

DEVELOPMENT REVIEW COMMITTEE
Minutes of the Meeting
July 20. 2004

MEMBERS PRESENT

Montye Beamer, Director of Growth & Resource Management Department
Mary Robinson, Director of Building & Zoning Division
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 Coordinator I
Carol Bowden, Project Facilitator
Hon Lui, Administrative Coordinator II, Fleet Maintenance, Career Development Program

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CALL TO ORDER

The meeting of the Volusia County Development Review Committee was called to order by Montye Beamer, on Tuesday, July 20, 2004, at 9:02 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.

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APPROVAL OF MINUTES

Chair Beamer called for a motion to approve the minutes from the June 15, 2004, DRC meeting.

Member Robinson **MOVED** for **APPROVAL** of the DRC minutes from June 15, 2004. The **MOTION** was **SECONDED** by Member Connors. The **MOTION CARRIED** unanimously.

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Chair Beamer called for a motion to approve the minutes from the July 6, 2004, DRC meeting.

Member Robinson **MOVED** for **APPROVAL** of the DRC minutes from July 6, 2004. The **MOTION** was **SECONDED** by Member Connors. The **MOTION CARRIED** unanimously.

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OLD BUSINESS

09:03 A.M.

A. MILLER SUBDIVISION #5

04-S-ODP-00382

Project Representative(s): Daniel Johns, P.E., Daniel Johns Engineering, Inc., Engineer.

Request for approval of an Overall Development Plan Application.

Member Robinson **MOVED** to **CONTINUE** the review of the Overall Development Plan application to a future meeting to allow the applicant time to submit revised plans addressing the Land Development summary comments and the recommendations of the Technical Review Staff.

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

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09:09 A.M.

B. LAKEWOOD TERRACE SUBDIVISION, PHASE 1

04-S-FPL-0555

Project Representative(s): Jim Paytas, Jr., Glencoe Farms, Inc., Developer; Jim Paytas, Sr., Glencoe Farms, Inc., Developer; Daniel Johns, P.E., Daniel Johns Engineering, Inc., Engineer.

Request for approval of a Final Plat Application.

Member Robinson **MOVED** for **APPROVAL** of the Final Plat application subject to the Land Development summary comments and the recommendations of the Technical Review Staff, with the following amendments or conditions:

1. Revised Summary Comment No. 6 regarding the existing house on Lot 74 to allow the developer to provide a Performance Agreement for 115% of an approved Engineer's Estimate of Cost for removal of said house and stipulated that no building permits shall be issued on Lot 74 until said house has been removed.
2. Approved a request for seven (7) model homes to be located on Lots, 40, 41, 42, 70, 71, 72, and 73 pursuant to the Preliminary Plat Development Order for 03-S-PPL-0112 which was issued on November 10, 2003.

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

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09:20 A.M.

C. HARLEY DAVIDSON STORE

04-F-FSP-0179

Project Representative(s): Mark Dowst, Mark Dowst & Associates, Inc., Engineer.

Request for approval of a Foundation Permit for the Final Site Plan Application.

Member Connors **MOVED** for **APPROVAL** of the Foundation Permit for the Final Site Plan application with the following conditions:

1. Required the submittal of a "Hold Harmless" letter from the developer acknowledging that the construction of the foundation would be at his risk and holding the County harmless for any costs associated with the construction including, but not limited to, additional costs involved in continuing review of the site and subdivision plans, and the possibility that no development order will be issued.
2. Required the submittal of a Performance Agreement in the amount of 115% of an approved Engineer's Estimate of Construction Costs to return the property to its pre-developed condition should that be required.

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

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NEW BUSINESS

09:28 A.M.

A. MBA BUSINESS CENTER/GARDENS @ ADDISON

04-S-PPL-0202

Project Representative(s): Lore Bledsoe, Self Storage 101, Developer; Ronnie Bledsoe, Self Storage 101, Developer; Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., Engineer.

Request for approval of a Preliminary Plat Application.

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

1. Waived the requirement to provide a five (5) foot wide sidewalk on the westerly side of St. Johns Drive (not along both sides of the street).
2. Deleted Zoning Comment No. 2 (c) regarding the placement of "Landscape Buffer" wording on the plat.
3. Waived Summary Comment No. 4 regarding construction of Building G as the specimen tree preservation requirement issues have been resolved.
4. Required the submittal of a letter from the City of Ormond Beach stating that reclaim water facilities are not available to the site.

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

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09:45 A.M.

B. FPL/FLOMICH SUBSTATION

04-F-FSP-0769

Project Representative(s): Bruce Barber, Florida Power & Light Company, Developer; Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., Engineer.

Request for approval of a Final Site Plan Application.

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

1. Revised Traffic Engineering Comment No. 4 regarding the on-site turnaround to allow a 75 foot diameter in lieu of a 86 foot diameter.

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

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09:59 A.M.

C. VENTURINI SUBDIVISION

04-S-ODP-0453

Project Representative(s): Stanley Venturini, Owner; Paul Venturini, Owner.

Request for approval of an Overall Development Plan Application.

Member Robinson **MOVED** for **APPROVAL** of the Overall Development Plan application subject to the Land Development summary comments and the recommendations of the Technical Review Staff, with the following amendments or conditions:

1. Waived any further subdivision requirements, including the recording of a plat.
2. Required the submittal and approval of a Concurrency Certificate of Capacity application.

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

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10:05 A.M.

