



DRC Staff Report

To: Development Review Committee
From: Vanessa Suazo
Planner I, Planning and Development Services
Date: February 2, 2023
Application: SP22-0004 Multi-Family Alarka Lane – 2920 Alarka Lane

PROJECT SUMMARY:

Applicant: Alejandro Gutierrez
Freedom Construction
1911 Morning Drive
Orlando, FL 32809

Tax Parcel No.: 8130-74-40-0040

Property Location: 2920 Alarka Lane

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

BACKGROUND:

The applicant submitted the Final Site Plan Application on May 5, 2022, proposing to develop a two (2) story, multi-family apartment building consisting of six (6) units to be located at 2920 Alarka Lane in Deltona. The property is ±0.55-acre and zoned Multiple Family Residential One (RM-1) Dwelling District.

Upon sufficiency review, the application was deemed sufficient and a Sufficiency Letter was issued on May 10, 2022. Following the initial distribution of plans to the Development Review Committee (DRC), the City's development review agencies issued a Comments Letter on June 1, 2022. A Response to the Comments Letter along with revised plans and supporting documents was submitted on June 27, 2022. Subsequent to the second review the DRC issued a second Comments Letter on July 26, 2022. The City received the second resubmittal of plans on August 9, 2022, and the DRC issued the third Comments Letter on August 29, 2022. A third response letter was submitted by the applicant and the fourth DRC Comments Letter was issued on November 23, 2022. Final revised plans were reviewed on January 5, 2023, and Staff has determined all substantive issues have been satisfactorily addressed.

CONCLUSION / RECOMMENDATION:

The proposed site plan is consistent with all applicable provisions of the City's Comprehensive Plan and Land Development Code. Therefore, the staff recommends the Development Review Committee conditionally approved the Final Site Plan Application SP22-0004 with the following condition:

1. The proposed development shall be constructed in conformance with the approved Final Site Plan Construction Drawings, Development Order, and other related documents for this project.