



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, October 20, 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; Joseph Ruiz, Planning and Development Services; Kathrine Kyp, Planning and Development Services; Jerry Mayes, Economic Development; Chris Collier-Cornett, Public Works; Phyllis Wallace, Public Works; Matt Doan, Public Works; Sgt. Joel Turney, Volusia County Sheriff's Office; Joann Rubio, CARDNO; and Emily Johnson, CARDNO.

Present: 5 - Member Leigh Grosvenor
Member Gerald Chancellor
Member Chris Bowley
Member Steve Roland
Member Scott McGrath

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of September 15, 2016

Motion by Member Roland, seconded by Member Chancellor, to approve the Minutes of September 15, 2016. The motion carried by the following vote:

For: 5 - Member Grosvenor, Member Chancellor, Member Bowley, Member Roland and Member McGrath

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

8. STAFF COMMENTS:

A. Pre-Application Meeting - O'Reilly's Auto Parts, 3165 Howland Blvd.

Ms. Rubio provided the committee with a background regarding the proposed O'Reilly's Auto Parts store. She noted that the existing land will be platted to show two lots and a shared stormwater tract. Discussion amongst the Committee and Ms. Rubio ensued regarding access, road improvements, architectural features application processes, stormwater run-off, hydrants and construction types.

Member Chancellor advised that improvements to Wolf Pack Run will need to be made, potentially moving the driveway further south. Mr. Paradise noted that a deceleration lane might be required on Howland Blvd. Discussion regarding traffic volume on Howland Blvd. and peak volume for the proposed O'Reilly's Auto Parts store ensued amongst Ms. Rubio and the committee. Ms. Rubio noted that a Traffic Impact Analysis is required by Volusia County Traffic Engineering and that the analysis is underway.

Ms. Rubio and the Committee discussed the plat process. Mr. Paradise noted that a replat is necessary to review the site plan and referred her to Chapter 106 in the Land Development Code. Member McGrath noted that the final site plan and plat application can be applied for together. He noted that the final site plans can be used as the construction plan set that is required for the plat applications.

Ms. Collier stated that the tree survey will need to be updated and show the 15% open space and the trees, in that area, greater than 1.5 inches will need to be surveyed.

Member Chancellor advised that the dumpster location, stormwater system and run off, inlet structures will need to be shown.

Member Grovesnor and Ms. Rubio discussed hydrants and the construction type of the site.

Discussion regarding utilities ensued amongst the committee and Ms. Rubio. Ms. Rubio noted that the utilities will be vacated and relocated. Discussion regarding stormwater ensued between Ms. Rubio and Member Bowley. They discussed the stormwater tract and the maintenance of the pond. Ms. Rubio stated that it would be outlined in the Covenants and Restrictions. Member Bowley noted that the overall maintenance language will need to be documented within the dedication block of the plat.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

The Committee discussed the appointment of Matt Doan to replace Member Chancellor.

Motion by Member Roland, seconded by Member Chancellor, to approve the appointment of Matt Doan to the Development Review Committee.

The motion carried by the following vote:

For: 5 - Member Grosvenor, Member Chancellor, Member Bowley, Member Roland and Member McGrath

10. ADJOURNMENT:

The meeting was adjourned at 9:36 am.

Chris Bowley, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary