



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda Development Review Committee

Member Leigh Grosvenor
Member Gerald Chancellor
Member Chris Bowley
Member Tom Pauls
Member Steve Roland

Thursday, July 30, 2015

9:00 AM

2nd Floor Conference Room

Special Meeting

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

Approval of Minutes - July 16, 2015

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

Honest One Final Site Plan FSP15-002/Top Shelf Final Plat FP15-002

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**

Thursday, July 16, 2015

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

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

2. ROLL CALL:

Also present: Dennis Graven, Zev Cohen and Associates; Samuel Hamilton, P.E., Zev Cohen and Associates; Mark Ausley, Bio-Tech Consulting, Inc.; William E. Barfield, Esq, William E. Barfield. P.A.; Ron Paradise, Planning & Development Services; Scott McGrath, Planning & Development Services; Christina Collier, Project Administrator - Environmental and Kathrine Kyp, Planning & Development Services.

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

3. APPROVAL OF MINUTES & AGENDA:

Approval of Minutes for - June 18, 2015.

Motion by Member Bowley, seconded by Member Chancellor, to approve the Minutes from June 18, 2015. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

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

Mr. McGrath discussed the preliminary plat application 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.

Mr. Hamilton went through the remaining comments from City staff and stated the lift station tract will be dedicated to Volusia County. Mr. Ausley explained that the U.S. Fish and Wildlife permit for the mitigation of the scrub jays within the stormwater pond should be ready within 30-45 days. Discussion ensued regarding potentially phasing the stormwater pond and maintaining access to the outlying parcel.

Discussion regarding the process of naming the road Halifax Crossings Road ensued. Mr. Barfield stated he will process an application to vacate the right of way with the same legal description as the road agreement is completed. Mr. Bowley stated that, when that occurs, then the City can process a minor PUD amendment so the lands can go back into the associated lots.

Motion by Member Bowley, seconded by Member Roland, to approve with conditions the Preliminary Plat Application, File No. PP 15-001, Halifax Crossings. The motion carried unanimously.

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

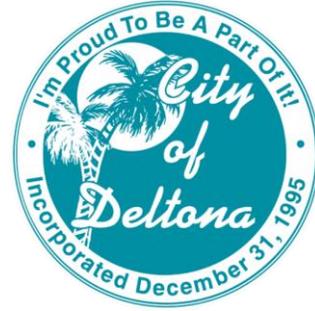
The meeting was adjourned at 9:12 a.m.

Chris Bowley, AICP, Chairman

Kathrine Kyp, Recording Secretary

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Staff Report

To: Planning and Zoning Board

From: Chris Bowley, AICP, Director
Planning & Development Services

Date: July 20, 2015

Re: Honest One Auto

Project No. FSP15-002 (Honest One Auto Care) & FP15-002 (Top Shelf Center)

A. Summary of Application:

Applicant: Honest One Auto Care for the Final Site Plan & Top Shelf Center for the Final Plat.
Tax Parcel No.: 08-18-31-00-00-0017
Property Acreage: ±3.37 Acres
Property Location: 3119 Howland Blvd.
Legal Description: Provided on the Final Plat.

B. Existing Zoning: C-2 (General Commercial)

C. Background:

The parent tract of the current Top Shelf Center includes a car wash facility, a stormwater pond, and open-space. The applicant for Final Plat (FP15-002), desires to subdivide the parent tract to create a second lot, Lot 2, for a ±5,000 SF Honest One Auto Care facility, the existing car wash on a newly created Lot 1, and a master stormwater pond on a newly created Tract A.

The proposed development would include a single shared driveway from Howland Boulevard, utilizing the existing driveway, which has to be permitted through Volusia County for the Use Permit. The proposed utility expansion is also the domain of Volusia County, as the site is within the Deltona North system. The proposed development will also utilize a shared master stormwater pond that shall be permitted through the St. Johns River Water Management District (District). Finally, the proposed development shall meet all of the requirements of the City's Land Development Code to achieve a Development Order for the Final Site Plan and City subdivision regulations for Final Plat approval. Following DRC, the Final Plat shall be

scheduled for a City Commission public hearing for approval and all bonding, fees, title documentation, etc. shall be in order to proceed towards recordation of the Final Plat at the Volusia County Clerk of the Court.

