DEVELOPMENT REVIEW COMMITTEE
Minutes of the Meeting
March 15, 2005

MEMBERS PRESENT

Montye Beamer, Director of Growth & Resource Management Department
Mary Robinson, Director of Building & Zoning Division
Gloria Marwick, Director of Water Resources & Utilities Division
     for Mary Anne Connors, Director of Public Works Department

*   *   *   *   *

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
Dusty Lembrich, Budget Analyst, Career Development Program - Observing

*   *   *   *   *

CALL TO ORDER

The meeting of the Volusia County Development Review Committee was called to order by Montye Beamer, on Tuesday, March 15, 2005, at 9:07 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.

*   *   *   *   *

APPROVAL OF MINUTES

Chair Beamer called for a motion to approve the minutes from the March 1, 2005, DRC meeting.

Member Robinson MOVED for APPROVAL of the DRC minutes from March 1, 2005. The MOTION was SECONDED by Member Marwick. The MOTION CARRIED unanimously.

*   *   *   *   *
OLD BUSINESS

None.

* * * * * *

NEW BUSINESS

09:08 A.M.

A. SPRINGVIEW INDUSTRIAL PARK, UNIT 1, LOT 19 05-F-FSP-0060

Project Representative(s): Patrick Callaway, Realvest Development, LLC, Developer; Majid Kalaghchi, P.E., SK Consortium, Inc., Engineer.

Interested Parties: Anita Gonzalez, Planning Administrator, City of DeBary; Lloyd Flanagan.

Request for approval of a Final Site Plan Application.

Member Marwick 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:

None.

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

* * * * * *
09:23 A.M.

B. LIFEPONT COMMUNITY CHURCH 05-F-FSP-0264

Project Representative(s): Keith Johnson, Life Point Community Church, Developer; Frank Clark.

Interested Parties: Lloyd Flanagan.

Request for approval of a Final Site Plant Application.

Member Robinson 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:

None.

The MOTION was SECONDED by Member Marwick. The MOTION CARRIED unanimously.

* * * * * *

09:31 A.M.

C. TRADER JACK’S 05-F-FSP-0267

Project Representative(s): Grant Renne, P.E., Express Site Design, Inc., Engineer.

Interested Parties: Lloyd Flanagan.

Request for approval of a Final Site Plan Application.

Member Robinson MOVED for DENIAL of the Final Site Plan application with a recommendation that the applicant pursue a rezoning of the property to PUD.

The MOTION was SECONDED by Member Marwick. The MOTION CARRIED unanimously.

* * * * * *
D. PLANTATION OAKS UNITS 1A, 1B & 1C 05-S-PPL-0413

Project Representative(s): No Representative present.

Interested Parties: Lloyd Flanagan.

Request for approval of a Preliminary Plat Application.

Member Robinson MOVED to CONTINUE the review of the Preliminary Plat application to a future DRC meeting at the applicant’s request to allow time for the submittal of revised plans addressing the Land Development summary comments and the recommendations of the Technical Review Staff.

The MOTION was SECONDED by Member Marwick. The MOTION CARRIED unanimously.

* * * * * *

09:48 A.M.

E. MENTZER SUBDIVISION 05-S-ODP-0433

Project Representative(s): Walter Mentzer, Owner.

Interested Parties: Lloyd Flanagan.

Request for approval of an Overall Development Plan Application.

Member Marwick MOVED for APPROVAL of the Overall Development 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 any further subdivision requirements including the recording of a plat.

2. Required a Concurrency Certificate of Capacity application to be submitted and approved.

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

* * * * * *
10:30 A.M.

F. DeBARY TOWN CENTER

Project Representative(s): Steve Costa, Costa Development, LLC, Developer; Jeremiah Owens, P.E., CPH Engineers, Inc., Engineer; John Mark Henry, UCF Student.

Interested Parties: Anita Gonzalez, Planning Administrator, City of DeBary; Lloyd Flanagan.

Request for approval of an Overall Development Plan Application.

Member Robinson MOVED to CONTINUE the review of the Overall Development Plan to a future DRC meeting to allow the applicant time to meet with the City Manager regarding resolution of the PUD discrepancies and 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 Marwick. The MOTION CARRIED unanimously.

* * * * * *

09:58 A.M.

G. RIDGEWOOD CROSSING

Project Representative(s): Wally Temple, Ridgewood – Beresford, LLC, Developer; Raymond Harrison, Ridgewood – Beresford, LLC, Developer; Ty Harris, Storch & Morris, LLC., Attorney for Developer; Dion Marshall, Harris Civil Engineers, LLC, Engineer; Jason Bird, P.E., Harris Civil Engineers, LLC, Engineer.

Interested Parties: Lloyd Flanagan.

Request for approval of a Preliminary Plat Application.

Member Marwick 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. Required resolution of the location of the utilities along Ridgewood Avenue and the distance allowed from the edge of pavement with Development Engineering and Public Works.
2. Required written approval of the utility design from the City of DeLand including, specifically, the acceptance of the proposed depth of the utilities and the potential cost of repairs to Ridgewood Avenue and the need to close the road when maintenance of the lines are required.

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

* * * * *

10:47 A.M.

H. SABAL KEY SUBDIVISION 05-S-PPL-0486

Project Representative(s): No Representative present.

Interested Parties: Lloyd Flanagan.

Request for approval of a Preliminary Plat Application.

Member Robinson MOVED to CONTINUE the review of the Preliminary Plat application 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 Marwick. The MOTION CARRIED unanimously.

* * * * *
ADDITIONAL BUSINESS

A. BLUE LAKE WOODS

Project Representative(s): Steve Costa, Costa Development, LLC, Developer; Jeremiah Owens, P.E., CPH Engineers, Inc., Engineer; John Mark Henry, UCF Student.

Interested Parties: Lloyd Flanagan.

Request for Model Homes..

Member Robinson MOVED for APPROVAL of the Request for Model Homes to be located on Lot 3, Lot 6, Lot 7, Lot 23 and Lot 24.

The MOTION was SECONDED by Member Marwick. The MOTION CARRIED unanimously.

*     *     *     *     *     *

DISCUSSION

Discussion was held regarding:

1. Springleaf Subdivision Phase 3 – The adjacent property owners are proceeding with their appeal to the County Council regarding the replatting of the existing retention pond from Phase 1 into a lot in Phase 3.

2. Strickland Unrecorded Appeal – The appeal is currently under negotiation between Mary Brennan, Assistant County Attorney, and Kim Booker, Attorney for the Appellant.

3. Patten Unrecorded Appeal – The appeal is still pending with no report of progress from either side. Staff was directed to allow an additional thirty (30) days for negotiations to take place between the two parties and if there has been no agreement between the parties, then staff is to pursue resolution.

*     *     *     *     *     *

ADJOURNMENT

There being no further business or discussion, the meeting was adjourned at 10:53 a.m.

*     *     *     *     *     *