

City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, May 19, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Also present: Ron Paradise, Planning and Development Services; Scott McGrath, Planning and Development; Phyllis Wallace, Public Works; Chris Cornett, Public Works; Jerry Mayes, City Manager's Office; Jane Shang, City Manager's Office; Kathrine Kyp, Planning and Development Services; Ron Henson, AVID Group; Pete Pensa, AVID Group and Quint Roberts, Saxon Plaza, LLC.

Present: 4 - Member Leigh Grosvenor
Member Chris Bowley
Member Tom Pauls
Member Steve Roland

Excused: 1 - Member Gerald Chancellor

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes for April 21, 2016

Motion by Member Pauls, seconded by Member Roland, to approve the Minutes for April 21, 2016. The motion carried by the following vote:

For: 4 - Member Grosvenor, Member Bowley, Member Pauls and Member Roland

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Pre-application meeting - 2120 Saxon Blvd. Lot 4.

Mr. Pensa provided a brief description regarding the fast food restaurant development proposed for Lot 4 of the Saxon Plaza development. Mr. Bowley provided a history regarding the development and the need for cross access easements as none was recorded on the plat. Mr. Roberts indicated that the cross access easements are noted within the declarations and it does allow cross access to all of the lots within the Saxon Plaza. Mr. Bowley stated that the applicant needs to provide that information in the application package.

Mr. Paradise stated that the proposed use brings level of service concerns, and stated that the application will need to have a Traffic Impact Analysis (TIA) submitted. Mr. Roberts asked if FDOT is still planning to adjust their I-4 off ramp construction to affect the Wendy's establishment. Discussion ensued regarding FDOT's plans for the area and reference was made to contact FDOT directly for the most current information on that project.

Ms. Wallace noted the need to provide an updated analysis of the private lift station supporting additional capacity with this use, updated stormwater calculations, the location of the nearest water connection and her concern of the south drive access, due to the safety of the nearby childcare business in the plaza. Discussions regarding wetland conservation easements, 100 year flood plain and Lake Trout, occurred between Mr. Roberts and the committee. Mr. Roberts indicated that the south drive access will most likely be removed upon submittal.

Ms. Cornett noted that the development needs to maintain 15% open space, a tree survey submitted and environmental surveys completed and submitted.

Ms. Grosvenor noted that access to the back of the building needs to be afforded for fire trucks. Mr. Roberts stated that there will be adjustments to the plans to accommodate the city's requirements. Discussion regarding the TIA requirements and area road improvements, signage, vehicular maneuverability, interior circulation, illumination and landscaping occurred amongst the members. Mr. Pensa asked if there was any allowance for buffer averaging. Discussion regarding the 25 foot landscape buffer and how it relates to the parcel occurred.

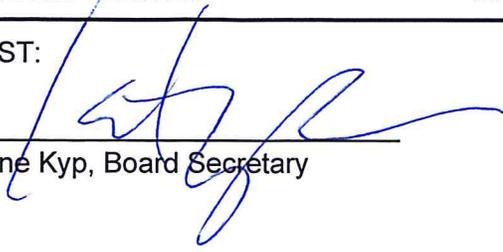
8. STAFF COMMENTS:**9. BOARD/COMMITTEE MEMBERS COMMENTS:****10. ADJOURNMENT:**

The meeting adjourned at 9:46 am.



Chris Bowley, Chairperson

ATTEST:



Kathrine Kyp, Board Secretary