



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Member Chris Bowley
Member Matt Doan
Member Leigh Grosvenor
Member Scott McGrath
Member Steve Roland

Thursday, December 15, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of December 1, 2016.

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. [Pre-application meeting - Deltona Liquors, 1806 Elkcam Blvd.](#)

B. [Pre-application meeting - SS&Si 237 Enterprise Rd.](#)

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission 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.



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, December 1, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:10 am.

2. ROLL CALL:

Also present: Joseph Ruiz, Planning and Development Services; Phyllis Wallace, Public Works; Ron Paradise, Planning & Development Services; Lisa Nadeau, Fire Safety Division; Lawson Lamar II, J. McKinnon Development; C.O. Arrington, C.M. Arrington & Associates; Mark Johnson, C.M. Arrington & Associates, and Jim Macky, C.M. Arrington & Associates.

Present: 4 - Member Chris Bowley
Member Steve Roland
Member Scott McGrath
Member Matt Doan

Excused: 1 - Member Leigh Grosvenor

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of November 3, 2016.

Motion by Member Roland, seconded by Member Doan, to adopt the Minutes of November 3, 2016. The motion carried by the following vote:

For: 4 - Member Bowley, Member Roland, Member McGrath and Member Doan

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Pre-application meeting: Doudney Property.

Mr. Macky provided the committee with a background regarding the project. He

explained that the location would be a borrow pit and then transformed into a residential subdivision. Mr. Paradise stated that this location is zoned Residential Planned Unit Development (RPUD) with an active ordinance, however, the Development Agreement has never been signed. He suggested rezoning the property to RPUD with the excavation land use added and stated that if the excavation site exposes the water table, the density cannot be counted. Discussion ensued regarding the rezoning time frame, application process, fees, and outside permitting review. Mr. Paradise noted that the review with outside agencies can begin concurrently with the city's application process. Member Bowley provided information regarding the recent approved RPUD in the area. Discussion ensued regarding water, sewer and reclaimed connectivity and road improvements. Member Bowley noted that Doyle Rd. is a Volusia County road and to contact them regarding improvements. Discussion regarding lot size and lot coverage and secondary fire access ensued. Member Bowley suggested a connection to the trail that bisects the site.

Ms. Wallace provided some information on behalf of Ms. Cornett. She noted that the property is not in a scrub jay territory, however, a gopher tortoise survey and tree survey will need to be submitted. Discussion ensued regarding access, lot size, right of way dimensions and driveway separations. Member Roland stated the driveway dimension is 30 feet.

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting adjourned at 9:41 am.

