

**CITY OF DELTONA
DEVELOPMENT REVIEW COMMITTEE MEETING
("DRC")**

MINUTES

November 12 , 2009

IN ATTENDANCE:

Development Review Committee:

Chris Bowley, AICP, Director - Planning & Development Services
Gerald Chancellor, City Engineer
Chris Nabicht, Fire Department

City Staff:

Chris Collier, Planning & Development Services
Sherri Campbell, Planning & Development Services
Scott McGrath, Planning & Development Services
Marsha Segal-George, City Attorney's Office
Faith Miller, City Manager

Project Engineer for City

Tadd Kasbeer, Boyer-Singleton

Representing Deltona Village

Edie Lawrence, Epic Theatres
Jim McMullen, CAD Jazz Engineering

CALL TO ORDER:

Chris Bowley called the meeting to order at 9:00 A.M.

APPROVAL OF MINUTES:

- A. Motion by Gerald Chancellor, seconded by Chris Nabicht to approve the minutes of October 8, 2009 and October 22, 2009. The motion was unanimously approved.

DEVELOPMENT REVIEW:

- A. **BP09-001 Deltona Village (ICC) – 3000 Graves Ave.**

Chris Bowley stated the intent of the application was to expand the rezoning and noted the applicant was showing the inclusion of the concrete plant and was asked to exclude

it and to make sure the acreage accurately reflects the change. He also stated that staff met with the applicant the previous Tuesday and that a lot of the comments have already been addressed.

Concerning comment five(5) the Ordinance and Developers Agreement, Marsha Segal-George stated the City Attorney's office would be looking at all ordinances for this project before a new ordinance and Developer's Agreement can be completed.

Chris Bowley announced that staff has worked it out with the applicant, staff has a work order authorized with Boyer-Singleton to do a review for the City and staff will refund the balance of the escrow account to the applicant.

Jim McMullen noted they would be submitting the TIA to the County today and stated they have had several meetings with the County. Tad Kasbeer asked if the applicant was going to reconstruct the entrance to the school. Mr. McMullen stated yes and that they are working with the School Board. Chris Nabicht asked that the Fire Department be involved with any changes since that is their access to the school as well. Concerning the internal streets, Marsha Segal-George stated that if the roads are all internal in regards to the applicants phase, they are all private streets and would not need to be dedicated. Jim McMullen asked if the street intersections were measured center to center, or edge to edge for the access on Normandy and the left on Graves. Tadd Kasbeer stated that 660 is usually measured center line to center line. Jim McMullen stated they do not have 660 on Graves, but it is a County issue and they are in negotiations with the County and they seem to think that it's not an issue. Tad Kasbeer asked if _____ is a right in, right out, Jim McMullen stated it is going to be a right-in, right-out, left-in, and that they are negotiating with the County to get a left-in there, it's the access on Graves, he thinks the County wants to construct dual left turns from Graves onto Normandy on the West bound traffic. Marsha Segal-George asked if the dual lefts would be at the County's expense, Mr. McMullen stated that was correct. Jim McMullen stated their goal is to get conceptual approval from the City for the three (3) accesses they have now. Chris Bowley stated that at one time the ROW for Rhode Island had a 130 foot width then was later reduced by City Commission to 110 foot wide and what is proposed now for what seems like a functioning road is a 80 foot wide width, that creates a platting issue with the applicant and also the location of the utility poles that we discussed with Progress Energy. The applicant stated that the way it is now, it meets the urban standards for the City code to build the approved ROW that staff & council approved two (2) years ago. Mr. McMullen noted that as Progress Energy builds their substation, they are going to put their power poles in leading up to Howland Blvd on the applicant's property with an easement. Chris Bowley asked if the applicant was going to record the easement, Mr. McMullen stated yes. Chris Nabicht stated that the major access roads need to be a min. of 20 feet, one way. Jim McMullen stated last time they met, they were told 16 feet. Chris Nabicht told the applicant they would get together and look at the roads, he also noted the big thing would be the turning radiuses. Chris Bowley & Jim McMullen discussed access to the Progress Energy site and stabilization of that access. Jim McMullen noted that Progress Energy's stabilization requirements were above and beyond the City's. Tad Kasbeer asked that Forrest Lake/Rhode Island be centered, that the curbs work out at the intersection, that utility easements be dedicated to the City. Chris Bowley asked that the applicant to get

the ROW locked in, the ROW and easements be verified, and the phase lines to be moved.

Jim McMullen stated they were given a permit last year to clear the site, and the 15% of the total site area set aside for protection of the existing trees was waived at that time. Chris Collier said she didn't recall the waiver and Chris Bowley asked the applicant to supply something in writing showing the waiver. Jim McMullen said he believes it to be part of the MOU. Marsha Segal-George asked to see the agreement as well. Ms. Collier also requested landscape & irrigation plans with the preliminary plat. She also asked for gopher tortoise survey and a scrub jay study. Mr. McMullen stated they had a permit till Jan 2010 for the site.

Chris Nabicht also expressed concerns over the water supply. He noted they were not just looking at pressure and volume, but duration. He asked the applicant to keep in mind that if other development is built before theirs, it will impact the water totals. He also requested the applicant supply cubic feet of the building, and the type of construction they are going to use, to get a total gallons per minute to calculate the duration, to give to Volusia County so the County can give the applicant a letter as to whether or not they can meet the water needs of the development. Marsha Segal-George noted that she believed that if Deltona North could not serve the site, then the City has the right to serve. Gerald Chancellor asked if the County was going to supply site with reclaimed water. Jim McMullen stated only potable at this time. He also noted that the out parcels will do a direct service tap.

A motion was made by Gerald Chancellor to approve with conditions that staff comments are addressed. Chris Nabicht seconded the motion. The motion passed unanimously.

ADJOURNMENT:

Meeting adjourned at 10:40 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: _____ **Approval Date:** _____