



**4. PRESENTATIONS/AWARDS/REPORTS:**

**5. PUBLIC FORUM:** Time permitted, public comments shall be limited to items on the agenda and shall not exceed two minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

**6. OLD BUSINESS:****7. NEW BUSINESS:****A. [162 Hummingbird Street - Tri-Plex - Pre-Application Meeting](#)****Background:**

**Applicant:** Rabindra Singh (Singh Venture Investments)  
9971 Medallion Bluff Lane  
Orlando, FL 32829

**Project Name:** Hummingbird Tri-Plex

**Project Type:** Final Site Plan

**Project Acreage:** 12,000 Sq Ft

**Current Zoning:** RM-1, Multiple Family Residential Dwelling District

**Future Land Use:** Residential High Density (12.1-20 units/acre)

**Reference:** N/A

**Tax Parcel No.:** 8036-05-07-0090

**Property Location:** Northwest corner of Hummingbird Street and Belltower Avenue.

**Background:** The applicant would like to develop a tri-plex.

**Staff Comments:**

- Land is currently vacant and wooded.
- The max allowed units are 3 on this 0.28-acre parcel.
- Setbacks, LDC Section 110-310.
- Landscape Buffers, LDC Section 110-808.
- Requires Landscaping and Irrigation Plans with the Final Site Plan submittal.
- The Final Site Plan will cost \$1,000.00, plus \$250.00 for the Tree Removal Application.
- Elevations will be required for Final Site Plan.
- Parking follows LDC Section 110-828.

**Zoning Map:**

**Attachments:**     [Lot 9 Site Plan](#)  
                              [Framing Plan](#)

**B.    [578 Deltona Boulevard - Billboard - Pre-Application Meeting](#)****Background:**

**Applicant:**            Meridith McKenna  
                              731 SW 37th Avenue  
                              Ocala, FL 34474

**Project Name:**      Deltona Boulevard Billboard

**Project Type:**        Final Site Plan

**Project Acreage:**     5,314 Sq Ft

**Current Zoning:**      PB, Professional Business Zoning District

**Future Land Use:** Commercial

**Reference:**            N/A

**Tax Parcel No.:**      8036-05-00-0010

**Property Location:** East of Interstate-4, west of Deltona Boulevard.

**Background:**        The applicant would like to construct a billboard sign.

**Staff Comments:**

- Requires a Final Site Plan, which is \$1000.00, plus \$250.00 for Tree Removal Application.
- Per LDC Section 102-11 (Alternative sign approval process) the billboard will need DRC approval and will need to go before the City Commission for approval.
- Final Site Plan shall include:
  - Number of signs
  - Location of the sign
  - Dimensions and height for the sign.
  - Sign design
  - Light emission and control standards
  - Sign Orientation
  - Depictions that accurately reflect the visual appearance of the signs in the locations where they are proposed to be located.

**Zoning Map:**

**Attachments:**     [Site Plan](#)  
                              [Site Survey](#)

C.    [2160, 2151 Capri Cir. & 2131 Lake Helen Osteen Rd. - Townhomes - Pre-Application Meeting](#)

**Background:**

**Applicant:**            Manny Reus  
                              18501 Pines Blvd  
                              Pembroke Pines, FL 33029

**Project Name:**        Capri Circle Townhomes

**Project Type:**        Final Site Plan

**Project Acreage:**     3.52 Acres

**Current Zoning:**      RM-2, Multiple Family Residential Dwelling District

**Future Land Use:**    Residential High Density (12.1 -20 units/acre)

**Reference:**            N/A

**Tax Parcel No.:**    8130-74-43-0030, 8130-74-42-0200, & 8130-74-43-0040

**Property Location:**   East of Lake Helen-Osteen Road. West of Foy Lake.

**Background:**        The applicant would like to construct townhomes.

**Staff Comments:**

- Buffers and setbacks, LDC Sections 110-311 and 110-808.
- How many cars will fit in the driveway? Staff wants to ensure there is not parking in the right-of-way.
- Per LDC Section 110-29(b)(2)d. the minimum width of a driveway is 14 feet.
- Sidewalks will be required throughout entire development.
- Will need details of the dumpster enclosure, including landscaping.
- Please review LDC Section 110-828, regarding landscape requirements.
- Stop bars and signs will be required within the submittal package.
- Elevations will be required.
- Final Site Plan Application \$1,000.00, plus \$250.00 for Tree Removal Application.

**Zoning Map:**

**Attachments:**     [Conceptual Site Plan](#)**D.**     [Irondale Street - Subdivision Exemption - Informational](#)**Background:**

**Applicant:**            Bishnu Verma  
                              1995 Bridgewater Drive  
                              Lake Mary, FL 32746

**Project Name:**       N/A

**Project Type:**        N/A

**Project Acreage:**     40.56 Acres

**Current Zoning:**      R1, Single-Family

**Future Land Use:**    LDR, Low Density Residential. (0-6 units/acre)

**Reference:**            N/A

**Tax Parcel No.:**    8102-00-00-0040

**Property Location:** Square parcel located north of Captain Drive,  
east of Snow Drive.

**Background:**        The applicant would like to explore options that  
include a subdivision exemption for multiple single-family houses,  
one single family house with an accessory shed, or establishing a  
solar farm.

**Staff Comments:**

- Majority of the parcel is covered by wetlands.
- Flood Zone A
- Minimum requirement for a principal structure is 1,200 square feet per LDC Section 110-307.
- Where would the Solar Farm be located?
- 25-foot wetland buffer required.

**Zoning Map & Future Land Use:**

**Attachments:**     [Accessory Shed](#)  
                              [Flood Zone Map](#)  
                              [Wetlands Map](#)

**8. STAFF COMMENTS:****9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*