

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, DECEMBER 19, 2013

9:00 A.M.

**2nd FLOOR CONFERENCE ROOM
2345 PROVIDENCE BOULEVARD
DELTONA, FLORIDA 32725**

AGENDA

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **APPROVAL OF MINUTES:** December 5, 2013
4. **OLD BUSINESS:**
5. **NEW BUSINESS/DEVELOPMENT REVIEW:**
 - A. ODP13-001 – Halifax Health Medical Offices Overall Development Plan.
 - B. Vote to reaffirm January 31, 2008 DRC action to approve with condition lots 137 and 138 for Lake Baton Estates Preliminary Plat (File# SD05-001).
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.

**CITY OF DELTONA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
THURSDAY, DECEMBER 5, 2013**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, December 5, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:05 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: Planning & Development Services Planning Manager, Tom Pauls, AICP; Building and Enforcement Services Director, Dale Baker; Administrative Assistant II, Traci Houchin and Administrative Assistant II, Kathrine Kyp.

Representative presents: Dwight Durant P.E., Zev Cohen; John McDonald; Southern Development.

3. Minutes:

1. Meeting – October 3, 2013.

Motion by Member Chancellor seconded by Chairman Bowley, to adopt the minutes of the Development Review Committee Meeting of October 3, 2013, as presented.

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

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. PP13-001 Extension of the Preliminary Plat for Lake Gleason Reserve.

Planning and Development Services

Chairman Bowley provided the Development Review Committee (DRC) with some background information for the Lake Gleason Reserve. He stated that the Florida State Legislature provided the Applicant with two 2-year extensions on the project and, as of today, they would like the DRC to grant an additional one (1) year extension. The applicant has provided their request in writing which would allow the DRC to approve and grant their request with conditions, if applicable, and as defined in Section 74-4 (j) of the Code.

Ms. Grosvenor asked Chairman Bowley if there is a new secondary access or if it will remain the

same and Chairman Bowley replied that they will address that issue with the Applicant.

Chairman Bowley read Section 96-28 from the Code of Ordinances (Code) pertaining to cul-de-sacs and said that if the DRC grants this extension, the Applicant will need to address the length of the road within the next year. The Applicant currently has a Preliminary Plat Development Order (DO) and if they wish to move forward with construction, it will not match the Final Plat and the Code. He stated a prior issue was related to FEMA Flood Insurance Rate Maps (FIRMs) panels, but as of February 19, 2014, the 100-year new flood line will only impact three (3) or four (4) lots at their rear towards the lake and that issue has been addressed.

Chairman Bowley stated the cul-de-sac discussions that he had with Ms. Grosvenor and others about the length of the road. There is a fire safety issue for the turn-around of oversized vehicles and the narrow entrance. Ms. Grosvenor pointed out that one of the issues, from a Fire Safety standpoint, is that there is only one way in and out. Chairman Bowley mentioned that if the Applicant could find a secondary access point, it would be sufficient; or they could look at redesign of the road.

Mr. Pauls said the issue is that they are looking at a Preliminary Plat DO extension at this juncture and what the DRC is not taking into account is that, when the Final Plat Application is received, it would need to mirror the Preliminary Plat. The DRC could approve this request with conditions recognizing that the Final Plat would need to meet the City's Code.

Public Works – Engineering and Environmental

Mr. Chancellor recalled the original request being approved by former Fire Chief, Chris Nabicht, based on two (2) cul-de-sacs serving as turn-around areas. Ms. Grosvenor stated the cul-de-sacs are not the issue; the real issue is if certain homes are cut off from emergency response. Mr. Chancellor's concern is that the Applicant's attorney would say that it was in the Code 5-6 years ago and the City approved it then.

Chairman Bowley stated that there are two (2) issues; one (1) being the request for the twelve (12) month extension, which is why they're here today, the other is the cul-de-sac. Mr. Pauls reiterated that they are intertwined. Chairman Bowley read a section from the Code regarding the due process to request twelve (12) month extensions through the DRC.

After the Applicants joined the meeting, Chairman Bowley explained that the DRC has had some preliminary discussion and that they addressed the issues. He is prepared to vote for a twelve (12) month extension, which honors due process. The only conditions Mr. Bowley would assert is to address a length of road issue, which is in Chapter 96-28, fire safety issues for emergency access onto Baylor Dr., and that no work activity is to commence until the City has satisfaction on those issues.

Mr. Durant spoke of the building industry being at a low point and their attempts on keeping the property viable. Mr. Durant explained what they did last year to proceed to start the subdivision. They found that fill availability is not the same as what existed five (5) years ago. Also, Mr.

McDonald has been pursuing off-site property or an easement to provide as a secondary access; and there is none. An option could be to sprinkle the homes, but they do not have a cost estimate associated with it; or they could redesign the property. Mr. Durant reiterated that they were only asking for an extension to keep it marketable. Mr. Durant reiterated that he did not want any conditions with the extension.

Chairman Bowley discussed the changes with the FIRMs panels and FEMA addressed that issue already. Mr. Durant understood that he would have to take care of the lots associated with it before proceeding with building. Chairman Bowley explained the extension for the 12-month DO without any conditions would allow them to build per the original DO was issued back in 2008. He explained that, since there was no Final Plat, they would have to Final Plat the project. The DRC would take the Final Plat through review and uphold that Final Plat to the Code. Thus, the Final Plat and Preliminary Plat would then be inconsistent with each other and conditions are needed to ensure consistency.

