



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, June 16, 2022

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 was called to order at 9:00 am.

2. ROLL CALL:

Also in attendance: Sharon Shivers, Fire Safety; Tobborah Cottingham and William Lopez-Colon, Public Works; Renee Cairney and Vanessa Suazo, Planning and Development Services; Don Hoppa, Housing and Community Development Department; Kat Kyp, Building Department; Carlos Barrios, Stephen Barrios Engineering; Jack Lui, and Jeff Davis.

Present: 6 - Chair Phyllis Wallace
Member Steve Danskine
Member Leigh Grosvenor
Member Carl Lynch
Member Ron Paradise
Member Joseph L. Ruiz

Excused: 1 - Member Jerry Mayes

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of June 2, 2022

Motion by Ron Paradise, seconded by Leigh Grosvenor, to approve the Minutes of June 2, 2022, 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.

Chairperson Wallace opened and closed public forum as there were none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. Pre-application Meeting - 820 Deltona Blvd. - Fantastic Learning Academy

Mr. Lui explained these buildings were last used as medical offices, but they are currently abandoned and he would like to repurpose them as a daycare.

Discussion occurred regarding parking and access requirements.

Mr. Davis asked if shared parking could be considered for this use, and the Committee stated it could be looked at during the Final Site Plan review.

The Committee explained the property would need to be upgraded to be used as a daycare. They explained sewer would be required to be hooked up once it becomes available.

Discussion occurred regarding circulation and aerobic advanced septic systems.

The Committee explained this would be a change of use so the applicant would need to speak with Ms. Shivers at the Fire Department. They also explained the Fire Department would require 20 feet of stabilized access for emergency vehicles.

The Committee suggested the applicant reach out to a fire safety engineer to assist with making these buildings up to code before submitting a Final Site Plan application. The Committee also reminded the applicant with the change of use the applicant would be responsible for impact fees.

B. Pre-application Meeting - 2111 Capri Cir. - Multi-family

Mr. Barrios explained this property is flood zone challenged, but he has come back with a change in fire access and parking. He explained he has worked with Ms. Grosvenor on some aspects and stated the building would have sprinklers.

Discussion occurred regarding the floodplain and landscape requirements.

The Committee reminded the applicant that any fill will need to be compensated for and advised him to get with a geo-tech engineer regarding this matter. They advised the

applicant that the stormwater pond cannot be within the buffer area as the proposal depicts.

Discussion occurred regarding density and amenities.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 9:47 am.

Chairperson, Phyllis Wallace

ATTEST:

Committee Secretary, Jessica Entwistle