

# City of Deltona

## DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, OCTOBER 3, 2013

9:00 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:** April 18, 2013
4. **OLD BUSINESS:**
5. **NEW BUSINESS/DEVELOPMENT REVIEW:**
  - A. FP13-001 Final Plat Application for Live Oak Estates
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.

**DRAFT**  
**CITY OF DELTONA, FLORIDA**  
**DEVELOPMENT REVIEW COMMITTEE MEETING**  
**THURSDAY, APRIL 18, 2013**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, April 18<sup>th</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	Present
Member	Gerald Chancellor	Present
Member	Leigh Grosvenor	Present

Also present: Acting City Manager Dave Denny; Planning & Development Services Planning Manager Tom Pauls; Planning & Development Services Assistant Director Ron Paradise; Public Works Director Glenn Whitcomb; Chris Collier Project Administrator, Environmental; Building and Enforcement Services Director Dale Baker; Steve Roland Building Official; David Seaman Building Inspector and Sherri Campbell, Planning & Development Services.

Also present: Tom Vill, Baskerville-Donovan, Inc. (Engineer of Record for the project).

**3. Minutes:**

**1. Meeting – November 1, 2012.**

**Motion by Mr. Chancellor, seconded by Mr. Bowley to adopt the minutes of the Development Review Committee Meeting of November 1, 2012, 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.** CSP13-001/FSP13-001 Wastewater Reclamation Facility

**Planning and Development Services**

**General Comments:**

Mr. Pauls stated that this project is in the process of being re-zoned from Agriculture and Resource Corridor to IPUD. Mr. Pauls said that the Planning and Zoning staff has reviewed the site plan and they find it to be in conformance with the Land Development Code, Chapters 70 and 110.

1 **Public Works & Environment**

2  
3 Public Works and Environment have no comments.

4  
5 **Fire Safety**

6  
7 **General Comments:**

8  
9 Ms. Grosvenor asked Mr. Chancellor what type of locking mechanism will be on the gate and he  
10 explained that it would be similar to what Deltona Water currently uses.

11  
12 Ms. Grosvenor also said that in regards to Item 2, (from staff comments) that a second access way  
13 is not feasible at this time.

14  
15 Ms. Grosvenor mentioned that in looking at the detail of the project, it looked as if there was  
16 piping in front of the Fire Department Connections (FDC). Mr. Vill confirmed that the piping is  
17 underground and assured Ms. Grosvenor that the first thing that will be seen is the FDC.

18  
19 Ms. Grosvenor then referred to Items 10/11 and said that she looked at the 2012 edition of the  
20 Code (although it has not yet been adopted) and it eliminates outdoor areas from having to meet  
21 the protection level requirements. She said that the problem is it will not work for this project. Mr.  
22 Vill assured her that they have done research and Ms. Grosvenor said that she is comfortable with  
23 moving forward.

24  
25 Mr. Pauls confirmed that the outstanding items belong to Fire Safety. Ms. Grosvenor said they  
26 will perform the fire flow test and the WB-40 at the appropriate time. Mr. Vill said that in regards  
27 to the fire flow test, there is currently no water at the site and that he believes the closest active site  
28 is near Wal-Mart where the City has installed lines. Mr. Chancellor intervened and explained that  
29 the company, Massey, is under contract and is in the process of building the entryway and that the  
30 12 inch waterline, which is on the site, passed the pressure test yesterday. Therefore, the City is  
31 going to place a flusher on the end so that water will be available at the site. Ms. Grosvenor asked  
32 if the fire hydrants are in and Mr. Chancellor said that they are in; however, they are still bagged.  
33 Mr. Pauls asked when fire flow test might take place and Mr. Chancellor said that it could still be  
34 a year away. Mr. Pauls suggested that staff insert a provision in the Development Order that states  
35 that the testing can be done after the Certificate of Occupancy.

36  
37 **6. OTHER COMMENTS:**

38  
39 Mr. Roland reminded the engineer to check with Volusia County regarding their impact fees at the  
40 end of the project.

41  
42 Mr. Baker suggested that the contractors should be posting signs stating that this is a construction  
43 site in order to help our local law enforcement in the event that anything should occur on the site.  
44 Ms. Collier said that the signs should be posted and Mr. Roland said that at this time they are not  
45 and Ms. Collier said that she will look into it.