Motion by Chairman Bowley, seconded by Member Chancellor, to approve PP13-001 for the extension of the Preliminary Plat DO for Lake Gleason Reserve, with the condition that no construction takes place on the property until the outstanding Code issues are addressed.

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

6. OTHER ISSUES: Chairman Bowley announced the departure of Ms. Traci Houchin and welcome her replacement, Ms. Kathrine Kyp.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:40 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY

Memorandum

To: Development Review Committee

From: Chris Bowley, AICP

Date: December 9, 2013

Re: Project No. ODP13-001: Halifax Health Medical Offices Overall Development Plan (ODP); located at 120 Howland Boulevard.

I. SUMMARY OF APPLICATION:

APPLICANT:

Halifax Health Medical Center
Attn: Mr. Michael Morgan
P.O. Box 2830
Daytona Beach, FL 32115-2830

CONTACT:

Zev Cohen & Associates, Inc.
Attn: Mr. Sam Hamilton, P.E.
300 Interchange Boulevard
Ormond Beach, FL 32174

Request: The City of Deltona Planning and Development Services Department has received an application for approval of an Overall Development Plan for the above listed site.

A. SITE INFORMATION:

1. **Tax Parcel No.:** 9206-00-00-0120
2. **Property Addresses:** 120 Howland Boulevard.
3. **Property Acreage:** ±12 Acres
4. **Property Location:** Located at the northwest corner of the intersection of Howland Blvd and SR 415, across from the Wal-Mart entry road.

5. **Property Legal Description:** 6 19 32 W 995.4 FT OF N 1/2 LYING N OF N R/W LINE OF HOWLAND BLVD EXC N 552.5 FT OF W 552.5 FT & EXC N 531.76 FT OF E 442.9 FT & EXC IRREG PARCEL MEAS 314.89 FT ON N/L & 310 FT ON E/L PER D/C 6066 PG 2300 PER OR 6066 PGS 2292-2293.

