

**CITY OF DELTONA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
THURSDAY, DECEMBER 19, 2013**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, December 19th, 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

Also present: Tom Pauls, AICP, Planning & Development Services Planning Manager; Chris Collier, Project Administrator, Environmental; Phyllis Wallace, Project Administrator, Construction; Dale Baker, Building and Enforcement Services Director; Steve Roland, Building Official and Kathrine Kyp, Planning & Development Services.

Also present: Dennis Graven, Zev Cohen & Associates; Paul Momberger, Zev Cohen & Associates; Sam Hamilton, Zev Cohen & Associates; Darren Elkind, P.A., Attorney from Paul, Elkind & Branz; Broc Althafer, D.R. Horton; Heather Himes, Attorney, Akerman Senterfitt, LLP and Michael S. Morgan, Director of Facility OPS, Halifax Health.

3. Minutes:

1. Meeting – December 5, 2013.

Motion by Mr. Chancellor, seconded by Ms. Grosvenor, to approve the minutes of the Development Review Committee Meeting of December 5, 2013, as presented.

Motion carried with members voting as follows: L. Grosvenor, for; G. Chancellor, for; and C. Bowley, for.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. ODP13-001 – Halifax Health Medical Offices Overall Development Plan.

Planning and Development Services

Mr. Bowley stated that prior work on the plan set had been discussed with the Applicant. DRC received comments from other departments and requested a motion.

Public Works & Environment

Ms. Collier stated her conditions relate to entire tree counts and gopher tortoise permitting issues, which will be addressed during Final Site Plan.

Fire Safety

Ms. Grosvenor stated that the Development Plan asked for the location and construction type of the water lines, nothing was noted, and that it will need to be determined down the road.

Motion by Mr. Chancellor, seconded by Ms. Grosvenor to approve with conditions as noted above.

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

B. FP13-002 – Lake Baton Estates Addition of Lots 137 and 138.

Planning and Development Services

General Comments:

In 2008, the DRC approved with conditions the addition of two lots for Lake Baton Estates Preliminary Plat (#SD05-001), increasing the total number of lots to 138. The previously approved 136 lots were part of the original Preliminary Plat that was approved by the DRC on January 25, 2007. Following an informal discussion on this topic with DRC members, the City Attorney and other City staff on December 3, 2013, it was agreed that the related conditions have been met and the two additional lots should be reaffirmed as part of Preliminary Plat (#SD-001) included as part of the Lake Baton Estates Final Plat Application for Phase II (#FP13-002) currently under review by staff.

Mr. Hamilton requested clarification on the conditions. Mr. Pauls stated the conditions pertain to those cited on the plans approved on June 12, 2008, and the need to adhere to the 'As-Builts'.

Public Works & Environment

Ms. Collier said that the maintenance of the street trees and common areas are the responsibility of the developer and the HOA, due to the prior discussion and platted ROW. Mr. Hamilton stated, this would bring parallel irrigation lines and is not practical. Following discussion with representatives of D.R. Horton and City staff, Mr. Pauls stated that this issue, if to be revised, would need to be discussed at a later DRC meeting. Mr. Pauls reminded them that the Final Plat will need to adhere to the LDC, Preliminary Plat and street trees via the approved Landscape Plan.

Motion by Ms. Grosvenor and seconded by Mr. Bowley, the DRC voted to approve the addition of lots 137 and 138 for the Lake Baton Estates subdivision with conditions, as noted above.

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

A brief discussion ensued among attendees regarding various other irrigation methods.

6. OTHER ISSUES:

None.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:15 a.m.

ATTEST:



Kathrine Kyp, RECORDING SECRETARY



Chris Bowley, AICP, CHAIRMAN

