID EAST LINE OF GOVERNMENT LOT 8, FOR A DISTANCE OF 1323.00 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 9, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ARBOR RIDGE UNIT ONE, AS RECORDED IN MAP BOOK 47, PAGE 127 OF THE PUBLIC RECORDS

OF VOLUSIA COUNTY, FLORIDA AND ALSO BEING THE NORTHWEST CORNER OF TIMBERCREST, AS RECORDED IN MAP BOOK 43, PAGES 178 AND 179 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°18'23" EAST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 9 AND THE WESTERLY LINE OF SAID TIMBERCREST, FOR A DISTANCE OF 1331.05 FEET TO THE NORTHEAST CORNER OF DAVIS PARK THIRD ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 117 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WISCONSIN AVENUE (60 FEET WIDE); THENCE NORTH 89°33'17" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 852.84 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET (60 FEET WIDE); THENCE SOUTH 00°17'38" EAST, ALONG SAID NORTHERLY PROJECTION AND SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 301.64 FEET TO THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF LOT 38, BLOCK 3, OF SAID DAVIS PARK THIRD ADDITION; THENCE SOUTH 89°30'54" EAST, ALONG SAID WESTERLY PROJECTION AND SAID SOUTHERLY LINE, FOR A DISTANCE OF 194.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38, BLOCK 3; THENCE SOUTH 00°17'47" EAST, ALONG THE WESTERLY LINE OF LOTS 10 THROUGH 23 OF SAID BLOCK 3 AND ITS SOUTHERLY PROJECTION, FOR A DISTANCE OF 412.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS AVENUE (60 FEET WIDE); THENCE SOUTH 89°27'21" EAST, ALONG SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 134.60 FEET TO WESTERLY RIGHT-OF-WAY LINE OF PERSIMMON STREET (60 FEET WIDE); THENCE SOUTH 00°17'56" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 312.41 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 8, OF SAID DAVIS PARK THIRD ADDITION; THENCE NORTH 89°24'16" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 13 AND THE NORTHERLY LINE OF LOT 34 OF SAID BLOCK 8, FOR A DISTANCE OF 269.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HOWLAND ROAD, ALSO KNOWN AS STATE ROAD NUMBER 472 (WIDTH VARIES); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°17'38" WEST, FOR A DISTANCE OF 201.40 FEET; 2) NORTH 89°26'18" WEST, FOR A DISTANCE OF 194.61 FEET; 3) SOUTH 00°17'29" EAST, FOR A DISTANCE OF 25.16 FEET; 4) NORTH 89°26'01" WEST, FOR A DISTANCE OF 134.61 FEET; 5) NORTH 54°43'27" WEST, FOR A DISTANCE OF 73.75 FEET TO THE EASTERLY LINE OF BLOCK 6 OF SAID DAVIS PARK THIRD ADDITION; THENCE NORTH 00°17'20" WEST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 93.79 FEET TO THE NORTHEAST CORNER OF LOT

