



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes - Final

Development Review Committee

Thursday, November 18, 2021

9:00 AM

2nd Floor Conference Room

- A. In an effort to reduce the possibility of exposure of residents to the COVID-19 (Coronavirus) the Development Review Committee meeting will be held in the virtual environment via Webex and can be accessed by the following methods:

1. CALL TO ORDER:

The meeting began at 9:06 am.

2. ROLL CALL:

Also present: Tobborah Cottingham,, Deltona Water; William Lopez-Colon, Deltona Water; Damaris Miranda, Housing & Community Development; Jessica Entwistle, Housing & Community Development; Don Hoppa, Housing & Community Development; Renée Cairney, Planning and Development Services; Carl Lynch, Building Services, sat in for John Boden in his absense; Ben Kraljev, Lennar Homes; Daniel La Rosa, Lennar Homes; Mike McQuarrie, Lennar Homes; Michelle Widick, Zev Cohen; Candice Hawks, Poulos & Bennett

Present: 4 - Member Steve Danskine
Member Leigh Grosvenor
Member Ron Paradise
Member Joseph L. Ruiz

Absent: 3 - Chair Phyllis Wallace
Member John Boden
Member Jerry Mayes

3. APPROVAL OF MINUTES & AGENDA:

Motion by Joseph Ruiz, seconded by Leigh Grosvenor, to approve the November 4, 2021 Development Review Committee minutes as presented. The motion carried unanimously.

A. Minutes of November 4, 2021

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM: Time permitted, public comment shall be permitted at the end of agenda items only and shall not exceed two minutes.

6. OLD BUSINESS:**7. NEW BUSINESS:****A. PARCEL NO.: 9112-00-00-0070; 9112-00-00-0250 & 9112-00-00-0150**

Vineland Reserve Phase 2 was brought to the Development Review Committee for approval of Phase 2 Final Plat RPUD. The application is for approximately 40.97 acres of land to be subdivided into 152 Single-family lots typically 50'x115' in size and trade for landscape, drainage, open space and amenities located along the north side of Doyle Road and south of Collins Road. Applicant Dan LaRosa and Ben Kraljev of Lennar Homes and Candice Hawks of Poulos & Bennett were present.

Member Ruiz noted an update for the record post the Development Review Committee Staff Report being drafted to note that a submittal was received November 12, 2021, due to a technical surveying issue which has since been addressed with our surveyor Tetra Tech. Prior to going to City Commission, it was recommended that a curve radius be updated, which is complete. Once the official letter is received from Tetra Tech and we have the letter for the file, staff can proceed to City Commission.

Staff recommends the Development Review Committee approve Vineland Reserve Phase 2 Final Plat Application subject to the following condition:

1. Consistent with Section 96-76, the Letter of Credit Agreement for the signed and sealed Letter of Credit in the amount of \$1,562,570.55 shall be recorded into the public records prior to or concurrently with the recordation of the Vineland Reserve Phase 2 Final Plat.

Also, comply with the curve radius requirement based on their surveys.

Mr. Paradise asked when the city had accepted the Letter of Credit? Member Ruiz stated the city is in possession of the Letter of Credit.

Member Paradise asked the applicant for the record, if these changes will not require any future plat changes that may reflect as corrective to this plat? Ms. Hawks replied yes, that is correct the change regarding the curve data on the plat should reflect specifically what Tetra Tech requested.

Member Paradise stated he will recommend the City Commission accept this final plat and have the item be placed on the December 13, 2021 City Commission Meeting. There is no guarantee expressed or implied that it will get on the Agenda.

Ms. Hawks asked is this item not a consented item at that point?

Member Paradise stated it may appear that way and reiterated that no members on the Development Review Committee are involved with producing the agenda.

Ms. Hawkins asked with regards to move forward with permitting process for the homes.

Member Grosvenor confirmed that all the utilities and fire hydrants are all complete and there was no issue moving forward. Staff also noted the Building Official was willing to review building permits per previous discussions.

Motion by Joseph L. Ruiz, seconded by Steve Danskine, to approve the Development Order of Vineland Reserve Phase 2 Final Plat Application conditionally, and forward the Final Plat Document to the City Commission..

For: 4 - Member Danskine, Member Grosvenor, Member Paradise and Member Ruiz

8. STAFF COMMENTS:

Member Paradise confirmed an applicant for this scheduled Development Review Committee meeting withdrew their pre-application at this time.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting was adjourned at 9:14 am.

Phyllis Wallace, Chairperson

Renée Cairney, Board Secretary