1 **Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve CSP13-001/ FSP13-001,**  
2 **Wastewater Reclamation Facility, 301 11<sup>th</sup> Avenue, with the fire flow testing to be done at a**  
3 **later time along with the WB-40.**

4  
5 **Motion carried with members voting as follows: L. Grosvenor, for; G. Chancellor, for; and**  
6 **Chairman Bowley, for.**

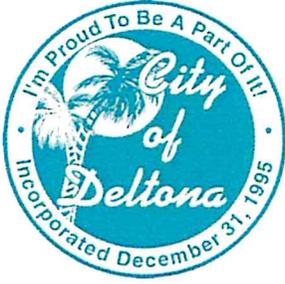
7  
8  
9 **7. ADJOURNMENT:**

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

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14  
15 **ATTEST:**

**Chris Bowley, AICP, CHAIRMAN**

16  
17  
18 **Traci Houchin, RECORDING SECRETARY**



# DRC Staff Report

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

FROM: Tom Pauls, AICP

DATE OF REPORT: September 18, 2013

DRC MEETING: October 3, 2013 / 9:00am / 2<sup>nd</sup> Floor Conference Room

APPLICATION: **Live Oak Estates / Phase II Final Plat (Project No. FP 13-001)**

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## **PROJECT DESCRIPTION:**

This is an application for a final subdivision plat to create three lots encompassing approximately .70± acres. The property is located on and east of Fallbrooke Avenue approximately 300 feet north of Doyle Road.

DEVELOPER: DR Horton, Inc.

ENGINEER: Bowyer-Singleton & Assoc. – Tadd Kasbeer, P.E.

OWNER: DR Horton, Inc.

PEER REVIEW: DRMP, Inc.

TAX PARCEL NO.: 9106-01-00-0084

PROPERTY LOCATION: North of Doyle Road

CURRENT ZONING: R-1 (Single-Family Residential/six dwelling units per acre)

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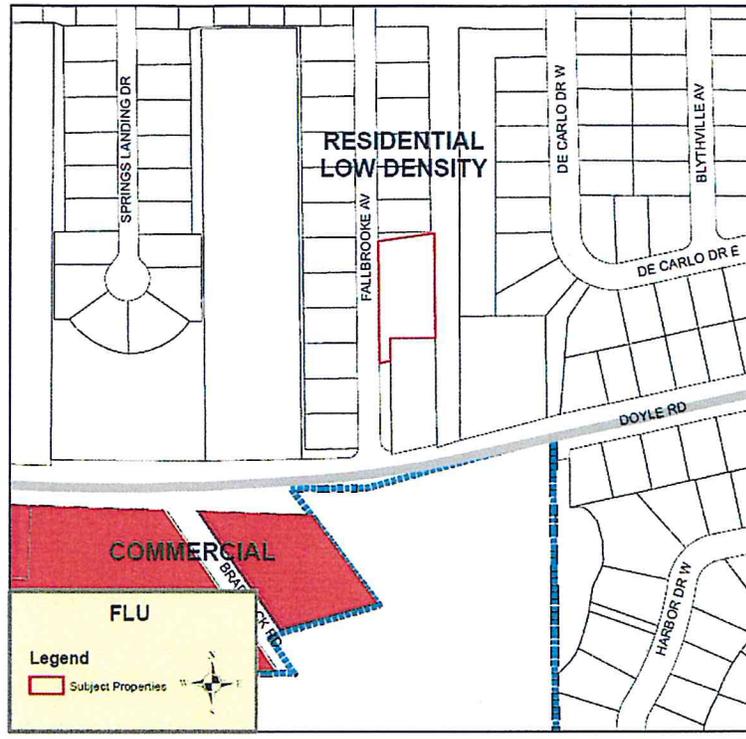
**General Location of Property**



