

**CITY OF DELTONA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
THURSDAY, DECEMBER 5, 2013**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, December 5, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:05 a.m. by Tom Pauls.

2. DRC COMMITTEE:

Chairman	Chris Bowley, AICP	Present
Member	Gerald Chancellor, P.E.	Present
Member	Leigh Grosvenor	Present

Also present: Planning & Development Services Planning Manager, Tom Pauls, AICP; Building and Enforcement Services Director, Dale Baker; Administrative Assistant II, Traci Houchin and Administrative Assistant II, Kathrine Kyp.

Representative presents: Dwight Durant P.E., Zev Cohen; John McDonald; Southern Development.

3. Minutes:

1. Meeting – October 3, 2013.

Motion by Member Chancellor seconded by Chairman Bowley, to adopt the minutes of the Development Review Committee Meeting of October 3, 2013, as presented.

Motion carried with members voting as follows: Member Grosvenor, for; Member Chancellor, for; and Chairman Bowley, for.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. PP13-001 Extension of the Preliminary Plat for Lake Gleason Reserve.

Planning and Development Services

Chairman Bowley provided the Development Review Committee (DRC) with some background information for the Lake Gleason Reserve. He stated that the Florida State Legislature provided the Applicant with two 2-year extensions on the project and, as of today, they would like the DRC to grant an additional one (1) year extension. The applicant has provided their request in writing which would allow the DRC to approve and grant their request with conditions, if applicable, and as defined in Section 74-4 (j) of the Code.

Ms. Grosvenor asked Chairman Bowley if there is a new secondary access or if it will remain the

same and Chairman Bowley replied that they will address that issue with the Applicant.

Chairman Bowley read Section 96-28 from the Code of Ordinances (Code) pertaining to cul-de-sacs and said that if the DRC grants this extension, the Applicant will need to address the length of the road within the next year. The Applicant currently has a Preliminary Plat Development Order (DO) and if they wish to move forward with construction, it will not match the Final Plat and the Code. He stated a prior issue was related to FEMA Flood Insurance Rate Maps (FIRMs) panels, but as of February 19, 2014, the 100-year new flood line will only impact three (3) or four (4) lots at their rear towards the lake and that issue has been addressed.

Chairman Bowley stated the cul-de-sac discussions that he had with Ms. Grosvenor and others about the length of the road. There is a fire safety issue for the turn-around of oversized vehicles and the narrow entrance. Ms. Grosvenor pointed out that one of the issues, from a Fire Safety standpoint, is that there is only one way in and out. Chairman Bowley mentioned that if the Applicant could find a secondary access point, it would be sufficient; or they could look at redesign of the road.

Mr. Pauls said the issue is that they are looking at a Preliminary Plat DO extension at this juncture and what the DRC is not taking into account is that, when the Final Plat Application is received, it would need to mirror the Preliminary Plat. The DRC could approve this request with conditions recognizing that the Final Plat would need to meet the City's Code.

Public Works – Engineering and Environmental

Mr. Chancellor recalled the original request being approved by former Fire Chief, Chris Nabicht, based on two (2) cul-de-sacs serving as turn-around areas. Ms. Grosvenor stated the cul-de-sacs are not the issue; the real issue is if certain homes are cut off from emergency response. Mr. Chancellor's concern is that the Applicant's attorney would say that it was in the Code 5-6 years ago and the City approved it then.

Chairman Bowley stated that there are two (2) issues; one (1) being the request for the twelve (12) month extension, which is why they're here today, the other is the cul-de-sac. Mr. Pauls reiterated that they are intertwined. Chairman Bowley read a section from the Code regarding the due process to request twelve (12) month extensions through the DRC.

After the Applicants joined the meeting, Chairman Bowley explained that the DRC has had some preliminary discussion and that they addressed the issues. He is prepared to vote for a twelve (12) month extension, which honors due process. The only conditions Mr. Bowley would assert is to address a length of road issue, which is in Chapter 96-28, fire safety issues for emergency access onto Baylor Dr., and that no work activity is to commence until the City has satisfaction on those issues.

Mr. Durant spoke of the building industry being at a low point and their attempts on keeping the property viable. Mr. Durant explained what they did last year to proceed to start the subdivision. They found that fill availability is not the same as what existed five (5) years ago. Also, Mr.

McDonald has been pursuing off-site property or an easement to provide as a secondary access; and there is none. An option could be to sprinkle the homes, but they do not have a cost estimate associated with it; or they could redesign the property. Mr. Durant reiterated that they were only asking for an extension to keep it marketable. Mr. Durant reiterated that he did not want any conditions with the extension.

Chairman Bowley discussed the changes with the FIRM panels and FEMA addressed that issue already. Mr. Durant understood that he would have to take care of the lots associated with it before proceeding with building. Chairman Bowley explained the extension for the 12-month DO without any conditions would allow them to build per the original DO issued in 2008. He explained that, since there was no Final Plat, they would have to Final Plat the project. The DRC would take the Final Plat through review and uphold that Final Plat to the Code. Thus, the Final Plat and Preliminary Plat would be inconsistent with each other and the conditions of approval are needed to ensure consistency.

Motion by Chairman Bowley, seconded by Member Chancellor, to approve PP13-001 for the extension of the Preliminary Plat DO for Lake Gleason Reserve, with the condition that no construction takes place on the property until the outstanding Code issues are addressed.

Motion carried with members voting as follows: Member Grosvenor, for; Member Chancellor, for; and Chairman Bowley, for.

6. OTHER ISSUES: Chairman Bowley announced the departure of Ms. Traci Houchin and welcome her replacement, Ms. Kathrine Kyp.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:40 a.m.

ATTEST:


Kathrine Kyp, RECORDING SECRETARY


Chris Bowley, AICP, CHAIRMAN