



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, August 1, 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: Sharon Shivers and Samuel Schaller, Fire Safety; Jonathan Knight, Nelly Kerr, Milton Robles, Eric Kozielski, and Brandon Hatch, Planning and Development Services; Bobbie Degon and Tony Elam, Deltona Water; Marsha Segal-George, City Attorney; Elaina Hilyard and David Holden, Quigg Engineering; Danielle Orville, Garitoco; Josh Lively and Deborah Lively, Mission Sent; Nicholas Ralph-Ortueta, Fowey Investments; Kris Rowley, Zev Cohen; Adrienne Doefler and Tylor Strachan, Geopoint Survey.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of July 18, 2024

Motion by Jessica Entwistle, seconded by Leigh Grosvenor to approve the Minutes of July 18, 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:

A. Halifax Pond Expansion - SP23-0012 - DRC Approval for Final Site Plan

Member Entwistle explained the Site Plan application SP23-0012, is for the Halifax Crossings Pond Expansion on 8.15 acres of land within the Halifax Village MPUD. She delineated the dates of submittals, sufficiency, and review cycles. Member Entwistle stated the Final Site Plan is consistent with the Comprehensive Plan and LDC Section 75. She stated that staff recommended the DRC approve the Final Site Plan for the Halifax Pond Expansion to be located on 8.15 acres of land within the Halifax Villiage MPUD.

Motion by Jessica Enwtistle, seconded by Leigh Grosvenor, to approve Halifax Pond Expansion Final Site Application SP23-0012 located in Halifax Village. The motion carried unanimously.

B. Catalina Pointe - SD23-0018 - DRC Approval for Final Plat

Jonathan Knight explained the Plat application, SD23-0018 is a proposal to subdivide an approximately 36.6 acre parcel of land found within the Catalina Pointe RPUD. He deliniated the dates of submittals, sufficiency, and review cycles. Mr. Knight stated the Final Plat is consistent with the standards established in the Catalina Pointe RPUD Development Agreement and Chapter 177 of the Florida State Statutes. He stated that staff recommended the DRC approve the Final Plat for the subdivide of an approximately 36.6 acre parcel of land under the conditions that the Final Plat Development order be recorded into public records concurrently with the mylar and execution of this recording be within 20 days of the effective date of Resolution No. 2024-37 when approved by City Commission.

Motion by Jessica Entwistle, seconded by Leigh Grosvenor, to approve Catalina Pointe Final Plat SD23-0018 located within the Catalina Pointe RPUD with the revised Development Order. The motion carried unanimously.

C. Snow Drive Tract A - Residential - Subdivision Exception Meeting

Applicant Nicholas Ralph-Ortueta and City of Deltona GIS Coordinator Eric Kozielski gave an overview of the project, and the plans for the property.

Discussion occurred about wetlands on the property.

Mr. Kozielski stated the approval of this subdivision exception would have the condition of the project being required to connect to water.

Discussion occurred about next steps for the project, and timelines.

Motion by Jessica Entwistle, seconded by Leigh Grosvenor, to approve the subdivision exception for Snow Drive Tract A with the condition of the project connecting to water. The motion carried unanimously.

7. NEW BUSINESS:

A. Mission Sent - 840 Deltona Boulevard Suite T and V - Pre-Application Meeting

Applicant Deborah Lively gave an overview of the project, and their intentions for the property.

Samuel Schaller spoke regarding the need for a change of use permit, and a fire alarm.

Discussion occurred about building layouts, and interiors specifications.

Mr. Schaller spoke regarding the potential need for the rooms to be sprinkled.

The Applicant stated they may want to have 2 classrooms in one of the suites.

Discussion occurred about fire walls and fire barrier walls.

The applicant spoke regarding their organization, and that their plan for the project is to have the location be classified as both educational, and an assembly.

Mr. Schaller spoke regarding occupancy classes and square footage.

Discussion occurred about next steps for the project, and plans.

B. Laundromat - 3150 Howland Boulevard / 3200 Howland Boulevard - Pre-Application Meeting

Chair Wallace opened and closed discussion for the project as the applicant was not present.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 9:23 am.

Phyllis Wallace, Committee Chair

ATTEST:

Brandon Hatch, Committee Secretary.