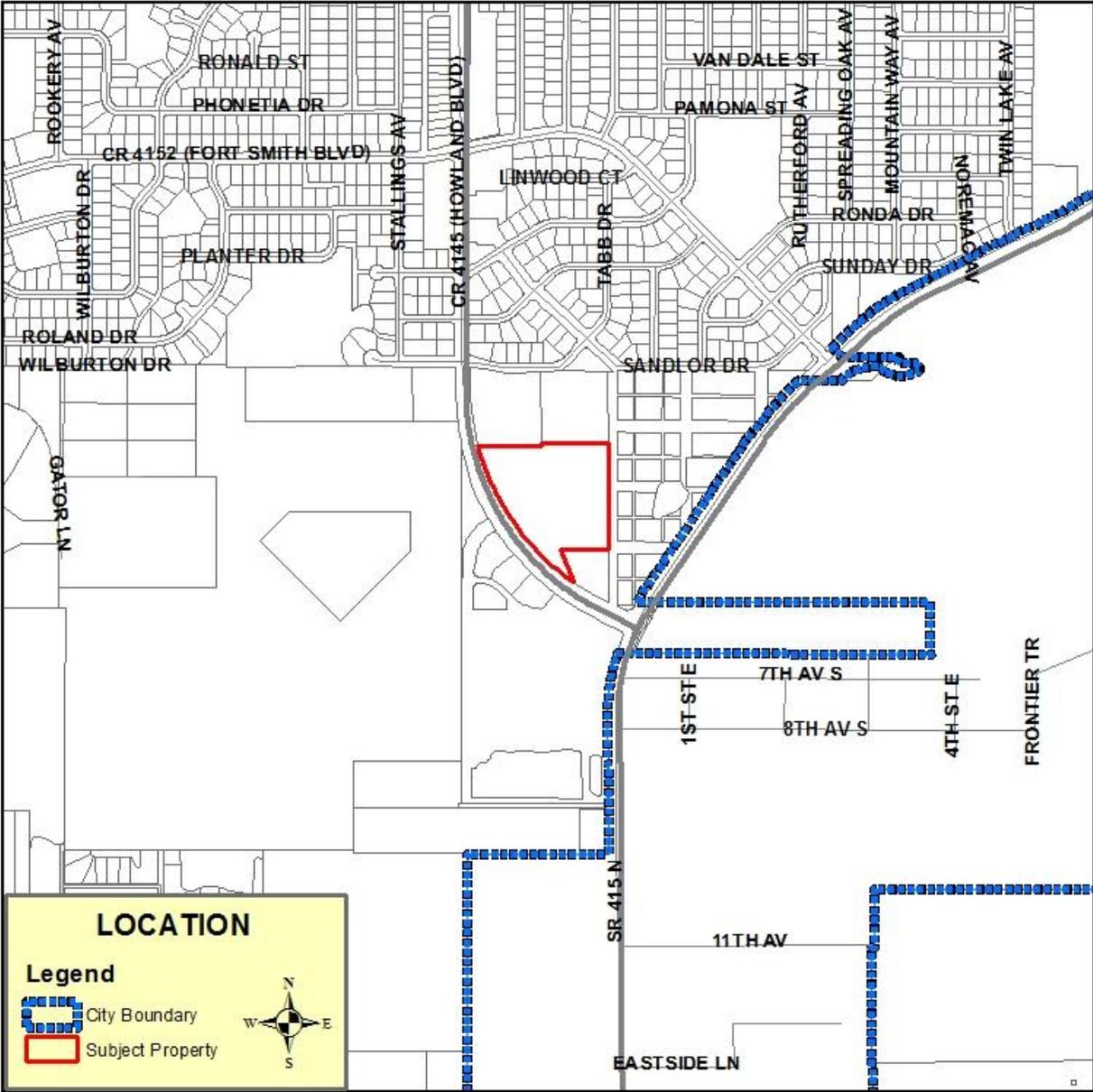


Figure 1: Location map



Figure 2: Aerial Photo

B. Existing Entitlements:

The subject property has a *Commercial* future land use designation and a *Business Planned Unit Development* (BPUD) zoning designation. The zoning designation is consistent and compatible with the future land use classification and entitlements on adjoining and adjacent properties. The proposed Overall Development Plan (ODP) is in keeping with recent amendments to the Master Development Plan (MDP), which updated the Development Agreement (DA) and preliminary plan for the site. The ODP is the next step in the process to allow the applicant to move forward with final site plans, preliminary plat, and final plat for the site.

C. Background Information

In 2006, a rezoning to BPUD was started for the subject property during the peak of the Florida real estate boom. The original BPUD was approved on June 2, 2008, by adoption of Ordinance No. 11-2008. During this approval period, land values in the area had decreased significantly, such that the property remains vacant despite being located in a strategic area of the City. The approved “lifestyle center” type retail format, featuring larger retail space with numerous outparcels, had merit at one time. However, the ability to attract a large anchor tenant for the center has resulted in more fragmented development (collection of outparcels), mixed-use projects, or lesser intensive uses, such as office space, depending upon the location of the property. Properties are more market sensitive than in years past that had a robust real estate market and typically need to be located along major arterial roadways for market viability.

In February 2013, the applicant applied for an amendment to the BPUD Development Agreement to allow for a wider range of permitted uses, as well as conditional and prohibited uses, to create a more balanced development program. Other uses that are now part of the revised DA include office and service type activities, including medical uses. The amendment also removed the commercial anchor tenant component and updated the use allocation that is better suited to the new economic paradigm. The City Commission approved this amendment on May 20, 2013; with the understanding that the BPUD would be updated when an appropriate development emerged.

Halifax Hospital is an appropriate development for the site, as proposed, and is under contract to purchase the property. Their concept, as reflected in the ODP submittal package, is for medical office uses with a commercial outparcel. The proposed office and commercial uses will be consistent with the development pattern within the City and will provide an employment center within the region that will attract supporting land uses, such as commercial. It will increase the City’s diversified land use program, the City’s non-residential tax base, and is strategically located at the intersection of two major arterial roadways – Howland Boulevard and SR 415.

While the regional roadway network is being improved through the widening project of SR 415 and the proposed widening of Howland Boulevard from in front of this site to Courtland Boulevard, the area-wide central utility system is also being improved through the construction of the Eastern Water Reclamation Facility to provide needed commercial sewer to the region and, ultimately, to the project for the proposed development.

Section 106-29 of the City's Land Development Code (LDC) provides the criteria to review applications for ODPs within the City. The applicant has submitted two versions of the ODP and received staff comments. Each time, the applicant has either revised the plan per the comments or coordinated with staff to achieve an acceptable solution. The attached cover letter and plan set reflects an ODP that is eligible for review and vote by the Development Review Committee, with the understanding that greater detail, exact location, and mitigation for site permitting will occur during the preliminary plat, final site plan, and final plat process. As submitted, the applicant has met the criteria listed in Section 106-29 of the LDC to be able to move forward in the development review process towards project completion.

D. Support Information

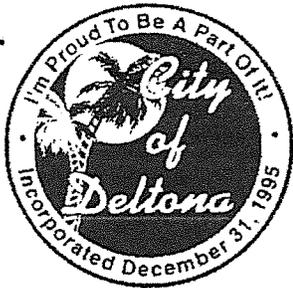
Public Facilities

- a. Potable Water: to be supplied by Deltona Water
- b. Sanitary Sewer: to be supplied by Deltona Water
- c. Fire Protection: City Fire Station 62
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Florida Power and Light (FP&L)

CONCLUSION/STAFF RECOMMENDATION

In conclusion, staff opines that the Overall Development Plan for the Halifax Hospital Medical Offices is consistent with the approved Master Development Plan and Development Agreement for the Business Planned Unit Development approved for the site. The ODP meets the criteria within Chapter 106-29 of the LDC, with minor revisions outstanding that can be provided on the preliminary plat, final site plan, or final plat, where appropriate. Therefore, staff recommends that the Overall Development Plan for the Halifax Hospital Medical Offices be approved by the Development Review Committee.

Related Documents for
Lake Baton Estates
Agenda Item



City of Deltona

City of Deltona
Development Services
2345 Providence Boulevard
Deltona, Fl 32725

January 31, 2008

M. Dwight DuRant, P.E.
Zev Cohen & Associates
300 Interchange Blvd.
Ormond Beach, Fl 32174

Re: Lake Baton Estates, Preliminary Plat. 1600 Avila Avenue. Project No. SD05-001 – DRC Rendition.

Dwight,

Thank you for attending the Development Review Committee meeting held on January 31, 2008, at which time the above referenced Preliminary Plat was discussed. As you are aware the Preliminary Plat was **approved with conditions**, the conditions being presented to you by way of staff comments. At such time as these comments have been addressed to staffs' satisfaction you will be issued a Preliminary Plat Development Order and will then be authorized to apply for a Final Plat Development Order which will authorize the developer to begin selling residential lots.