The following items remain from DRC staff review to be completed. Since the Final Site Plan (FSP 15-002) also acts as the Construction Plans for the Final Plat (FP15-002), completion of the items listed below is needed to advance the Final Plat application to the City Commission:

1. Provide a copy of the Property Owners Agreement to the Public Works Department that includes that the internal private fire hydrant is to be a shared or common utility.
2. Coordinate with the Public Works Department and provide the proper calculations and format for open space preservation, tree preservation/mitigation, and impervious surface ratio calculation, as previously described.
3. Correct the property lines at the southeast corner of Lot 2 for Sheet L-1 of the Final Site Plan.
4. Revise the sidewalk alignment leading from the existing sidewalk along Howland Boulevard into the site, as previously described.
5. Account for the plantings under and near the Duke Energy overhead powerlines for ANSI standards.
6. Coordinate with Volusia County Public Works for the Use Permit and utility permits. For the proposed irrigation well, the Volusia County Health Department is the permitting agency. Show the connection of the well on the plan set.
7. Coordinate with the Volusia County Sheriff Office (VCSO) for public safety.

D. Support Information

Public Facilities:

- a. Potable Water is to be provided by Volusia County.
- b. Sanitary Sewer is to be provided by Volusia County.
- c. Fire Protection is to be provided by the City of Deltona.
- d. Law Enforcement is to be provided by the VCSO.
- e. Electricity is to be provided by Duke Energy.

CONCLUSION/STAFF RECOMMENDATION:

Based on the above and subject to revisions to the Final Site Plan and Final Plat Construction Plans, staff recommends approval of FSP15-002 Honest One Final Site Plan and FP15-002 Top Shelf Center Final Plat. Also, upon the revisions to the Construction Plans, staff will schedule the Final Plat for the City Commission public hearing.

ROSEAPPLE AVE

CR 4145 (HOWLAND BLVD)