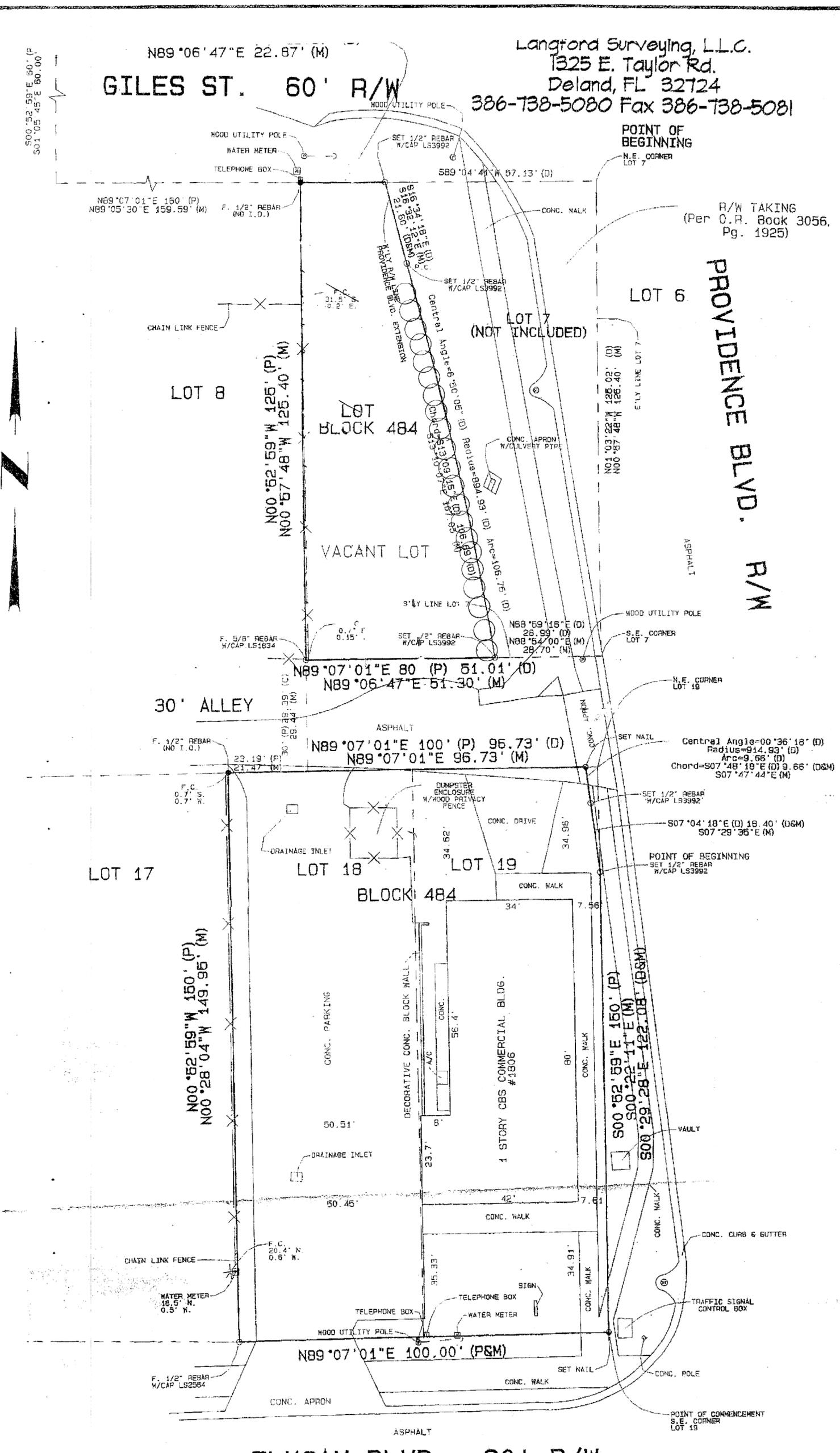
Chris Bowley, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary

N89°06'47"E 22.87' (M)
GILES ST. 60' R/W

Langford Surveying, L.L.C.
 1325 E. Taylor Rd.
 Deland, FL 32724
 386-738-5080 Fax 386-738-5081



ELKCAM BLVD. 80' R/W

EXISTING SITE PLAN
 SCALE: 1"=20' **ZONING C-1**

supersede the planning and zoning board review process or deny through the zoning variance review procedures.

standards may be reviewed prior to application for final site plan in conjunction with final site plan review. Application shall be made to the Planning Services Department in conformance with the submittal requirements.

When the enforcement official shall review it and render his decision with conditions, or denying the request. A modification of the standards and be attached to the final site plan.

If the enforcement official approves the modification of standards, he may prescribe conditions or safeguards in conformity with the intent and provisions of this ordinance.

This decision of the enforcement official or any of the conditions which the modification of standards is approved, may elect to appeal the decision. The appeal shall be filed under section 110-1002 City of Deltona, as amended. The appeal shall be taken within ten working days of the date of the enforcement official and with the city attorney, a copy of the appeal shall be filed with the city attorney, together with the appropriate fee.