D. SPRINGVIEW WAREHOUSE

04-F-FSP-0494

Project Representative(s): Melody Traegor, Coldwell Banker Commercial, Developer; John Wanamaker, Coldwell Banker Commercial; Denny Williams, Civil Solutions, Inc., Engineer; Mark Neiman, P.E., Civil Solutions, Inc., Engineer.

Request for approval of a Final Site Plan Application.

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

None.

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

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10:10 A.M.

E. T.G. LEE PARKING FACILITY

04-F-FSP-0767

Project Representative(s): Jason Kempher, T.G. Lee Dairy, Inc., Developer; Earl Mewhorter, T.G. Lee Dairy, Inc., Developer; Denny Williams, Civil Solutions, Inc., Engineer; Mark Neiman, P.E., Civil Solutions, Inc., Engineer.

Request for approval of a Final Site Plan Application.

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

1. Required the developer to request a Waiver of the Landscape requirements from the Zoning Enforcement Official.
2. Waived Traffic Engineering Comment regarding the requirement for wheel stops or curbing for the external parking stalls.

3. Waived Development Engineering Comment No. 6 regarding the thickness of the driveway.
4. Waived Zoning Comment No. 5 regarding a handicap accessible route between the proposed trailer storage area and the office building, subject to research by the Zoning Office.

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

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10:25 A.M.

F. HALIFAX PAVING BORROW PIT

04-F-FSP-0896

Project Representative(s): Tad Durrance, Halifax Paving, Inc., Developer; Derek M. Wainscott M. Wainscott, P.E., Zev Cohen & Associates, Inc., Engineer.

Request for approval of a Final Site Plan Application.

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

1. Required a Combination of Lots application to be submitted and approved to create one unified legal building site.
2. Clarified Summary Comment No. 3 to stipulate that the only haul route will be from the borrow pit to the Venetian Bay project site with NO hauling via S.R. 44. Note: Although the route is depicted on Sheet 6 of 6, the Engineer of Record will revise said sheet to make the route clearer.

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

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10:28 A.M.

G. PLANTATION BAY 2E-V, UNIT 2

04-S-PPL-0900

Project Representative(s): Dick Smith, Intervest Construction, Inc., Developer;
Tom Russo, Intervest Construction, Inc., Developer;
Jerry Finley, P.E., Finley Engineering Group,
Engineer.

Request for approval of a Preliminary Plat Application.

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

1. Stipulated that the sidewalk requirement is limited to along Aldenham Lane to the Harwick Lane intersection.

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

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ADDITIONAL BUSINESS

10:45 A.M.

A. COVENTRY SUBDIVISION

01-S-FPL-0438

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

Request for an Extension of a Sidewalk Performance Agreement.

Member Connors **MOVED** for **APPROVAL** of the Request for an Extension of a Sidewalk Performance Agreement, with the following amendments or conditions:

1. Required the construction of sidewalks along all lots which do not have valid building permits.
2. Allowed the sidewalks for all lots with valid building permits to be a condition of the issuance of each Certificate of Occupancy.

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

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10:50 A.M.

B. ANDREWS UNRECORDED #2

04-S-EXM-0788

Project Representative(s): Donald & Rozina Andrews, Owners.

Appeal of Denial of a Subdivision Exemption Application.

Member Connors **MOVED** for **DENIAL** of the Appeal of Denial of a Subdivision Exemption application. The motion died for lack of a Second.

Member Robinson **MOVED** for **APPROVAL** of the Appeal of Denial of a Subdivision Exemption application based on the status of Carver Road as depicted on the survey; with the stipulation that this approval for development is limited to the northerly boundary of Lot 10; and with the stipulation that any development of lots to the north of Lot 10 will require the opening of Carver Road to public standards.

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

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11:08 A.M.

C. MILLER WETLAND ALTERATION PERMIT

04-P-WTL-0911

Project Representative(s): Ronald Miller, Owner; Lea Brueggeman, Attorney for Owner.

Additional Staff Present: Tara Boujoulia, Wetlands Manager.

Appeal of Denial of a Wetland Alteration Permit Application.

Member Robinson **MOVED** for **DENIAL** of the Appeal of Denial of a Wetland Alteration Permit application.

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

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11:37 A.M.

D. VC/GREEN SPRINGS PARK

04-F-CPN-0622

Project Representative(s): John Harper, Volusia County Leisure Services Division, Developer; Susanne Wilde, Volusia County Leisure Services Division; Dan Manley, Miller, Legg & Associates.

Request for DRC to Define Design Standards for a Driveway.

Member Robinson **MOVED** for **APPROVAL** of the Request for DRC to Define Design Standards for a Driveway with the following condition:

1. Allowed the driveway to be twenty (20) feet in width in lieu of the required twenty four (24) feet.

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

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11:53 A.M.

E. WALKER USE PERMIT NO. 040621033

04-P-USE-0959

Project Representative(s): Mark Walker, Owner.

Appeal of Denial of a Use Permit Application.

Member Connors **MOVED** for **APPROVAL** of the Appeal of Denial of a Use Permit application, with the following condition:

1. Allowed the construction of a stabilized surface "driveway" to the subject property.

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

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DISCUSSION

A. PHILLIPS SUBDIVISION

04-S-ODP-0839

Project Representative(s): **No Representative present.**

Request for Waiver of Sidewalk Requirement.

Member Connors **MOVED** for **APPROVAL** of the Request for Waiver of Sidewalk Requirement.

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

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ADJOURNMENT

There being no further business or discussion, the meeting was adjourned at 12:12 p.m.

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