



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, November 3, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Also present: Joseph Ruiz, Planning and Development Services; Phyllis Wallace, Public Works; Ron Paradise, Planning & Development Services; Jerry Mayes, City Manager's Office; Sgt. Joel Turney, Volusia County Sheriff's Office; Eric Hopton, Hopton Roofing; Bill Pittsley, Wagner Property Group; and John Hettich, Wagner Property Group.

Present: 5 - Member Leigh Grosvenor
Member Chris Bowley
Member Steve Roland
Member Scott McGrath
Member Matt Doan

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of October 20, 2016.

Motion by Member McGrath, seconded by Member Grosvenor, to approve the Minutes of October 20, 2016. The motion carried by the following vote:

For: 5 - Member Grosvenor, 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 - Howland Blvd. and Forest Edge Drive

Mr. Pittsley provided the Committee with the proposed uses of a convenience store and fast food restaurant. Mr. Hettich stated it is located at the north west corner and a number of national companies are looking at this corridor. Discussion amongst staff and Mr. Hettich ensued regarding vacating the existing right's of ways and parcels and transportation access. Ms. Wallace noted that that there isn't sufficient frontage to allow the porposed access. Discussion regarding acquiring additional property ensued.

Mr. Paradise and Mr. Bowley outlined the estimated schedule for the applications necessary for the development. Mr. Paradise stated the vacation application will need to be done first.

Ms. Wallace stated that Ms. Cornett has provided information regarding the environmental concerns for the subject property and can be contacted for further questions.

Discussion ensued regarding utilities, traffic impact analysis, signs, hydrants, landscape buffer and tree removal ensued amongst the committee and Mr. Hettich.

B. Pre-application meeting - Hopton Roofing, 3124, 3136, 3148 Lake Helen Osteen Road.

Mr. Hopton provided the Committee with a background of the proposed development. He stated that it would be a 100 feet by 100 feet metal building with a chisel block stucco front to allow office space and storage. He stated that the entrance would be off of both Lake Helen Osteen Rd. and Yorkshire Rd. Mr. Paradise stated that they are researching ways to allow this use into the City by either the Planned Unit Development application or a change to the City's code of ordinances. Mr. Bowley stated the process to change the code would take 4-6 months, where the rezoning process would take approximately 3-4 months with due public notice.

Ms. Wallace stated that Ms. Cornett provided some information regarding the environmental concerns for the proposed development. She noted that the driveway access will need to be approved by Volusia County Traffic Engineering.

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting adjourned at 9:46 pm.