Some of the DRC meeting highlights:

1. The subdivision plans and plat will be amended to incorporate the adjoining existing platted Deltona Lakes lots.
2. It was determined that the water and sewer utilities will be owned and maintained by the City up to the point of connection to the meter. In that regard suitable language will be added to the plat to that effect.
3. All proposed street trees to be planted along the roadways will be located within the proposed lots and placed in such a manner so as to not interfere with water and sewer services.

wall. As you were instructed, the wall, gates and keypad entry will require a separate building permit.

7. The applicant is to work with the City's legal staff in drafting a suitable contract allowing unfettered access to emergency personnel in the result of a natural disaster or emergency. It is suggested that you also contact Deputy Chief Chris Nabicht at 386-860-7190 to assist in this effort.

At such time as you are ready to resubmit these plans please provide staff with 10 copies, signed and sealed, together with a letter spelling out your response to the comments provided.

Please feel free to call me at 386-878-8608 should you have any questions.

Yours in respect,



Tom Burbank, Planning Manager

Cc: Gerald Chancellor, P.E.

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**CITY OF DELTONA
DEVELOPMENT REVIEW COMMITTEE MEETING (“DRC”)**

MINUTES
January 31, 2008

IN ATTENDANCE:

Development Review Committee:

Greg Stubbs, Chairman, Planning & Development Services
Chris Nabicht, Fire Department
Gerald Chancellor, Public Works
Jeff Elder, Deltona Water
Sally Sherman, Economic Development
Jennifer Deal, Tetra Tech

City Staff:

Cy Butts, Building and Zoning Services
Dale Baker, Code Enforcement
Tom Burbank, Planning & Development Services
Chris Collier, Planning & Development Services
Becky Mendez, Planning & Development Services
Jannette Hevia, Planning & Development Services
Lori Roland, Planning & Development Services

Attendees/ Observers:

Scott McKee, Economic Development
Scott McGrath, Planning & Development Services

Representing Lake Baton:

Dwight Durant, P.E., Zev Cohen
Joe Formoso, Owner, Developer

CALL TO ORDER:

9:03 a.m.

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DEVELOPMENT REVIEW:

- A. SD05-001 Lake Baton Estates – DRC staff approved the revision to the preliminary plat with the conditions set forth in the staff report. Applicant to resubmit revised preliminary plans for review and approval.

PRE-DEVELOPMENT CONFERENCE/SITE PLAN REVIEW:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADDITIONAL BUSINESS:

- A. Staff received memo regarding the changes to DRC process as discussed at the January 24, 2008 DRC meeting.
- B. Walgreens Final Site Plan and Overall Development Plans were transmitted to staff.

ADJOURNMENT:

Meeting adjourned at 9:25 a.m.

I attest to the above minutes. The Development Review Committee members have reviewed and approved the above minutes for acceptance to the public record.

Secretary: *Teri Roland* Approval Date: *2-14-08*

DEVELOPMENT REVIEW COMMITTEE MEETING

January 31, 2008
9:00 A.M.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
2345 PROVIDENCE BOULEVARD
DELTONA, FLORIDA 32725

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Minutes of January 24, 2008.

3. DEVELOPMENT REVIEW

A. **Lake Baton Estates SD05-001** - Applicant has re-submitted the Preliminary Plat construction plans showing the addition of 2 lots (reviewed by DRC on Nov.1, 2007). Applicant has revised those plans per comments received and is now proposing that the development be gated with private roads.

4. PRE-DEVELOPMENT CONFERENCE / SITE PLAN REVIEW

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

None.

7. ADDITIONAL BUSINESS

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Memo

TO: Greg Stubbs, Director, Planning and Development Services
Chris Nabicht, Division Chief, Fire Department
Glenn Whitcomb, Deltona Water
Dan O'Hanlon, NPDES Inspector, Public Works
Jennifer Deal, PE, Tetra Tech for City Engineer

FROM: Tom Burbank, Planning Manager
DATE OF REPORT: January 25, 2008
DRC MEETING DATE: January 31, 2008

RE: Lake Baton Estates – Revision – SD05-001

I. PROJECT DESCRIPTION:

DEVELOPER: Formoso Homes, Inc.
ENGINEER: Zev Cohen & Associates, Inc.
OWNER: Formoso Homes, Inc.
TAX PARCEL NO.: 8120-00-00-0030

PROPERTY LOCATION



CURRENT ZONING: R-1AA

PROJECT: Applicant has re-submitted the Preliminary Plat construction plans showing the addition of 2 lots (reviewed by DRC on Nov. 1, 2007). Applicant has revised those plans per comments received and is now proposing that the development be gated with private roads.

II. STAFF PLAN REVIEW COMMENTS:

Administrative:

1. Staff has requested that the engineer revise the preliminary plat to incorporate all the adjoining properties acquired since the original submitted documents into the plat. The engineer has responded that this is not necessary as these lots are already platted lots of record and are not a part of this community, and therefore should not be restricted or governed by the condition of the plat, etc.

In widening the existing 60 ft. right-of-way for Avila Avenue the engineer has unlawfully subdivided lot 1, block 316 and lot 26, block 315, Deltona Lakes, Unit 7. Lot 1 was originally platted at 85 feet wide, by widening the right-of-way to 80+ feet the lot is being subdivided into two separate parcels, a portion becoming right-of-way and the balance being the remainder of lot 1. A similar situation occurs opposite Avila Avenue at lot 26. Please explain how this is to be accomplished without incorporating these areas into the body of the preliminary plat. Is it Formosa Homes' intent to deed to the HOA those lands required for the additional right-of-way and remain the owner of the remaining balance of lots 1 and 26? If so, this creates non-conforming lots in violation of the Land Development Code's requirement that corner lots have a 15% greater width than interior lots (96-30(b)(1)). If not dedicated to the HOA in the plat is it Formosa Homes intent to retain ownership of the balance of these lots or convey them to the HOA by separate instrument?