RED FOX RUN



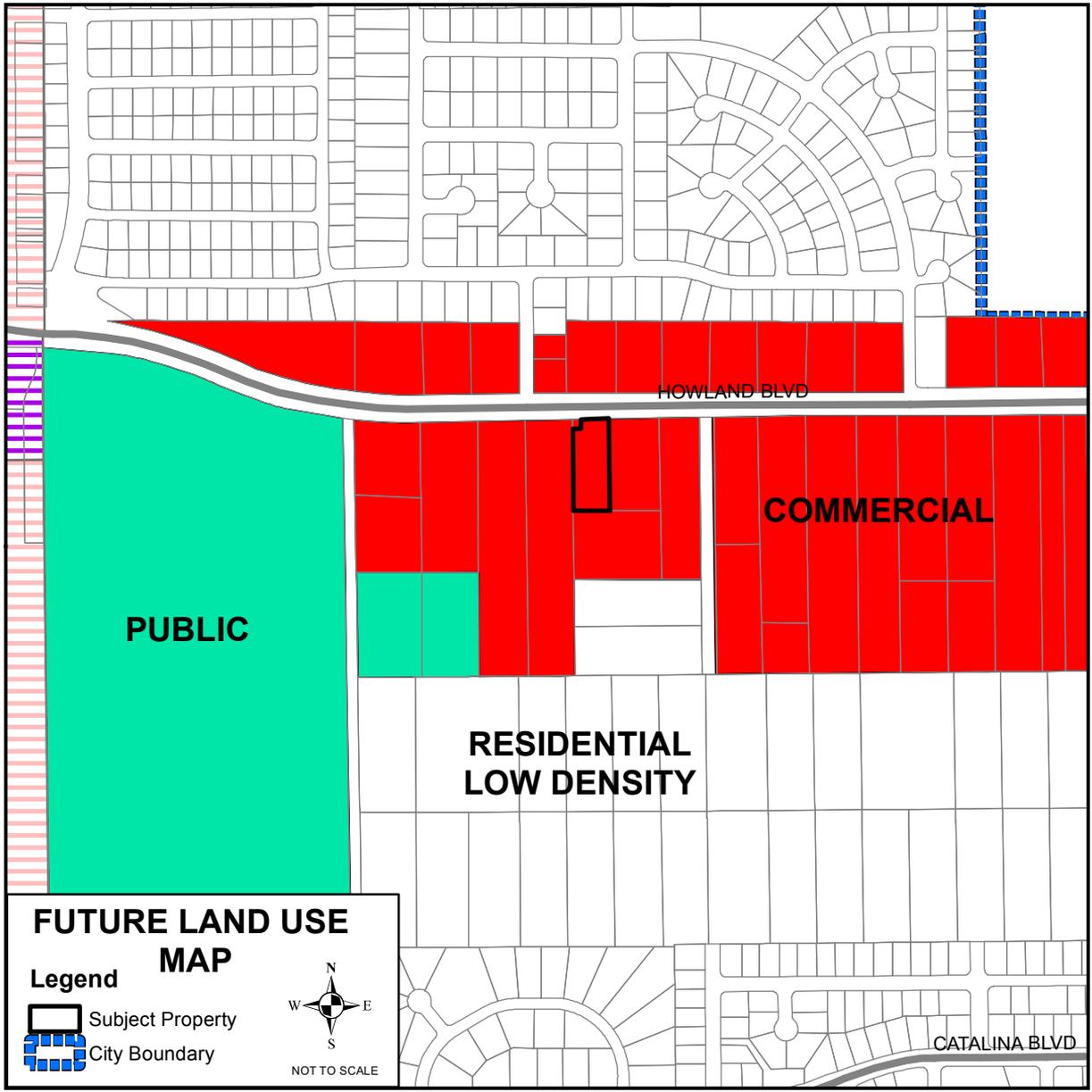
AERIAL PHOTO

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE



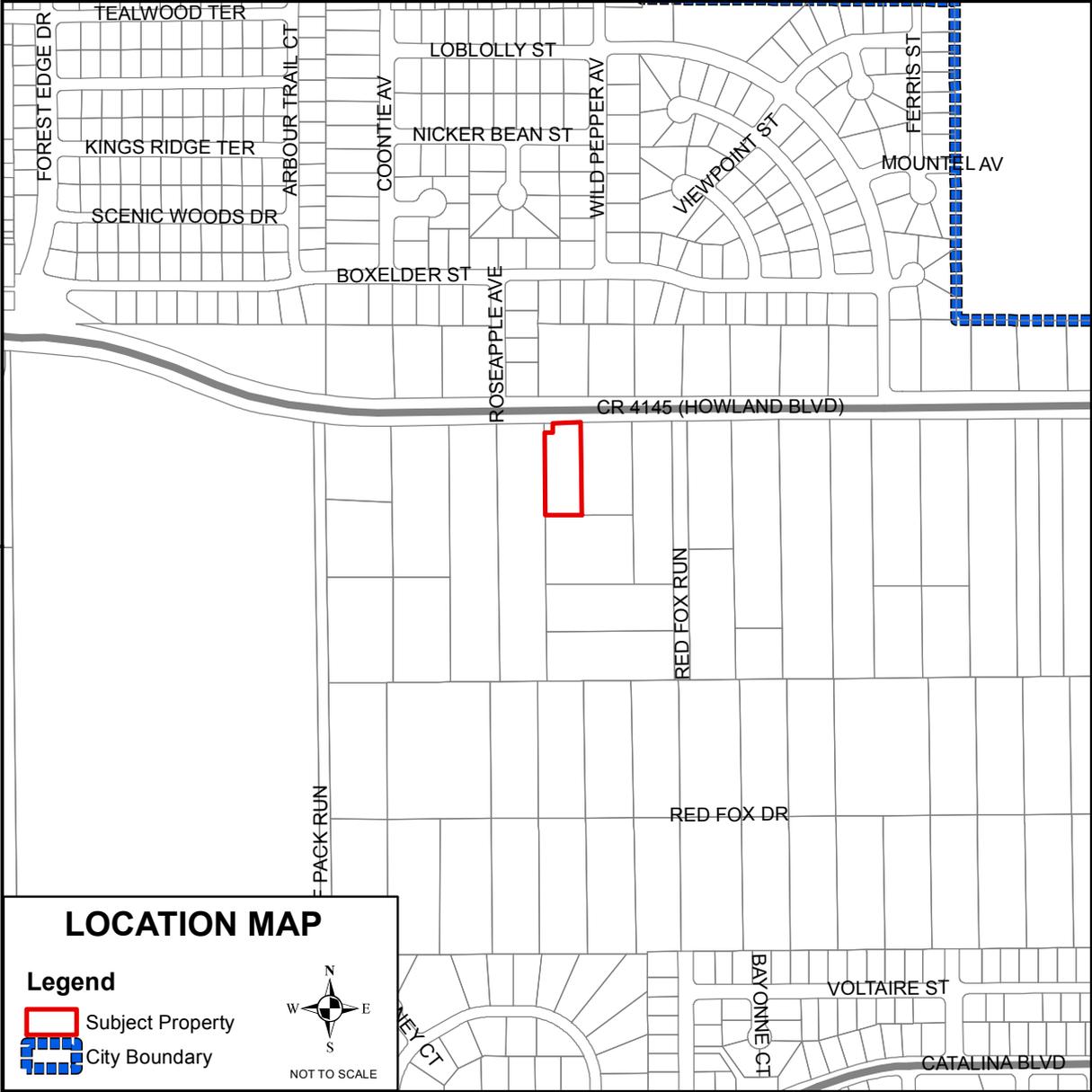
FUTURE LAND USE MAP