1 OF SAID BLOCK 6; THENCE NORTH 89°27'21" WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 6, FOR A DISTANCE OF 84.74 FEET TO NORTHEASTERLY RIGHT OF WAY LINE OF SAID HOWLAND ROAD, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1537.02 FEET, A CHORD BEARING OF NORTH 33°57'14" WEST, AND A CHORD DISTANCE OF 304.43 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING NINE (9) COURSES: 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°22'01" FOR AN ARC DISTANCE OF 304.93 FEET TO A POINT OF TANGENCY; 2) NORTH 28°16'13" WEST, FOR A DISTANCE OF 150.00 FEET; 3) NORTH 25°06'50" WEST, FOR A DISTANCE OF 272.40 FEET; 4) NORTH 28°16'13" WEST, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2979.79 FEET, A CHORD BEARING OF NORTH 32°58'36" WEST, AND A CHORD DISTANCE OF 488.95 FEET; 5) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°24'44" FOR AN ARC DISTANCE OF 489.50 FEET TO A POINT OF TANGENCY; 6) NORTH 00°16'34" WEST, FOR A DISTANCE OF 227.27 FEET; 7) NORTH 89°44'55" WEST, FOR A DISTANCE OF 125.57 FEET; 8) NORTH 35°11'02" WEST, FOR A DISTANCE OF 575.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 607.00 FEET, A CHORD BEARING OF NORTH 09°43'14" WEST, AND A CHORD DISTANCE OF 521.94 FEET; 9) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°55'36" FOR AN ARC DISTANCE OF 539.53 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 4, ALSO KNOWN AS STATE ROAD NUMBER 400; THENCE NORTH 15°44'27" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1019.63 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 7; THENCE SOUTH 89°43'54" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID GOVERNMENT LOTS 7 AND 8, FOR A DISTANCE OF 2226.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF DAVIS PARK FIFTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 18, PAGE 147 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF DAVIS PARK FIFTH ADDITION; THENCE SOUTH 89°45'12" EAST, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 48, BLOCK 2 SAID DAVIS PARK FIFTH ADDITION; THENCE SOUTH 00°17'56" EAST ALONG THE EAST RIGHT OF WAY LINE OF PERSIMMON STREET, A DISTANCE OF 125.98 FEET TO THE SOUTHWEST CORNER OF LOT 44, BLOCK 2 SAID DAVIS PARK FIFTH ADDITION; THENCE NORTH 89°43'58" WEST, A DISTANCE OF 194.51 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 3 SAID DAVIS PARK FIFTH ADDITION; THENCE NORTH 00°17'47" WEST ALONG THE WEST LINE OF LOTS 1 THROUGH 5, BLOCK 3 SAID DAVIS PARK FIFTH ADDITION AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 185.92 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WALTER AVENUE; THENCE SOUTH 89°45'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 134.50 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE SOUTH 00°17'56" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,553,520.81 SQUARE FEET, OR 150.45 ACRES, MORE OR LESS.

**B. Existing Zoning:** BPUD

**C. Background:** The City has received an application for Preliminary plat for 150+ acres in the northern portion of the Deltona Activity Center known as Halifax Crossings. The subject property is located in the northeast corner of the intersection of I-4 and 472. The preliminary plat application package contains construction plans for a spine road to allow access to the property.

**D. Support Information**

**Public Facilities:**

- a. Potable Water: to be supplied by Volusia County's Del-North system
- b. Sanitary Sewer: to be supplied by Volusia County's Del-North system
- c. Fire Protection: Deltona Fire Station 65
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Progress Energy

**E. Matters for Consideration:**

The following are the remaining comments to be addressed by the applicant for the preliminary plat application:

## **Planning and Development Services**

### General Comments

- All easements dealing with water and or sewer should be dedicated to Volusia County
- The vicinity map should be should be revised to reflect Howland Blvd, not Howland Road.

## **Public Works - Deltona Water, Environmental & Engineering**

1. Applicant shall add the following to Note 16 to ensure complete understanding of responsibility – “the Stormwater Pond shall be the sole responsibility of the HOA”.
2. Applicant has acknowledged that the area behind the curb as well as behind the sidewalk shall be sodded. The updated detail does not currently show the area behind the curb as being sodded.
3. Applicant has acknowledged all environmental conditions of approval and is advised that there will be no Site Engineering Permit issued until all have been permitted & addressed to the satisfaction of the City of Deltona.

## **Fire Safety Services**

1. A fire flow test was conducted on the existing fire hydrants located on Graves Ave. on 3/13/15. The following are the fire flow test results and shall be included on Sheet C-6. This test was conducted using a 3.05 in. outlet diameter (4 in. outlet).

