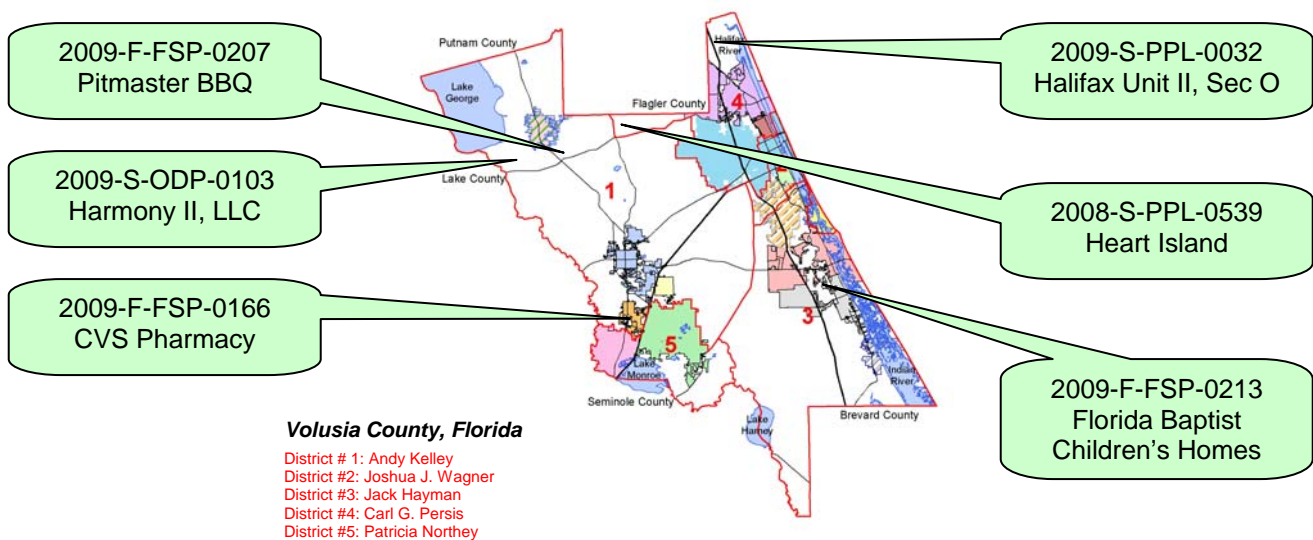


**FINAL AGENDA  
VOLUSIA COUNTY, FLORIDA  
LAND DEVELOPMENT  
DEVELOPMENT REVIEW COMMITTEE MEETING**

**MEETING DATE:** Tuesday, June 16, 2009  
**TIME:** 8:30 A.M.  
**PLACE:** Thomas C. Kelly Administration Center  
123 W. Indiana Avenue  
Room 202 - DRC Conference Room  
DeLand, Florida



- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA June 16, 2009
- IV. APPROVAL OF MINUTES June 2, 2009

## **V. OLD BUSINESS**

- A. 2009-S-PPL-0032 Halifax Plantation Unit II - Section O**  
(RSN 522060) Mr. Parker Mynchenberg, P.E. – Parker Mynchenberg & Associates  
Parcel #: 8408-01-00-0100

This is a Subdivision Preliminary Plat Application for a 239-lot subdivision with associated drive aisles and stormwater retention of a 210.19-acre site. The property is located north of Acoma Drive, west of Old Dixie Highway, and east of I-95 in the Ormond Beach area. The zoning classification is Halifax Plantation RPUD Residential Planned Unit Development. This project was continued at the DRC Meeting of November 18, 2008.

- B. 2009-S-ODP-0103 Harmony II LLC Subdivision**  
(RSN 546914) Mr. Lawrence Cobb - Harmony II, Inc.,  
Parcel #(s): 5815-00-00-0181 & 5815-00-00-0182

This is a request of modification of DRC action of an Overall Development Plan Application for a proposed two (2)-lot residential subdivision dividing a 5-acre lot into two 2.5-acre lots. The property is located on the west side of Hastings Road, approximately 319-ft. north of the intersection of Emporia road and Hastings Road, in the Barberville area. The zoning classification is A-4 Transitional Agriculture.

## **VI. NEW BUSINESS**

- A. 2009-F-FSP-0213 Florida Baptist Children's Homes**  
(RSN 545259) Mr. Daniel Johns, P.E. – Daniel Johns Engineering  
Parcel #: 7419-23-00-0360 & 7419-23-00-0361

This is a Final Site Plan Application for a proposed four (4)-phase project consisting of residential buildings in Phases 1 & 2, a 12,000 sq. ft. service center and gymnasium in Phase 3, and a residential building in Phase 4 with associated parking, drive aisles and stormwater retention of a 12.81-acre site. The property is located on the west side of Ingham Road, approximately 800-ft. south of the intersection of Mission Road, adjacent to the City of New Smyrna Beach, in the New Smyrna Beach area. The zoning classification is R-3 Urban Single Family Residential.

- B. 2009-F-FSP-0207 Pitmaster BBQ**  
(RSN 545941) Mr. Sam D. Trivett  
Mr. W. A. Cross, P.E. – W.A. Cross Consulting Engineering, Inc.  
Parcel # 5917-01-12-0030

This is a Final Site Plan Application for a proposed 1,124 sq. ft. restaurant facility with associated drive aisles, parking, and stormwater retention of a .92-acre site. The property is located on the north side of State Road 40, East of US Hwy 17, in the Barberville area. The zoning classification is B-4 General Commercial. This project was withdrawn at the TRC Meeting of May 27, 2009.

- C. 2009-F-FSP-0166 CVS Pharmacy – Enterprise Road**  
(RSN 545957) Mr. Eric Lindsey – Boos Development Group, Inc.  
Mr. J.D. Alsabbagh, P.E. – Sycamore Engineering, Inc.  
Parcel #: 8014-00-00-0290, 8015-00-00-0300, & 8015-00-00-0301

This is a Final Site Plan Application for a proposed 13,131 sq. ft retail facility with associated drive aisles, parking and stormwater retention of a 2.12-acre site. The property is located at the south intersection of Enterprise Road and US Hwy 17-92, in the Orange City area. The zoning classification is B-4 General Commercial. This project was continued at the TRC Meeting of April 15, 2009.

**VII. ADDITIONAL BUSINESS** None.

**VIII. DISCUSSION**

- A. 2008-S-PPL-0539 Heart Island**  
Staff Representative: Palmer M. Panton

Land Development received notice that the Heart Island Equestrian Estates has formally withdrawn the Preliminary Plat Application for Phase 1. Phase 1 is the only phase that has been submitted for subdivision review.

The PUD for Heart Island Equestrian Estates was recorded on September 25, 2006 in O.R. Book 5920, Page 410. Section P of the PUD states that the Agreement will expire in five (5)-years unless a subdivision plan as described in Section A, 3 of the PUD has been submitted, or unless the Zoning Enforcement Official has approved a Minor Amendment to extend the time period. Therefore, subdivision review of all phases must have been submitted, through the Final Plat stage, prior to the expiration in 2011.

Phase 1 received an Overall Development Plan Development Order on November 12, 2007, with a valid period of two (2)-years. The Preliminary Plat was reviewed by the DRC on October 7, 2008. That review was continued and the Preliminary Plat has not yet been approved.

**IX. ADJOURNMENT**