



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, June 20, 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: 4 - Chair Phyllis Wallace
Member Jessica Entwistle
Member Leigh Grosvenor
Member Chad Tate

Also present: Alternate Sharon Shivers and Alternate Samuel Schaller, Fire Safety; Alternate Jonathan Knight, Nelly Kerr, and Milton Robles, Planning and Development Services; Bobbie Degon and Tony Elam, Deltona Water; City Attorney Segal-George; William Donley, Donley Consulting Group; Lance Mulonas, King's All Star Karate; Morgan Hampton, Common Oak Engineering; and Herb Green, Cadjazz Engineering.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of June 6, 2024

Motion by Jessica Entwistle, seconded by Phyllis Wallace 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.

Chair Wallace opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. Vineland Reserve Phase 1 Final Plat - Pre-Application Meeting

Applicant William Donley gave an overview of the project.

Member Entwistle spoke about the Preliminary Plat approval and asked about any changes that have occurred for the project. She spoke regarding the process moving forward with the Final Plat.

Chair Wallace stated a bond will be required for the project.

Mr. Donley stated they plan to record the Plat in October.

Member Entwistle spoke about review timelines.

B. King's Allstar Karate - 505 Deltona Blvd. - Pre-Application Meeting

Applicant Lance Mulones gave an overview of the project, and spoke regarding concern for additional requirements for handicap access due to the project being on the second floor of the property.

Member Entwistle stated the proposed project works with the properties C-2 Zoning.

Discussion occurred about parking requirements and cross-access.

Alternate Schaller stated the applicant will need to apply for a change of occupancy permit prior to being allowed to occupy the space.

Discussion occurred about handicap access.

C. BOAT & RV PARKING - 273 Enterprise Road - Pre-Application Meeting

Applicant Morgan Hampton gave an overview of the project, and the changes to the site plan.

Member Entwistle stated a new application will need to be submitted including a new site plan, and that the City will require parking islands.

Discussion occurred about parking spaces.

Ms. Hampton stated the parking is planned to be for RVs and Boats, and shall not be for semi-trucks.

Member Entwistle stated no additional board meetings will be needed outside of DRC approval.

Chair Wallace stated Enterprise Road is regulated by Volusia County, and the applicant will need to speak with them regarding access.

Member Grosvenor stated the applicant will need to provide fire hydrants, siren operated gate sensors, and a knox box for the project.

Discussion occurred regarding the utilization of crushed asphalt for parking.

D. Blackfin Deltona Self Storage - 930 Howland Blvd. - Pre-Application Meeting

Applicant Herb Green gave an overview of the project and spoke regarding wanting to rezone the property to a BPUD.

Member Entwistle stated a Traffic Impact Analysis and Development Agreement will be needed for submittal.

Discussion occurred about parking.

Member Entwistle stated the applicant will need to contact Volusia County for access, and that the project is compatible with the future land use of the area.

Chair Wallace stated currently the property is in a Flood Zone, is not in a wetland area, and is not in a Scrub Jay habitat. She stated utilities are on the property, and that a tree survey will be required for submittal.

Member Grosvenor stated the applicant will need a fire hydrant within 400 feet of the building in 300 foot intervals and one fire hydrant 150 feet from the FDC. She stated depending on the drive aisle length they may need a turn around as well.

Discussion occurred about an existing pond on the property.

Discussion occurred about building aesthetics, and the need for the project to compliment the surrounding residential area.

Member Entwistle stated a dumpster enclosure would be required.

Discussion occurred about elevation and grading.

Mr. Green stated they plan to have controlled access to the Dumpster, to ensure that no illegal dumping occurs.

Discussion occurred about gated access.

Member Grosvenor stated the gate will need a key switch and siren sensor capabilities.

Discussion occurred about the BPUD process and timeline.

Member Entwistle stated a Master Development Plan will be required for a BPUD.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 9:54 am.

Phyllis Wallace, Committee Chair

ATTEST:

Brandon Hatch, Committee Secretary.