Hydrant # 50015  
Static 68 PSI  
Residual 64 PSI  
Pitot 18 PSI  
Flow 1625 GPM 6127 GPM @ 20 PSI

**The water supply requirements shall be re-evaluated prior to the approval of any building construction.**

## **Peer Review Services**

### **Dedication/Certificate of Title**

1. The 60' access easement providing temporary access for the “Excluded Parcel” within lot 11 as shown on sheets 4 and 5 is being dedicated to the Halifax Crossings HOA by the dedication of the Survey Notes. It is recommended the City’s Council review this dedication and it may be necessary to file a Joinder and Consent with the plat recording.
2. The certificate of Title includes additional legal description for the “less and Except Graves Avenue” that’s not included on the Proposed Plat of Boundary survey. It’s recommended that

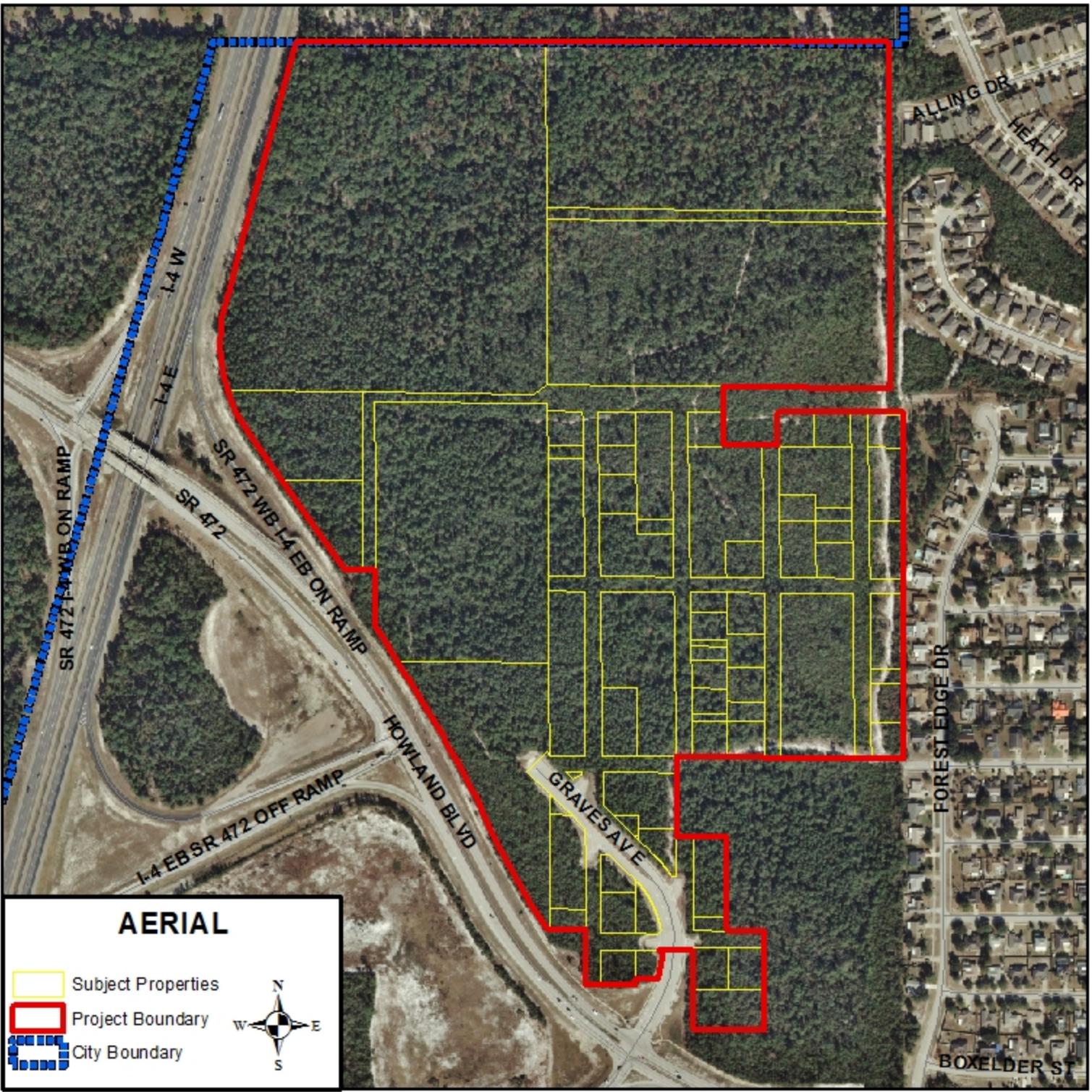
the City's Council review this matter as it may affect partial ownership limits of the proposed plat's boundary.

