

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

MINUTES
August 13, 2009

IN ATTENDANCE:

Development Review Committee:

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

City Staff:

Chris Collier, Planning & Development Services
Jeff Elder, Deltona Water
Cy Butts, Building & Zoning
Dan O’Hanlon, NPDES Inspector
Tom Burbank, Planning & Development Services

Representing Formoso

Joe Formoso
Roger VanAuker

CALL TO ORDER:

Tom Burbank called the meeting to order at 9:00am

APPROVAL OF MINUTES:

- A. Motion by Chris Nabicht, seconded by Chris Bowley to approve the minutes of June 18, 2009.
The motion was unanimously approved.

NEW BUSINESS:

- A. Discussion of Lake Baton Estates, Phase I, maintenance bond and flooding and erosion control issues.

Chris Bowley opened the discussion explaining that there were a couple of issues with the subdivision that needed to be addressed such as the request from the applicant to return the maintenance bond and the stormwater pond at the entrance on Ferendina Drive.

Chris Bowley noted that there is no maintenance bond on Phases 2 & 3 and, if they released the bond on Phase 1, there would be no bond on the property.

Roger VanAuker stated that the bond was to insure the installation of water and sewer lines and to guarantee that they are working properly. He said, that had been done and feels the maintenance bond should be returned.

Chris Bowley stated he has concerns about releasing the bond before the improvements on the pond are done, but will have to verify that the bond is active.

Gerald Chancellor noted that he is not aware of any issues with the utilities and that the major issue is the flooding in the pond. He asked if the City could reduce the amount of the maintenance bond to an amount that covers the modifications to the pond and to release the remaining portion of the maintenance bond to Mr. Formoso.

Gerald Chancellor also explained that the problems with flooding occurred during Tropical Storm Faye and that the City had made a submittal to St. Johns River Water Management District (District) to modify the permit and the District had refused the plans and the City is trying to work with the district, and stated that Margie Cook with the District said that, even if the pond is enlarged, it will not be sufficient to rectify the situation. He also noted that water is coming from across the street and that Tetra Tech overlooked this. Mr. Chancellor is hoping that calculations can be submitted to convince the District that enlarging the pond will fix the flooding on Ferendina Dr.

Tom Burbank noted that the City has suggested that if the applicant can get approval from the District, the City will help with manpower and equipment to enlarge the pond.

Roger VanAuker said that they are going back and forth with the District and he believes that things can be worked out. He also noted that the stormwater system on the site worked well beyond expectations and that the City pumped water through it to relieve flooding in other areas. Chris Bowley asked if calculations on the pond have been done and if they were looking at a stem wall. Roger VanAuker stated they approached the calculations based on area and that, instead of a stem wall, they are going to maintain the top of bank, enlarge toward Ferendina Dr., and could even add a small pond on the other side of the entrance.

Dan O'Hanlon asked if erosion control issues were covered in the maintenance bond and stated there were some erosion issues in the other Phases. Roger VanAuker noted that they were monitoring those areas. It was agreed upon that Tetra Tech has to inspect site before releasing the maintenance bond and that they will be reviewing new bond.

A motion was made by Gerald Chancellor to release existing maintenance bond upon receipt within thirty days (30) of a new maintenance bond amount to be determined based on engineers opinion, the purpose of which is to correct flood problems at the entrance road to Ferendina Drive. Chris Bowley seconded the motion. The motion passed unanimously.

ADJOURNMENT:

Meeting adjourned at 9:45 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:** _____
Sherri Campbell