DEVELOPMENT REVIEW COMMITTEE
Minutes of the Meeting
Tuesday, March 2, 2010

MEMBERS PRESENT

Gregory K. Stubbs, Director of Growth & Resource Management
Mary B. Robinson, Building and Zoning Director
George Recktenwald, P.E., Public Works Director

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STAFF PRESENT

Palmer M. Panton, Land Development Manager
Jay D. Preston, P.E., County Development Engineer
Danielle Dangleman, Environmental Permitting Specialist III
Bruce D. Page, Assistant County Attorney
Rob Walsh, Operations Manager
Scott Ashley, AICP, Current Planning Manager
Martine Wallenberg, Planner II
Sherri LaRose, Land Development

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CALL TO ORDER

The meeting of the Volusia County Development Review Committee was called to order by Chair Gregory K. Stubbs, on Tuesday, March 2, 2010, at 8:35 a.m., at the Thomas C. Kelly Administration Building, in the DRC Conference Room, DeLand, Florida. Roll was called by Sherri LaRose. All members were present or represented.

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APPROVAL OF AGENDA

Chair Stubbs opened the floor for approval of the agenda for the March 2, 2010, DRC meeting and there were no changes.

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APPROVAL OF MINUTES

Chair Stubbs called for a motion to approve the minutes from the DRC meeting of February 16, 2010.

Member Robinson MOVED for APPROVAL of the DRC minutes from February 16, 2010.

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

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OLD BUSINESS

None.

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NEW BUSINESS

8:36 A.M.

A. Mission Lakes 2010-S-PPL-0047

Parcel #: 7419-20-02-0070

RSN #: 561679

Project Representatives: Mr. Daniel Johns, P.E. – Daniel Johns Engineering
Mr. Frank Severino – H H & H Properties, Inc.

Request for approval of the Subdivision Preliminary Plat Application.

There were no project representatives at the meeting, but Mr. Severino sent correspondence requesting a 45-day continuance so the developer and project engineer could explore their options in complying with the outstanding issues.

Member Robinson MOVED for the DRC to CONTINUE the Subdivision Preliminary Plat Application for a period of 45-days to allow the developer to explore their options in complying with the outstanding issues discussed with the Technical Review Committee at the meeting of January 27, 2010.

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

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B. Santana Ranch  

Parcel #: 7223-01-03-0071  
RSN #: 563177  

Project Representatives: Mr. James S. Morris, P.A. – Storch, Morris & Harris  
Mr. Glenn P. Greiner – Zahn Engineering  
Mr. Jack D. Wood – Santana Group Corporation  

Request for approval of the Final Site Plan Application.  

There were no project representatives at the meeting, but Mr. Pete Zahn, P.E., of Zahn Engineering, Inc., sent correspondence requesting a continuance of the review of the Final Site Plan Application if the DRC was not able to approve the application with revised plans.  

Member Robinson MOVED for the DRC to APPROVE WITH CONDITIONS the Final Site Plan Application subject to meeting conditions as stipulated in the Land Development summary comments and the recommendations of the Technical Review Committee, with the following waivers or modifications:  

1. Pursuant to the Zoning Enforcement Determination of March 2, 2010, by Mr. Gregory Stubbs, no amendment to the Santana Ranch BPUD is required as the submitted Final Site Plan implements the plan review requirements of the Development Agreement by addressing items such as stormwater management, tree replacement, and tree preservation.  

2. Pursuant to the Zoning Enforcement Determination of March 2, 2010, by Mr. Gregory Stubbs, a waiver to the landscaping buffer requirements for the Santana Ranch BPUD’s north, south, and west perimeters is approved, per Section 72-284(2)(i) of the Zoning Ordinance of Volusia County, Florida.  

3. An after-the-fact Tree Permit Fee in the amount of $422.00, for Building Permit 20090115008, is due prior to the issuance of the Final Site Plan Development Order. It has been confirmed that the Tree Permit Fee was paid on February 24, 2010.  

4. The stormwater design system may not be further enlarged from the design on the approved plan without the approval of an amendment to the Santana Ranch BPUD.  

The MOTION was SECONDED by Member Recktenwald. The MOTION CARRIED unanimously.
C. Blackwelder Subdivision 2010-S-ODP-0101

Parcel #: 6038-01-00-0253
RSN #: 563743
Project Representative: Mr. Brian L. Blackwelder - Owner

Request for approval of the Overall Development Plan Application.

Member Recktenwald MOVED for the DRC to APPROVE WITH CONDITIONS the Overall Development Plan Application subject to meeting conditions as stipulated in the Land Development summary comments and the recommendations of the Technical Review Committee, with the following waivers or modifications:

1. A waiver of the requirement to Section 72-540 of the Land Development Code of Volusia County, Florida, requiring Subdivision Preliminary Plat Review is approved, and to allow the submission of a Final Site Plan Application for the construction of both lots.

2. The submission of a Subdivision Final Plat Application will be required pursuant to Section 72-541.

3. Payment into the Volusia County Sidewalk Improvement Trust Fund is due prior to the issuance of the Overall Development Plan Development Order. The amount due has been approved at $14.00 per lineal foot as this was the applicable rate in 2003. Therefore, the amount due is $1,470 (105 feet of remaining frontage at a rate of $14.00 per linear foot).

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

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Staff member, Becky Mendez, AICP, Senior Planning Manager, joined the meeting.

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ADDITIONAL BUSINESS

9:00 A.M.

A. deParry Unrecorded Appeal Determination 2009-S-EXM-0271

Parcel #: 7013-04-02-0100

RSN #: 559043

Project Representatives: Ms. Astrid deParry, Esquire
Mr. & Mrs. Michael E. Garguilo - Owners

Appeal Determination of Denial of the Subdivision Exemption Application.

Member Recktenwald MOVED for the DRC to CONTINUE the request to a future meeting to allow sufficient time for the applicants to address the existing safety issues that were discussed at the meeting.

The MOTION was SECONDED by Member Robinson. 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 9:30 a.m.

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