



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, May 16, 2024

9:00 AM

2nd Floor Conference Room

A. The DRC and Informational/Pre-application meeting is held both in person and in a virtual environment via Microsoft Teams and can be accessed by the following methods:

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Present: 3 - Chair Phyllis Wallace
Member Jessica Entwistle
Member Leigh Grosvenor

Absent: 1 - Member Carl Lynch

Stand in for Building Services: Chad Tate.

Also present: Alternate Samuel Schaller, Fire Safety; Alternate Jonathan Knight, Nelly Kerr, and Milton Robles, Planning and Development Services; James Parrish, Bobbie Degon, and Tony Elam, Deltona Water; City Attorney, Segal-George; Nicholas Ralph-Ortueta, Fowey Investments; Troy Davidson, Rental World of Central Florida.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of May 2, 2024

Motion by Jessica Entwistle, seconded by Leigh Grosvenor to approve the Minutes of May 2, 2024, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

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.

None.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. Snow Drive Tract A and B - Pre-Application Meeting

Applicant Nicholas Ralph-Ortueta gave an overview of the area, and project. He stated he is interested in creating affordable housing.

Member Entwistle stated if the applicant is interested in splitting the lot more than twice a plat would need to be conducted, and water as well as sewer would be required.

Discussion occurred about subdivision exception and requirements.

Chair Wallace spoke about the wetlands and floodzone designation on the properties.

Discussion occurred regarding FEMA, floodzones, and wetlands.

Chair Wallace stated the applicant will need to provide a base flood elevation for the properties which can be done through their own means or by waiting for FEMA to accept the new maps. She stated this will need to be submitted to FEMA and to the City of Deltona for approval.

B. Rental World CFL - 1764 and 1768 Doyle Road - Pre-Application Meeting

Applicant Troy Davidson gave an overview of his business, and the project. He stated his rental business will not be heavy equipment.

Member Entwistle stated this use is allowed in C-1 zoning, and discussed the parking requirements for the use.

Discussion occurred regarding setbacks and landscape buffers.

Chair Wallace spoke regarding access the property, and that the alleyway can be utilized for exiting the facility when needed, but can not be used for primary business.

Mr. Davidson spoke regarding plans for gas tanks to be on-site for his business.

Alternate Schaller spoke regarding gas tank restrictions and fire safety.

Member Grosvenor stated a fire hydrant will need to be within 400 feet of the building.

Chair Wallace spoke regarding the applicant needing a survey of the property, and stormwater.

Discussion occurred regarding sanitary sewer and water.

Member Entwistle spoke regarding the need for a Combination of Lots application, a dumpster enclosure, and a retention pond for the project.

Discussion occurred regarding retaining pond setbacks and placement.

Chair Wallace stated the applicant will need to speak with Volusia County for access to the property and driveway cut due to Doyle Road being a Volusia County road.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 9:29 A.M.

Phyllis Wallace, Committee Chair

ATTEST:

Brandon Hatch, Committee Secretary.