

# City of Deltona

## DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, MAY 29, 2014

11:30 A.M.

**2<sup>nd</sup> FLOOR CONFERENCE ROOM  
2345 PROVIDENCE BOULEVARD  
DELTONA, FLORIDA 32725**

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### AGENDA

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **APPROVAL OF MINUTES:** May 1, 2014
4. **OLD BUSINESS:**
5. **NEW BUSINESS/DEVELOPMENT REVIEW:**
  - A. Leslie Poolmart Site Alteration #2 - FSP 14-001.
6. **OTHER ISSUES:**
7. **ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the Development Review Committee 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 at least three (3) working days in advance of the meeting date and time at (386) 878-8100.

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**CITY OF DELTONA, FLORIDA  
DEVELOPMENT REVIEW COMMITTEE MEETING  
THURSDAY, MAY 1, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, May 1<sup>st</sup>, in the 2<sup>nd</sup> 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 Manager; Dinelia Santana, Planner II; Steve Roland, Building Official; and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: Tim Shutts, P.E, Civil Engineer; Bob Miller, FAIA, Architect, R. Miller Architecture, Inc.; David Miller, Landscape Architect, R. Miller Architecture, Inc.; and Jamie Jones, Pastor, Trinity Assembly of God.

**3. Minutes:**

**1. Meeting – February 20, 2014.**

**Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve the minutes of the Development Review Committee Meeting of February 20, 2014, as presented.**

**Motion carries unanimously.**

**4. OLD BUSINESS: None**

**5. NEW BUSINESS/DEVELOPMENT REVIEW:**

**A. CSP13-008 / FSP13-008 – Trinity Church VPK Conceptual/Final Site Plan – Final Site Plan.**

**Planning and Development Services**

Mr. Pauls provided the DRC with some background information regarding the project under consideration, Trinity Church VPK – a VPK building that was destroyed by lightning. After

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review of the site plan application, payment of the tree replacement fees and any outstanding fire fees will need to be paid before the final Development Order (DO) and DRC signed stamped plan can be issued.

Mr. Miller stated the urgency of moving forward. Mr. Pauls explained that once the fees are paid then the Site Engineering Permit and DO could be issued.

### **Public Works & Environment**

Mr. Chancellor stated that in the DO, it should be noted that Trinity Church could move forward with removing the fill.

### **Fire Safety**

Ms. Grosvenor stated that she will provide the fire fee breakdown after the meeting.

**Motion by Mr. Chancellor, seconded by Mr. Bowley to approve with conditions, as noted in the Staff Report and also add that they can go forward with the removal of trees and fill after paying the appropriate fees.**

**Motion carries unanimously.**

General discussion ensued regarding related fees.

### **6. OTHER ISSUES:**

None.

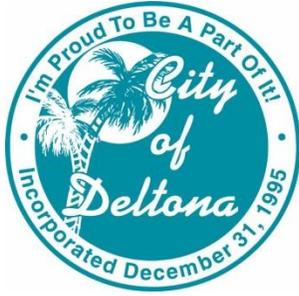
### **7. ADJOURNMENT:**

There being no further business, the meeting adjourned at 9:07 a.m.

**ATTEST:**

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**Chris Bowley, AICP, CHAIRMAN**

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**Kathrine Kyp, RECORDING SECRETARY**



# DRC Staff Report

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TO: Chris Bowley, AICP  
Gerald Chancellor, P.E.  
Leigh Grosvenor  
Phyllis Wallace  
Chris Collier  
Sgt. Pat Leahy  
Kat Kyp

FROM: Tom Pauls, AICP

REPORT DATE: May 20, 2014

DRC Meeting: May 29, 2014

APPLICATION: Leslie's Pool Site Alteration #2 Site Plan (#FSP14-001)

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**PROJECT DESCRIPTION:** Redesign the internal circulation driveway to accommodate larger trucks consistent with all land development code requirements.