**Plat**

1. Tract A is labeled "Spine Road" – is this a temporary name for the public right of way?

**CONCLUSION/STAFF RECOMMENDATION:**

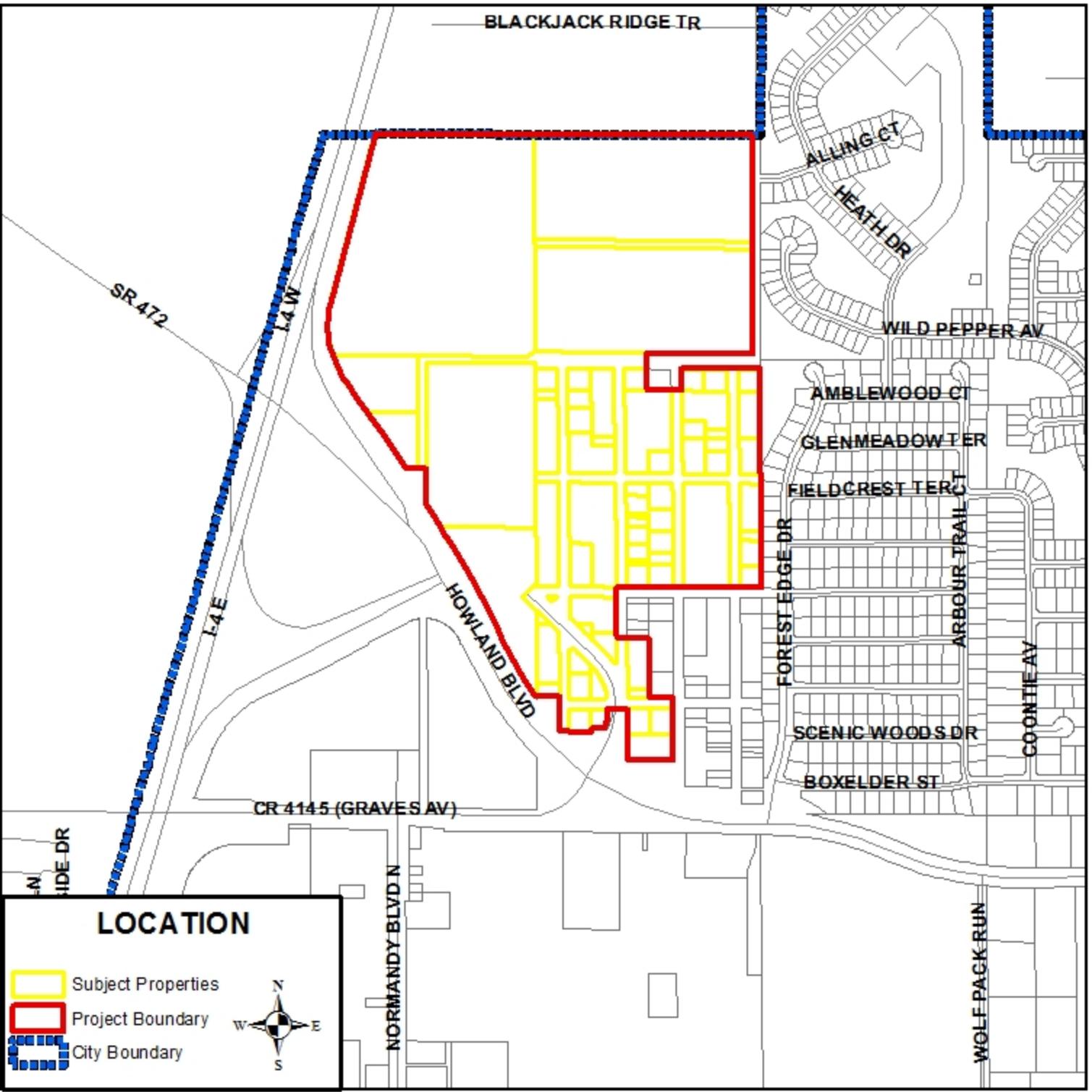
Staff recommends approval of the Halifax Crossings preliminary plat, conditional upon addressing the remaining DRC review comments.

