

DEVELOPMENT REVIEW COMMITTEE
Minutes of the Meeting
July 2, 2003

MEMBERS PRESENT

Mary Robinson, Director of Building & Zoning Division for
Montye Beamer, Director of Growth & Resource Management Department
Scott Ashley, Current Planning Manager for
Mary Robinson, Director of Building & Zoning Division
Jon Cheney, P.E., County Traffic Engineer for
Mary Anne Connors, Director of Public Works Department

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STAFF PRESENT

Palmer M. Panton, Land Development Manager
Jay D. Preston, P.E., County Development Engineer
Mary Schnebly, Administrative Assistant I

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CALL TO ORDER

The meeting of the Volusia County Development Review Committee was called to order by Mary Robinson, on Wednesday, July 2, 2003, at 9:09 a.m., at the Thomas C. Kelly Administration Building, in the DRC Conference Room, DeLand, Florida. Roll was called by Mary Schnebly. All members were present or represented.

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OLD BUSINESS

09:12 A.M.

A. ROCKHOLD ENTERPRISES UNRECORDED 03-S-EXM-0429

Project Representative(s): Mark Watts, Cobb & Cole, Attorney for Developer.

Appeal of Denial of Subdivision Exemption.

Member Ashley **MOVED** for **APPROVAL** of the Appeal of Denial of Subdivision Exemption with the following conditions:

1. Required the applicant to provide a Title Certificate for all rights-of-way in Muenze Unrecorded and Fogle/Rockhold Unrecorded and to Quit Claim Deed said rights-of-way to the County.
2. Required the applicant to provide additional deeded right-of-way for the cul-de-sac.
3. Required access to Lots 49 and 50 to be via an easement with the applicant either gifting the 30 foot strip adjacent to Lot 48 to the owner of Lot 48 subject to an access easement in favor of Lots 49 and 50 **or** construct the common driveway for Lots 49 and 50 and then deed the right-of-way adjacent to Lot 48 to the County.

The **MOTION** was **SECONDED** by Member Cheney. The **MOTION CARRIED** unanimously.

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NEW BUSINESS

09:42 A.M.

A. LAKEWOOD TERRACE SUBDIVISION

03-S-PPL-0112

Project Representative(s): Jim Paytas, Developer; Daniel Johns, Daniel Johns Engineering, Inc., Engineer; Spencer Paddock, Observing.

Request for approval of a Preliminary Plat Application.

Member Cheney **MOVED** for **APPROVAL** of the Preliminary Plat application subject to meeting conditions as stipulated in the Land Development summary comments and the recommendations of the Technical Review Staff, with the following amendments or conditions:

1. Allowed the proposed fill in Lot 6 subject to the engineer of record providing a signed and sealed statement proving there will be no impact to the flow way.

The **MOTION** was **SECONDED** by Member Ashley. The **MOTION CARRIED** unanimously.

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09:51 A.M.

B. ATKINS SUBDIVISION

03-S-ODP-0457

Project Representative(s): No Representative present.

Request for approval of an Overall Development Application.

Member Ashley **MOVED** to **CONTINUE** the review of the Overall Development application at the applicant's request.

The **MOTION** was **SECONDED** by Member Cheney. The **MOTION CARRIED** unanimously.

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09:52 A.M.

C. THE BAKERY PLAZA

03-F-FSP-0513

**Project Representative(s): William Raines, General Contractor for Developer;
Dick Edmonds, Ferrara Engineering, Inc., Engineer.**

Request for approval of a Final Site Plan Application.

Member Ashley **MOVED** to **CONTINUE** the review of the Final Site Plan application to allow time for the applicant to submit revised plans, to provide information from the power company regarding their easement, to submit a landscape plan, and to submit a tree relocation plan.

The **MOTION** was **SECONDED** by Member Cheney. The **MOTION CARRIED** unanimously.

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10:32 A.M.

D. CALABRESE FARM MARKET

03-F-FSP-0559

**Project Representative(s): Christopher Calabrese, Owner; Elizabeth Calabrese,
Owner's mother.**

Request for approval of a Final Site Plan Application.

Member Ashley **MOVED** for **APPROVAL** of the Final Site Plan application subject to meeting conditions as stipulated in the Land Development summary comments and the recommendations of the Technical Review Staff, with the following amendments or conditions:

1. Waived the requirement for compliance with the County's stormwater management requirements, provided St. Johns River Water Management Permit or Exemption is obtained and provided that if any adverse impacts to adjoining properties are determined to be a result of this development, then the impacts must be corrected, and stormwater management must be designed and constructed pursuant to Article III of the Code.
2. Required the applicant to obtain a FDOT permit meeting the requirements as stated in the Traffic Engineering comments. On-site, the minimum vehicular stacking distance of 25 feet is required from the right-of-way line to the outer edge of any parking space or drive aisle.
3. Required fire protection to be provided as determined by Fire Services.
4. Required adequate on-site vehicular circulation and parking as determined by staff, to include paved handicap parking and access to the applicable buildings.
5. Required the necessary Health Department permits to be obtained.
6. Required resolution of the landscaping and setback requirements with Zoning.
7. Waived the requirement to submit a new boundary survey.
8. Required the applicant to meet with Zoning to resolve outstanding issues.
9. Required the applicant to meet with Development Engineering to resolve outstanding issues.

The **MOTION** was **SECONDED** by Member Cheney. The **MOTION CARRIED** unanimously.

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ADDITIONAL BUSINESS

10:19 A.M.

A. IVERSON SUBDIVISION

03-S-ODP-0523

Project Representative(s): Halvor Iverson, Owner; Margaret Iverson, Owner.

Appeal of the Sidewalk Requirement.

Member Cheney **MOVED** for **DENIAL** of the Appeal of the Sidewalk Requirement with the following condition:

1. Allowed the sidewalk requirement to be applied only to the newly created lot frontage (114 feet subtracting out a 12 foot driveway) with the amount due being \$1,596.00.

The **MOTION** was **SECONDED** by Member Ashley. The **MOTION CARRIED** unanimously.

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DISCUSSION

None.

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ADJOURNMENT

There being no further business or discussion, the meeting was adjourned at 11:10 a.m.

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