- (o) Except as provided herein, the requirements of Section 110-808 do not apply to properties that meet the following criteria:
- (1) The property is currently used for, was used for, and is zoned for commercial or industrial use.
 - (2) The change in use will not require a rezoning.
 - (3) The proposed use is a permitted or conditional use in the current zoning district.
 - (4) No expansion will occur to the buildings gross square footage.

Development proposals that meet these criteria shall provide at least 15% of landscape coverage to include a variety of trees, shrubs and other plant materials. The development plan shall integrate such green spaces within parking areas, along building foundations and provide buffers that may include attractive fences where appropriate along the perimeter of the property to mitigate visual impacts and enhance the aesthetic value of the property.

| REVISIONS | BY | DATE |
|-----------|----|------|
| | | |
| | | |
| | | |
| | | |

LINN ENGINEERING & DESIGN
 P.O. BOX 140024
 ORLANDO, FL 32814
 PHONE: 407-252-6433
 cilm@linnengineering.com

DESIGN ENGINEER:
CHAD S. LINN, P.E.
 FLORIDA REGISTRATION NUMBER:
 57524

SCALE/S NOTED
 DESIGNED BY
 DRAWN BY
 CHECKED BY

SCOPE OF WORK:
 INSTALLATION OF A DRIVE THRU WINDOW OPENING IN THE PROPOSED DRIVE THRU LAYOUT AREA AND PROPOSED ADDITIONAL PARKING AREA AT THE REAR OF THE EXISTING BUILDING STRUCTURE. THIS AREA WILL HAVE AT LEAST 15% OF LANDSCAPING IMPROVEMENTS AND STRIPED PARKING STALLS ON ASPHALT PARKING SURFACE.

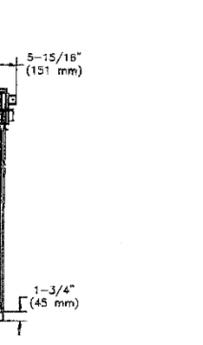
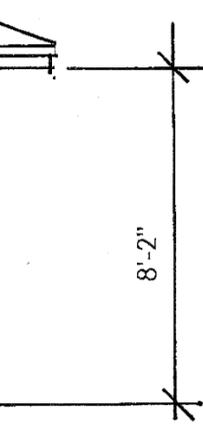
DELTONA LIQUOR
1806 ELKAM BLVD
DELTONA, FLORIDA

DATE: _____
 PROJECT NO. _____
 SHEET NUMBER
A-1

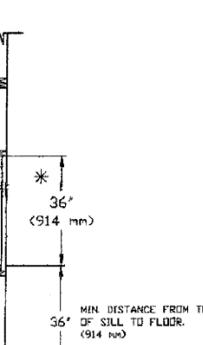
N89°06'47"E 22.87' (M)