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE

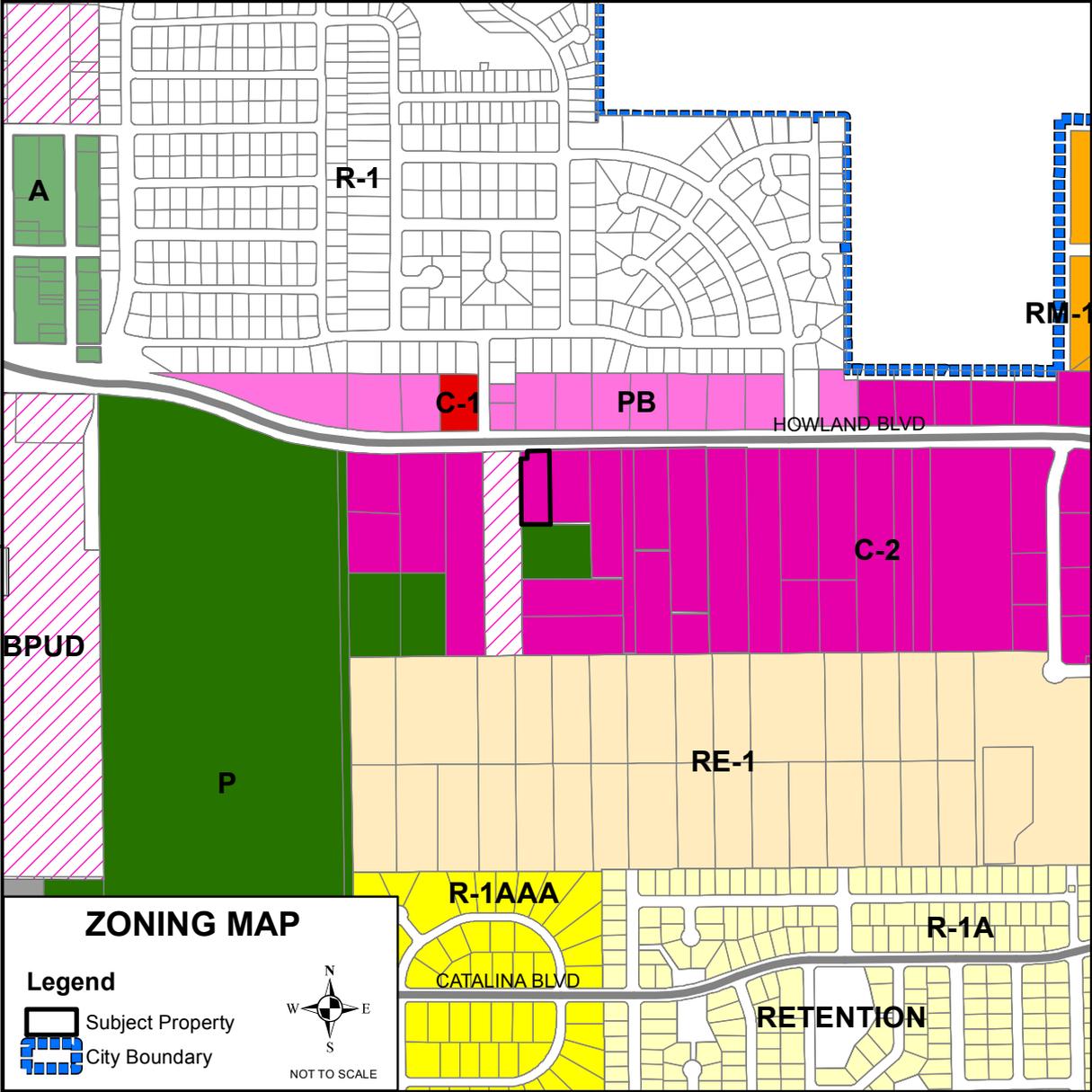


LOCATION MAP

Legend

-  Subject Property
-  City Boundary





ZONING MAP

Legend

-  Subject Property
-  City Boundary



RETENTION