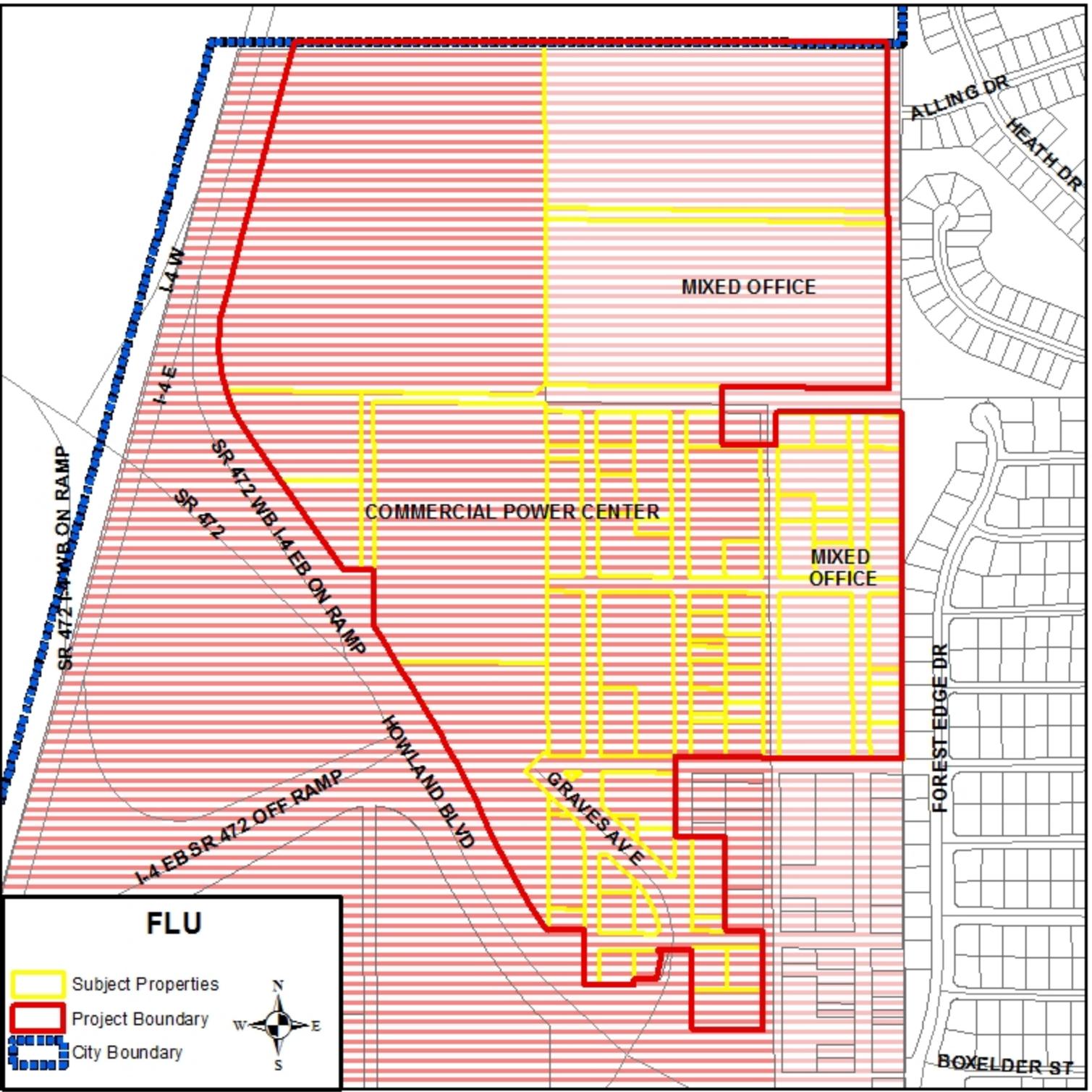


# AERIAL

-  Subject Properties
-  Project Boundary
-  City Boundary





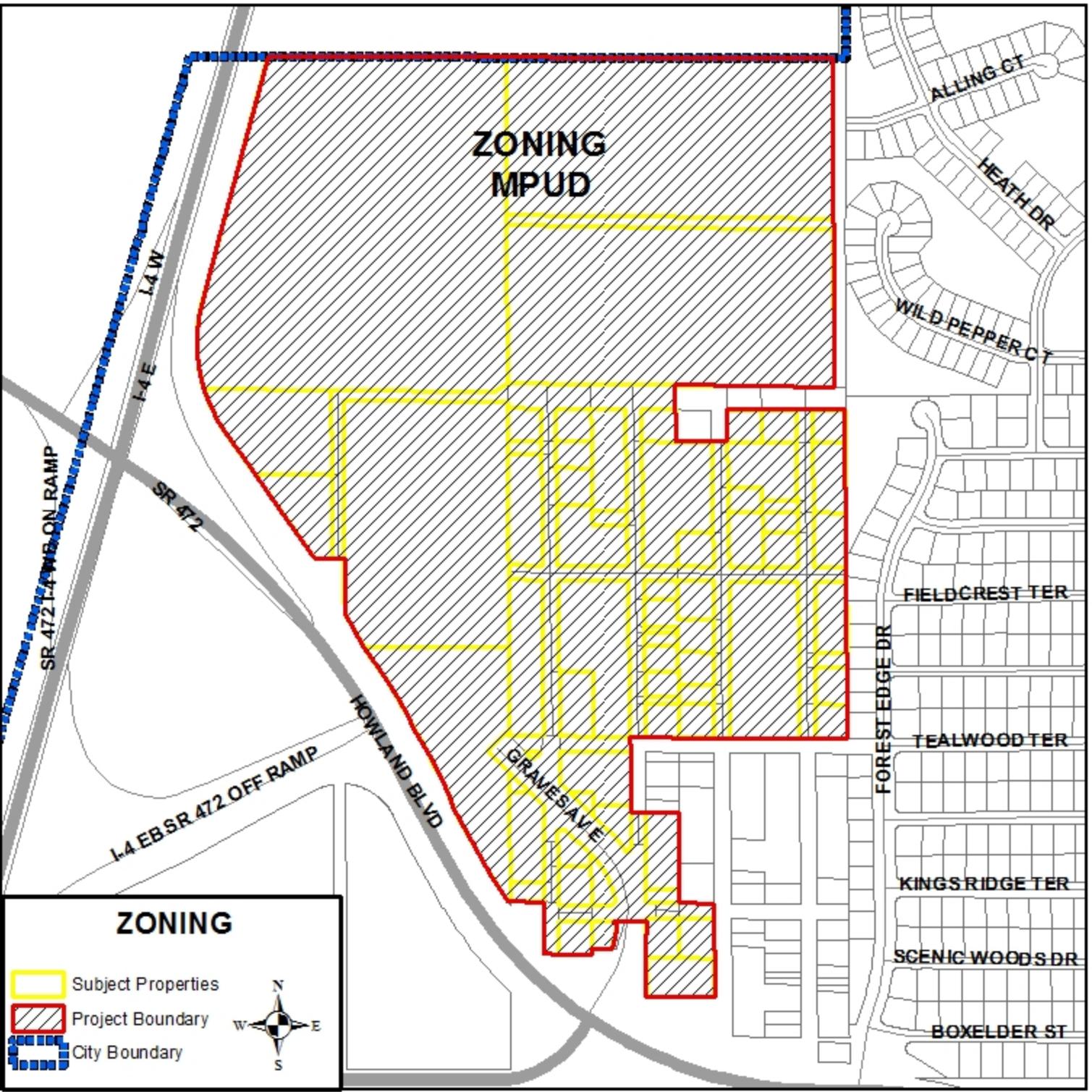


### FLU

-  Subject Properties
-  Project Boundary
-  City Boundary



# ZONING MPUD



### ZONING

-  Subject Properties
-  Project Boundary
-  City Boundary

