



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## DRAFT Minutes - Draft

### Development Review Committee

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Thursday, September 15, 2016

10:00 AM

2nd Floor Conference Room

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#### 1. CALL TO ORDER:

The meeting was called to order at 10:00 am.

#### 2. ROLL CALL:

Also present: Chris Cornett, Public Works; Phyllis Wallace, Public Works; Ron Paradise, Planning & Development Services; Jerry Mayes, Economic Development; Kathrine Kyp, Planning and Development Services; Lisa Nadeau, Fire Safety Division; Joe Del Valle, J & J Builders; Anthony Paez Chip Bryan, Mijax Properties; Charlie Vickers, Mijax Properties; Kris Rowley, Zev Cohen & Associates; and Dwight Durant, Zev Cohen & Associates.

**Present:** 4 - Member Gerald Chancellor  
Member Chris Bowley  
Member Steve Roland  
Member Scott McGrath

**Excused:** 1 - Member Leigh Grosvenor

#### 3. APPROVAL OF MINUTES & AGENDA:

##### A. Minutes of August 18, 2016.

**Motion by Member Roland, seconded by Member Chancellor, to approve the Minutes of August 18, 2016. The motion carried by the following vote:**

**For:** 4 - Member Chancellor, Member Bowley, Member Roland and Member McGrath

#### 4. PRESENTATIONS/AWARDS/REPORTS:

#### 5. PUBLIC FORUM:

#### 6. OLD BUSINESS:

#### 7. NEW BUSINESS:

##### A. Project No. FSP 16-001, Halifax Deltona I-4 Campus Final Site Plan.

Discussion ensued regarding the potential relocation of the live oaks and sound

mitigation from the neighbors from the north and east.

**Motion by Member Chancellor, seconded by Member Bowley, to conditionally approve Project No. FSP 16-001, Halifax Deltona I-4 Campus Final Site Plan. The motion carried by the following vote:**

**For:** 4 - Member Chancellor, Member Bowley, Member Roland and Member McGrath

**B. Project No. FSP 15-003, 1948 Saxon Blvd., Harmony Clinic.**

Mr. Paradise noted that the subject property is associated with a code compliance case and the owner has been instructed to apply and obtain a building permit according to the approved the site plan and stated that the sign off of a business tax receipt will not occur until a certificate of occupancy is issued.

**Motion by Member Chancellor, seconded by Member Roland, to approve Project No. FSP 15-003, 1948 Saxon Blvd., Harmony Clinic. The motion carried by the following vote:**

**For:** 4 - Member Chancellor, Member Bowley, Member Roland and Member McGrath

**C. Project No. FSP 16-005, 2840 Doyle Rd. Building Addition.**

**Motion by Member McGrath, seconded by Member Roland, to approve Project No. FSP 16-005, 2840 Doyle Rd. Building Addition. The motion carried by the following vote:**

**For:** 4 - Member Chancellor, Member Bowley, Member Roland and Member McGrath

**D. Project No. FSP 16-006, 3125 Howland Blvd. Honest One Auto Care.**

**Motion by Member Chancellor, seconded by Member Roland, to approve Project No. FSP 16-006, 3119 Howland Blvd. Honest One Auto Care. The motion carried by the following vote:**

**For:** 4 - Member Chancellor, Member Bowley, Member Roland and Member McGrath

**E. Pre-application meeting: 121 Howland Blvd., Drive-thru ATM.**

It was noted that the applicant requested that this item be cancelled.

**F. Pre-application meeting: Lake Sidney Shores.**

Mr. Durant provided the committee with a brief history regarding the proposed Lake Sidney Shores subdivision. Mr. Bowley and Mr. Durant discussed potential mitigation for the wetlands on lots 21, 22, 12, 13, & 14. Discussion ensued regarding the existing grading used for stormwater runoff towards these areas.

Discussion ensued amongst the committee regarding the potential dedication of the right of ways and gating the community if the roads are to become private. Mr. Paradise suggested they speak with the City Attorney regarding the Covenants and Restrictions. Mr. Chancellor noted that the plans will need to show the stormwater management. Discussion regarding parking, setbacks and boat docks. Mr. Roland noted that on the corner lots, depending on the face of the house, setbacks will vary due to double frontage on the roads. Discussion regarding circular and secondary driveways ensued. Mr. Roland noted that it will need to be 30 feet apart Ms. Nadeau noted that the potential secondary access will need to be from Alex Lane and for further questions to contact Leigh Grovesnor, Fire Safety Manager. Discussion amongst all ensued regarding the design of the secondary emergency access. Mr. Chancellor noted that the City will require easements for the water main and hydrants and noted that the grading plan needs to have the finished floor elevations. Mr. Bryan stated that the design can be modified to accommodate the utility easements. Mr. Bowley stated that due to the location of the subdivision to Lake Sidney, he suggested the applicants attend the meeting on September 20, 2016, at the Volusia County, Emergency Operations Center since FEMA will be in Daytona with their map revisions.

**8. STAFF COMMENTS:**

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

The meeting adjourned at 10:46 am.

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Chris Bowley, Chairperson

ATTEST:

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Kathrine Kyp, Board Secretary