2. Remove note 14 from Plat Sheet 1. If Tracts H and I are to be sold in the future they are to be treated as any other parcel in the subdivision and will continue to be owned by Formosa Homes until that time.
3. Regarding Tracts H and I, note 10 on Plat Sheets 10 through 7 states that they are to be granted to the HOA. Is this correct?
4. On plat sheet 2, on the west side of the site the note calls out for an ingress, egress, drainage, landscape and utility easement. Per the Volusia County Property Appraiser this land is owned by Intervest at Palm Coast. A similar note will be required on lot 1, Block 315, Deltona Lakes Unit 7 as it is owned by Formosa Garden and Lake, LLC, and will need to be conveyed separately.
5. Construction plans show a 20 foot Volusia County Utility Easement north of lots 1 through 5, Block 315, Deltona Lakes Unit 7. If this property lies within the area to be platted as described in the legal description the limits of this easement and recordation data will need to be added to the plat.
6. Construction plans sheet C4 shows Tracts H and I are not included, whereas the plat legal description would seem to indicate that they are. Which is correct?

7. Any references in the dedication, etc., need to be revised to say 2008, not 2006.
8. On plat sheets 5 and 6 any references to Avila Avenue being a 60 foot right-of-way need to be revised.
9. Plat Sheet 1, General Note 9 refers to an easement adjacent to all rights-of-way. As these are to be private roads this note will need to be revised.
10. A note will be required on the plat granting all utility providers, including the City of Deltona, ingress, egress and utility rights across Tract "J".
11. Sheet C1 of the construction plans, under general Site Data, the note Project Area states that Tracts H and I are not included in this project, which disagrees with the plat.
12. Sheet C-29, Construction Details, please show 18" RCP location where it passes through the retaining wall.
13. Sheet HA1, Hardscape Plan and Details, the Overall Gated Entrance Feature detail would seem to indicate that there is to be a 6 foot high wall along portions of the property line. Please add the wall location to the construction plans. In addition, it is assumed that the wall maintenance will be the responsibility of the HOA, therefore an easement for access and maintenance will be required on the plat.
14. As the installation of this wall will obstruct Volusia County's access to the installed improvements a separate instrument may be required providing access via a different route.
15. Volusia County Public Works has requested that the applicant apply for a Use Permit or exemption for all construction activities within their easement. Please contact Scott Martin, P.E. to coordinate this work.
16. The construction activity associated with the building of the proposed perimeter wall will have significant impacts on areas that are currently shown on the plans as to remain natural. Please revise the plans to reflect the impacts of this construction, including, but not limited to, clearing, erosion control, contouring, preservation area calculations etc. In addition, please provide any information regarding any specimen trees that would need to be removed to construct the wall.
17. Sheet LA-1, Landscape Plan and Details, under Street Tree Notes, Note 1 states that street trees indicated on plan are to be planted 5'-0" from back of curb (typ.). The applicant should note that at the cul-de-sac on Sharon Rose Terrace this would place the tree two (2) feet into the sidewalk and on Daystar Lane the three would be one (1) foot into the sidewalk. In addition, the typical 50' roadway section on sheet C-25 indicates that there is six (6) feet from the back of curb to the edge of the sidewalk, putting the proposed street trees one (1) foot from the edge of the sidewalk. As these are proposed to be live oaks staff has concerns that these will destroy the sidewalks in the future.
18. Staff has met with the developer on several occasions and was given to believe that the natural areas shown on sheets LA2 and LA3 were to be cleared of the sand pines only and that these areas were to be enhanced by the planting of live oaks. The notes on these sheets states that these areas are to be cleared and that the proposed plantings are to be at the rear lot lines of selected lots. Which is correct?
19. Is the developer proposing that street tree plantings and trees planted in the "natural areas" be irrigated?

If so, please provide irrigation plans, if not, please provide information as to how the survivability of these plantings is to be ensured.

Environmental:

1. No comments at this time.

Engineering (Gerald Chancellor, P.E.):

1. It is our understanding that all roadways will now be private and are designated as Tract "J" on the preliminary plat. Tract "J" is dedicated solely to the homeowners. Is it intended that all potable water and sanitary sewer systems be privately owned and maintained by the HOA?
2. It would appear that it is intended that the lift station and force main will also be owned and maintained by the HOA, given the above.
3. It is my understanding that Deltona Water would not be amenable to having the potable water and sanitary sewer systems dedicated to them for ownership, operation, and maintenance given the foregoing. If this is not the developers' intent, provisions will need to be made for full access to the utility systems by means of dedicated easements and rights of way over the private roads being granted to Deltona Water/City of Deltona.
4. Likewise, it would seem that the storm water systems and retention areas/ponds would be the responsibility of the HOA and not the City of Deltona based upon the preliminary plat.
5. It is noted that street trees are to be planted eighty feet on centers, five feet back of curb. These trees will present maintenance and repair issues for the entity responsible for the potable water and sanitary sewer systems, due to future root growth and being placed over the top of the water mains.
6. The preliminary plat shows ten foot drainage easements at the rear of a number of lots, who will these easements be dedicated to?
7. Will the six foot high privacy wall, Sheet HA3 of 3, be dedicated to the HOA? The preliminary plat does not appear to address easements or tracts for this wall.
8. It would facilitate the review process, if the draft HOA covenants and restrictions were provided to the City.
9. Sheet C2 of 29, the sanitary sewer and potable water design and construction notes indicate that Deltona Water would own and operate these systems, please revise these notes accordingly.