GILES ST. 60' R/W

PROVIDENCE BLVD. R/W

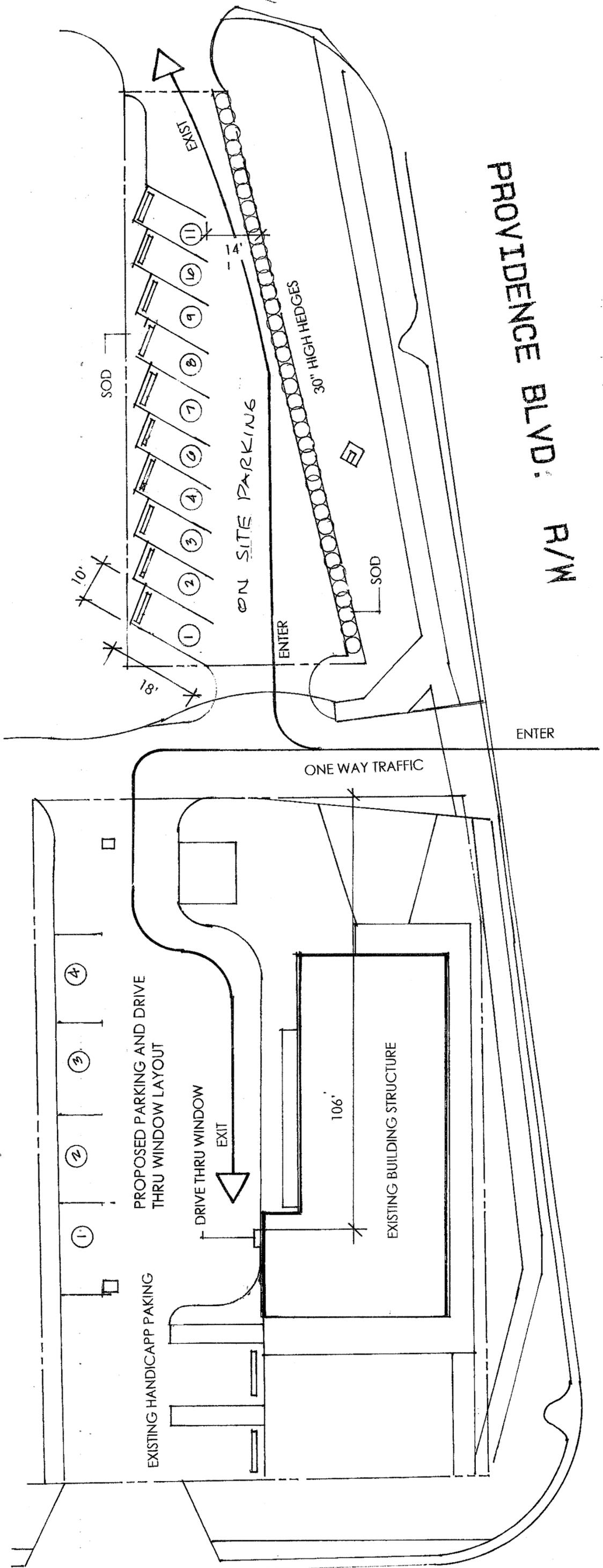


UNIT SPECIFICATIONS:
104/120 VOLTS
3 ACTUAL UNIT AMPS
60 HZ



MIN. DISTANCE FROM TOP OF SILL TO FLOOR. (914 mm)

SCALE:



ASPHALT

ELKCAM BLVD. 80' R/W

PROPOSED DRIVE THRU WINDOWS
SCALE: 1"-20'

Modification of development standards for site plan approval.

- (1) This section is established to provide standards and procedures for the granting of administrative modifications of development standards. The modification of standards is specifically intended to promote high standards for Final Site Plan reviews under Chapter 75, Code of Ordinances, as it may be amended from time to time, provide flexibility in the administration of standards in recognition of site specific conditions, and to establish conditions to ensure compatibility, where standards are modified.
- (2) The enforcement official may approve a maximum reduction of up to 20 percent of the required minimum yard setbacks for principal and accessory buildings and/or the number of required parking spaces upon making a finding that the restrictions will protect and encourage the preservation of large canopy, specimen, or historic trees.
- (3) Modification of the development standards listed above of less than one foot shall be deemed to be non-substantial. The enforcement official shall be authorized to approve the modification at the time of request based upon the requirements of this chapter. Non-substantial modifications shall be deemed to have no effect on adjacent properties.

- (4) Nothing in this section shall be construed to deny access by the applicant to...
- (5) Application for modification... review or may be made in... the Planning and Development... requirements of this section...
- (6) Upon acceptance of the... decision approving, approv... standards report shall be iss...
- (7) When the enforcement, of... appropriate conditions and... section.

(n) Appeals. Any person aggrieved by a decision may appeal the decision to the city council within 30 days after the decision is rendered by written notice of notice of appeal.



Google

Imagery ©2016 Google, Map data ©2016 Google Terms Send feedback 20 ft

Navigation controls including a compass, a 2D/3D toggle, and zoom in (+) and zoom out (-) buttons.