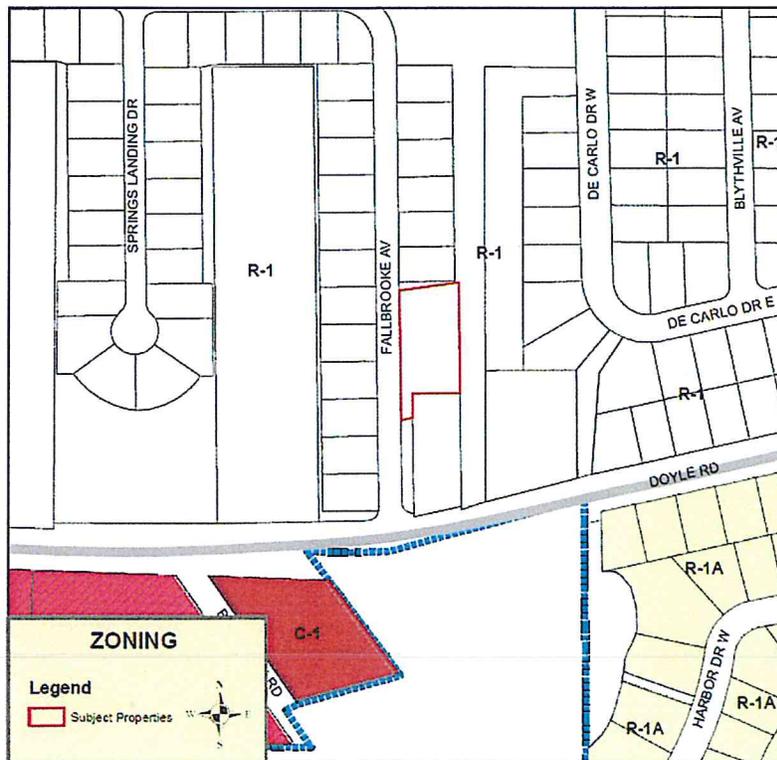
**Aerial**



**Future Land Use**



**Existing Zoning**



## **STAFF/PEER COMMENTS:**

### **Planning and Development Services**

#### Final Plat:

1. In the title on both Sheets 1 and 2, the word 'Florida' is misspelled. Please revise.
2. Sheet 1, Standard Notes #2 – change the reference from Progress Energy to Duke Energy.
3. Throughout Sheets 1 and 2, update dates from 2012 to 2013.
4. Sheet 1, Land Development Manager block – say 'Director of Planning and Development Services'.
5. Sheet 1, Registered Surveyor block – say 'City Registered Surveyor or an Authorized Representative'.
6. Sheet 2 of 2 under Tract 'M', the word 'Preservation' is misspelled.

#### Construction Plans:

1. Information only; the CADD system used converted commas to periods and made it hard to read where sentences started and stopped. Please revise.
2. General Notes; Sheet 2 and Overall Site Plan – add a note concerning where the site is in association with the 100-year floodplain and show the 100-year floodplain line on the plan set, if applicable. Also, show the elevation of Fallbrooke Avenue in relation to the 3 proposed lots elevation. The new lots have to either be one foot above the established base flood elevation or the established crown of the adjacent road. The spot elevations on the lot are helpful, but more information is needed.
3. General Notes; Sheet 2, Erosion Control block – change the reference from the City of Orlando to the City of Deltona.
4. General Notes; Sheet 2, Utilities block – change the address for Deltona Water to 255 Enterprise Road and update the phone number to 386.575.6800. Add the same information for Deltona Water to the Reclaimed Water and Sanitary Sewer label, instead of Public Works. For the Electric label, change the provider to Duke Energy.
5. Have the Building Official review a plan set, since he will be reviewing plot plans and building permit applications.
6. Include revision dates in the legend on all sheets (what looks like an appropriate date is cited, but is in small print and located outside of the plan sheet border).
7. On sheets 4 of 6 and 6 of 6, the word 'laurel' is misspelled.
8. The response sheet refers to 'sheets \_\_\_ of 5' in many instances. This should reflect 'sheets \_\_\_ of 6', as appropriate.
9. Ensure DR Horton has authority to install silt fence inside the adjacent Lot 72 to the north.

General Note: If available, use Dewberry/Bowyer Singleton logo on all sheets.

### **Public Works and Deltona Water**

The resubmittal dated August 30<sup>th</sup> has been found to have adequately addressed the prior comments from DW, PW, Engineering & Environmental. No new comments or concerns identified at this time.

### **Fire Safety Manager**

Fire related comments to be addressed at the DRC meeting and resolved prior to arranging item for City Commission public hearing.

### **DRMP/Peer Reviewer**

1. Paper copy does not measure accurately. Make sure final mylars meet the requirements .
2. Subtitle should reflect that it is a portion of Tract "C" being replatted. The word "portion" needs to be added to the subtitle. The word "Florida" is misspelled in subtitle.
3. Dividing line between Lot 8 and Tract "C" needs to be shown and dimensioned (as on previous submittal).
4. Random black rectangles still show on print received.
5. Does not conform to requirement to set lot corner monuments - Not field verified
6. Description on title opinion includes the fence easement. The legal description is written two times on the title opinion.

*End of Report*