Engineering (Tetra Tech):

1. The applicant should provide a detail for the modified structure, S-54. The south invert elevation for structure S-55 was not included on the plans. (Repeat comment)

Fire:

1. Regarding the gated community, the gate would have to have a siren activated system (SOS) for emergency vehicles.

2. The emergency services access code would be "1685" and it would have to have a manual release in case of power failure.
3. Information would need to be provided to the Fire Marshal's office on who will repair and maintain the fire hydrants.
4. A double check back flow would be required to be installed on the water main at each end of the project.
5. Proof of an agreement or contract would need to be provided to emergency management as to who will clear and remove storm debris in a timely manner post storm.

POTENTIAL MOTION:

Staff recommends *approving* the Preliminary Plat for Lake Baton Estates, SD05-001, with the condition that the applicant address the comments provided in this staff report, thereby allowing the applicant to submit an Application for a Final Plat Development Order.

Attachments:

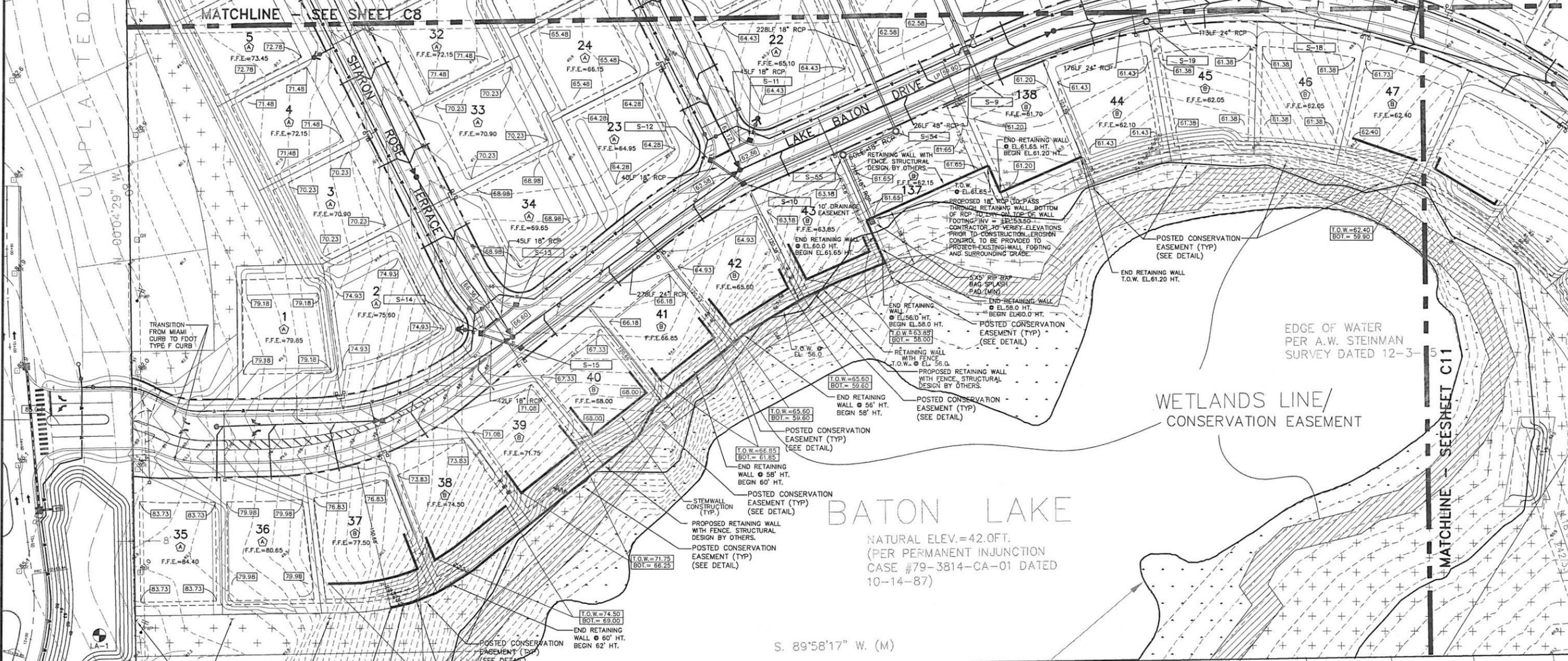
Tetra Tech comment e-mail dated 01-18-08
Deltona Fire/Rescue memo dated 01-18-08
City Engineer comment e-mail dated 01-17-08

END OF STAFF REPORT

ORIDA POWER CORP
 R.P.B. 1100, PG. 193
 R.P.B. 1177, PG. 479



55 SETON HALL ORMOND BEACH, FL 32176
 (850) 677-4482 FAX (850) 677-2995
 4475 U.S. 1 S. ST. AUGUSTINE, FL 32086
 (904) 927-1010 FAX (904) 754-1169
 AMELIA ISLAND
 401 CENTRE ST. STE 327 FERNANDINA, FL 32034
 (904) 991-5439 FAX (904) 261-7079



MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C11

BATON LAKE
 NATURAL ELEV.=42.0FT.
 (PER PERMANENT INJUNCTION
 CASE #79-3814-CA-01 DATED
 10-14-87)

S. 89°58'17" W. (M)

LEGEND:

- [Symbol] 28.50 F.F.E.
- [Symbol] PROPOSED GRADE ELEVATION
- [Symbol] MINIMUM FINISHED FLOOR ELEVATION (MAXIMUM F.F.E. NOT TO EXCEED 1.5' ABOVE F.F.E. ON PLANS)
- [Symbol] DIRECTION OF OVERLAND FLOW
- [Symbol] EXISTING CONTOUR
- [Symbol] PROPOSED CONTOUR
- [Symbol] SODDED SWALE
- [Symbol] PROPOSED STORMWATER STRUCTURE NUMBER
- [Symbol] EXISTING GRADE ELEVATION
- [Symbol] CROSS SECTIONS (SEE SHEET)
- [Symbol] LOT GRADING TYPE (SEE DETAIL SHEET)
- [Symbol] CODE COMPLIANT BUILDING SETBACK
- [Symbol] NATURAL VEGETATION RETENTION AREA
- [Symbol] WETLAND (TO REMAIN)
- [Symbol] WETLAND BUFFER

POSTED CONSERVATION EASEMENT SIGN DETAIL (TYP.)

NATURAL CONSERVATION AREA
 NO DUMPING, LAND-CLEARING OR OTHER DISTURBANCE TO NATIVE SOILS OR VEGETATION IS PERMITTED BEYOND THIS POINT IN ACCORDANCE WITH THE CONSERVATION EASEMENT RECORDED WITH VOLUSIA COUNTY IN OFFICIAL RECORD BOOK PAGE
 CALL THE LAKE BATON ESTATES HOMEOWNERS ASSOCIATION FOR FURTHER INFORMATION REGARDING THIS AREA.

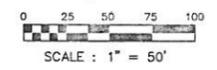
REFER TO SHEET C7 FOR STORMWATER STRUCTURE INFORMATION

NOTE:
 1. BUILDING SETBACKS SHOWN ARE TO REPRESENT FRONT, REAR, AND SIDE SETBACKS PER CITY OF DELTONA'S ZONING CODE. THE BUILDER MUST COMPLY WITH RESIDENTIAL LOT GRADING & DRIVEWAY DESIGN GUIDELINES.
 2. PROPOSED BUILDING PAD GRADES SHOWN ARE MINIMUM ELEVATIONS. MAXIMUM GRADES ARE NOT TO EXCEED 1.5' ABOVE GRADES SHOWN ON PLANS.

STEM WALL NOTE:
 THE STEM WALL LOCATIONS SHOWN ON THIS SHEET ARE PROVIDED FOR THE PURPOSE OF BUILDING LOT LAYOUT BUT ARE NOT TO BE CONSTRUCTED AS A COMPONENT OF THE SUBDIVISION BUT MUST BE SUBMITTED DURING BUILDING PERMIT.

RETAINING WALL NOTE:
 THE RETAINING WALLS SHOWN WITHIN THESE PLANS ARE TO BE CONSTRUCTED AS PART OF THE SUBDIVISION DOCUMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOW THE FOLLOWING ITEMS FOR EACH WALL LOCATION:
 WALL LOCATION (LOT #)
 FOOTER ELEVATION
 FOOTER SIZE (INCLUDING REINFORCEMENT)
 WALL BOTTOM ELEVATION
 WALL TOP ELEVATION (NOT IF WALL VARIES)
 WALL REINFORCEMENT

RETAINING WALL CONSTRUCTION ADJACENT TO NATURAL RETENTION AREAS AND/OR WETLAND BUFFERS ARE TO EXERCISE CAUTION DURING CONSTRUCTION TO AVOID IMPACT INTO ADJACENT LAND. THESE AREAS ARE TO REMAIN UNDISTURBED WITH MINIMAL CLEARING FOR WALL CONSTRUCTION ONLY.
 THE RETAINING WALL LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION AND THE LOCATION APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.