**DEVELOPER/CONTACT:** Rick Merkel, P.E. / Highland Engineering, Inc.

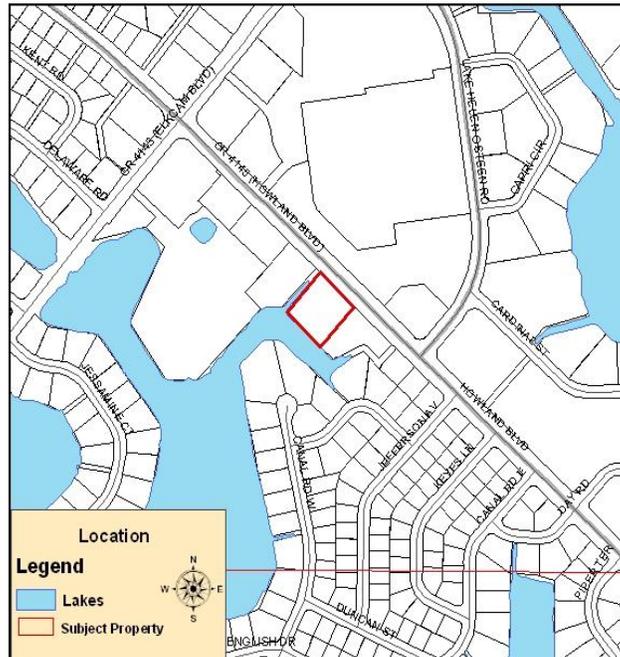
**OWNER:** Paul Scarpello

**TAX PARCEL NO.:** 30-18-74-00-0100

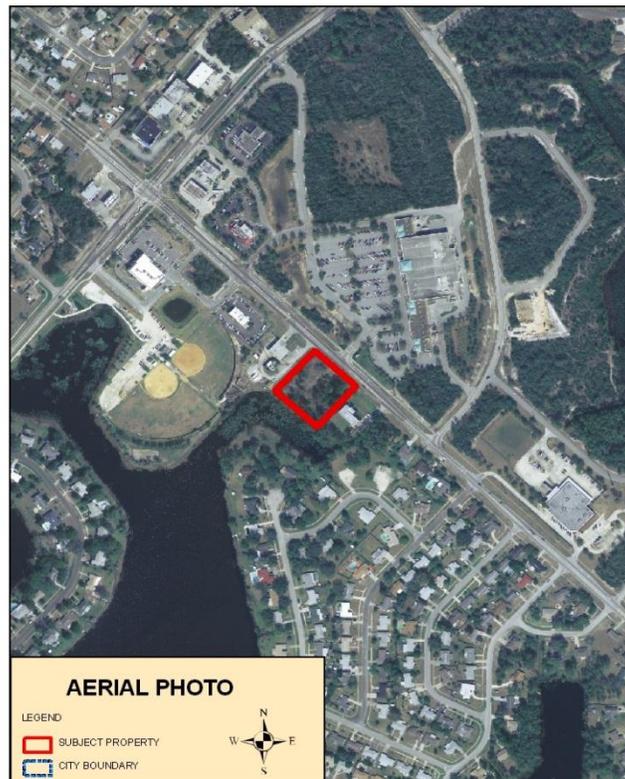
**PROPERTY LOCATION:** 2135 Howland Boulevard

**CURRENT ZONING:** C-1, Retail Commercial

## Site Vicinity Map



## Aerial Photo of subject site and vicinity



STAFF COMMENTS:

Planning and Development Services

Revise Construction Note No. 2 on Sheet C-2 to state that, per FEMA FIRM Panel No. 12127CO640J, the subject site is within the 100 year flood plain.

Public Works, Deltona Water, Engineering & Environmental:

Informational Only

Sheet C2 – Construction Note #2 – indicates project site is not located within a FEMA Mapped Flood Prone Area – based on review of the recently adopted FEMA Maps (Panel 640/930 Map 12727C640J – dated February 19, 2014) this property maybe now within a flood prone area. However, because the work proposed is not related to a new building or modification to the existing building the new maps designation should not be of any impact.

Fire Safety:

No Comment.