

**CITY OF DELTONA, FLORIDA  
SPECIAL DEVELOPMENT REVIEW COMMITTEE MEETING  
TUESDAY, JULY 3, 2012**

A Special Meeting of the Deltona Development Review Committee was held on Tuesday, July 3, 2012, 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 1:00 P.M. by Tom Pauls.

**2. DRC COMMITTEE:**

Chairman	Chris Bowley	Present
Member	Gerald Chancellor	Present
Member	Leigh Grosvenor	Present

Also present: City Attorney Becky Vose; Planning & Development Services Planning Manager Tom Pauls; Business Development Administrator Jerry Mayes; Building and Enforcement Services Director Dale Baker; Building Official Steve Roland; VCSO Sergeant Patrick Leahy; and Administrative Assistant II Pauline Shattuck.

Deltona Village Representatives present: Frank DeMarsh, President, Deltona Retail Holdings, LLC; Kim Booker, Attorney, Booker & Associates, P.A.; Michael Ruskin, Surveyor, Blackwell & Associates; Herb Green, Engineer, CadJazz Engineering.

Bowyer-Singleton Representatives present; Jeff Barnes, Surveyor; and Jeremy Hallick, Surveyor.

**3. Minutes:**

**1. Meeting – June 26, 2012.**

**Motion by Member Chancellor, seconded by Member Bowley, to adopt the minutes of the Special Development Review Committee Meeting of June 26, 2012, 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. FP12-001 Deltona Village Final Plat**

The DRC, other city staff, the City Attorney, and peer consultants from Bowyer-Singleton & Associates, Inc., discussed the following issues with representatives of the applicant's development team:

1. All related bonding obligations, as cited under Chapter 96-76 of the Land Development Code, must be satisfied prior to issuance of the final plat development order. The bonded improvements include related access roads, utilities and stormwater systems.
2. The third line in the second paragraph of the Title Policy's Exhibit A, identifies a distance of 2640.19. This is inconsistent (2640.20) with the same description on sheet 2 of 7 of the final plat sheet.
3. The fifth line in the third paragraph of the Title Policy's Exhibit A, identifies a bearing of S00°79'01"E. This is inconsistent (S00°19'01"E) with the same description on sheet 2 of 7 of the final plat sheet.
4. There were two grammatical typographic errors in the third line, third paragraph under the heading 'Description of Deltona Village (East Segment)' that read 'northeast corner od.' It should read 'northeast corner of.'
5. In 'Note 8' of sheet 2 of 7, the word 'dveloper' should read 'developer' and in 'Note 10' the word 'dirveway' should read 'driveway.'
6. According to OR Book 6719, Page 3865, Lots 10-19 Bloc- 8 and W ½ of Persimmon are vacated per Deltona Resolution 2008-20, OR Book 6296, Page 668. These lots are not vacated and the deed needs to be corrected.
7. We have reviewed the metes and bounds legal descriptions for the less-out parcels, received on 6-27-12. We found several typographical errors in them. These errors include missing points of beginning for two of the parcels. Note: these errors have been perpetuated in Exhibit-C of the Certificate of title dated June 27, 2012. Furthermore it would be helpful to use the same point of commencement for all of the legal descriptions. This will insure that all of the legal descriptions fit with each other.
8. Ensure that all ownerships, conveyances, maintenance and easements, such as ingress/egress, are addressed in the notes.

9. Rhode Island Road is now called Forest Edge Drive. Note Section C on the Current Title Certificate Dated June 27, 2012. A corrective quit claim deed will need to be recorded on or before the recording date of the plat.
10. In Section D of the Certificate of Title dated July 27, 2012, items 7 to 10 refer to reservations to the State of Florida. If these reservations do not fall within the platted area, they should be removed from the Certificate.
11. If the Florida Power easements along Graves Ave. are not located within the platted area, then they should be removed from the plat.

Member Grosvenor and Member Chancellor had no comments.

**Motion by Member Chancellor, seconded by Member Grosvenor, to approve FP12-001 Deltona Village Final Plat, with all conditions listed above, except for #10 that was offered only as an advisory comment.**

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

It was noted that a written statement will be provided from the City Attorney acknowledging that the City Commission may take action on this final plat application without the need to amend the Deltona Village BPUD Development Agreement, dated May 14, 2010. In addition, it was agreed that Blackwell & Associates will provide written verification that all Permanent Reference Monuments are securely placed in the ground at specific geographic points consistent with all related land survey documents.

It was mentioned that the Deltona Village Final Plat application is scheduled to be heard before the Deltona City Commission on Monday, July 16, 2012.

**6. OTHER ISSUES:** None

**7. ADJOURNMENT:**

There being no further business, the meeting adjourned at 1:17 p.m.

**ATTEST:**

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**Chris Bowley, AICP, CHAIRMAN**

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**Pauline Shattuck, RECORDING SECRETARY**