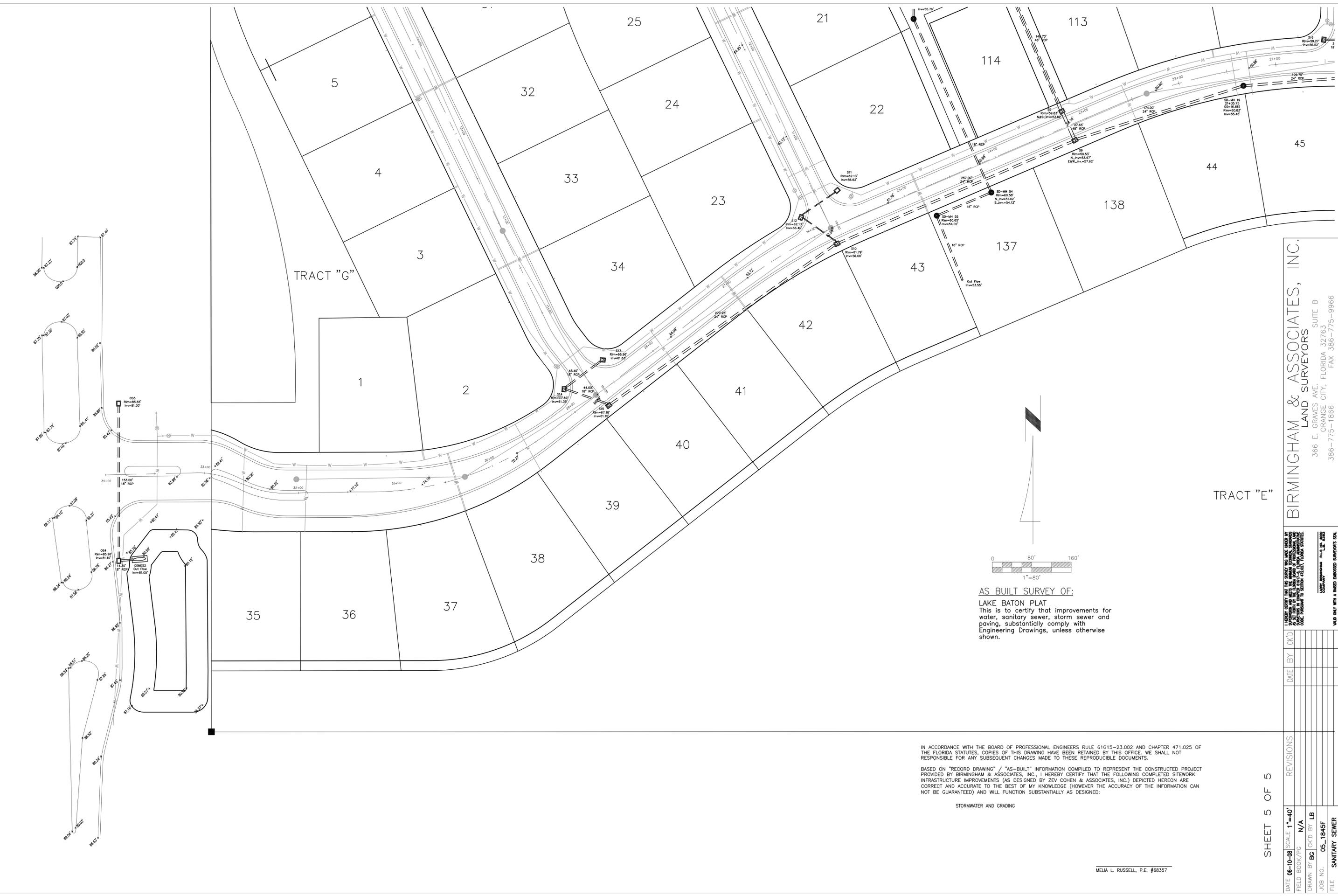
NO.	DATE	REVISIONS
1	10/12/05	ISSUED FOR PERMITS
2	10/17/05	REVISED PER CIVIL COMMENTS DATED 10/17/05
3	10/17/05	REVISED PER CIVIL COMMENTS DATED 10/17/05
4	11/17/05	REVISED PER CIVIL COMMENTS DATED 11/17/05
5	12/10/05	REVISED PER CIVIL COMMENTS DATED 12/10/05

LAKE BATON ESTATES
FINAL ENGINEERING PLANS
PAVING, GRADING AND DRAINAGE PLAN
 VOLUSIA COUNTY, FLORIDA

ZEV COHEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 PLANNERS - TRANSPORTATION - ENVIRONMENTAL
 WWW.ZEVCOHEN.COM

PROJECT NO.: 02142
 ISSUE DATE:
 DESIGNED BY: CRIBARI
 CHECKED BY: MCD
 DRAWING FILE: 02142.DWG
 XREFS: 02142.DWG

FILE LOCATION: 15-2
 SHEET: C9 OF 29



AS BUILT SURVEY OF:
 LAKE BATON PLAT
 This is to certify that improvements for water, sanitary sewer, storm sewer and paving, substantially comply with Engineering Drawings, unless otherwise shown.

IN ACCORDANCE WITH THE BOARD OF PROFESSIONAL ENGINEERS RULE 61G15-23.002 AND CHAPTER 471.025 OF THE FLORIDA STATUTES, COPIES OF THIS DRAWING HAVE BEEN RETAINED BY THIS OFFICE. WE SHALL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES MADE TO THESE REPRODUCIBLE DOCUMENTS.

BASED ON "RECORD DRAWING" / "AS-BUILT" INFORMATION COMPILED TO REPRESENT THE CONSTRUCTED PROJECT PROVIDED BY BIRMINGHAM & ASSOCIATES, INC. I HEREBY CERTIFY THAT THE FOLLOWING COMPLETED SITEWORK INFRASTRUCTURE IMPROVEMENTS (AS DESIGNED BY ZEV COHEN & ASSOCIATES, INC.) DEPICTED HEREON ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE (HOWEVER THE ACCURACY OF THE INFORMATION CAN NOT BE GUARANTEED) AND WILL FUNCTION SUBSTANTIALLY AS DESIGNED:

STORMWATER AND GRADING

SHEET 5 OF 5

DATE	06-10-08	SCALE	1"=40'
FIELD BOOK/PG	N/A		
DRAWN BY	BG	CK'D BY	LB
JOB NO.	05_1845F		
FILE	SANITARY SEWER		

REVISIONS

DATE	BY	CK'D

BIRMINGHAM & ASSOCIATES, INC.
 LAND SURVEYORS
 366 E. GRAVES AVE. SUITE B
 ORANGE CITY, FLORIDA 32763
 386-775-1866 FAX 386-775-9966

I HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH SECTION 172.007, FLORIDA STATUTES.
 ZEV COHEN
 REGISTERED PROFESSIONAL ENGINEER
 No. 12,888
 FLA. REG. 2005

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH SECTION 172.007, FLORIDA STATUTES.
 MELJA L. RUSSELL
 REGISTERED PROFESSIONAL SURVEYOR
 No. 12,888
 FLA. REG. 2005

MELJA L. RUSSELL, P.E. #68357