

**CITY OF DELTONA, FLORIDA  
SPECIAL DEVELOPMENT REVIEW COMMITTEE MEETING  
TUESDAY, JUNE 26, 2012**

A Special Meeting of the Deltona Development Review Committee was held on Tuesday, June 26, in the 2<sup>nd</sup> Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 1:00 P.M. by Tom Pauls.

**2. DRC COMMITTEE:**

Chairman	Chris Bowley	Present
Member	Gerald Chancellor	Present
Member	Leigh Grosvenor	Present

Also present: Planning & Development Services Planning Manager Tom Pauls; Planning & Development Planner II Scott McGrath; Project Administrator, Chris Collier; Business Development Administrator Jerry Mayes; Building and Enforcement Services Director Dale Baker; Building Official Steve Roland; VCSO Sergeant Patrick Leahy; P&D Intern Stephen Cox; and Administrative Assistant II Pauline Shattuck.

Dunkin Donuts Representative present: Daniel Johns, P.E., Engineer of Record.

**3. Minutes:**

**1. Meeting – May 30, 2012.**

**Motion by Member Grosvenor, seconded by Member Chancellor, to adopt the minutes of the Special Development Review Committee Meeting of May 30, 2012, as presented.**

**Motion carried with members voting as follows: Member Grosvenor, for; Member Chancellor, for; and Chairman Bowley, for.**

**4. OLD BUSINESS: None**

**5. NEW BUSINESS/DEVELOPMENT REVIEW:**

**A. CSP12-004/FSP12-005 Dunkin Donuts, 3140 Howland Boulevard**

Mr. McGrath reviewed the following staff comments with the applicant:

Staff Comments

Planning and Development Services

1. *Prior to receiving a site plan development order, the applicant must submit to the city a revised and recorded Development Agreement that relocates the cross access easement consistent with this site plan and addresses, as appropriate, other 'development standard' items, as described in Section 10 of the current DA (See Volusia County Court Clerk - Book 5910 Pages 4792-4804).*
2. *Provide a valid Use Agreement from Florida Power authorizing placement of improvements within their 50-ft. wide easement.*
3. *Bring the landscape plan into compliance with Section 110-808 of the City's Land development Code regarding:*
  - a. *Identifying correct number of symbols shown for 'canopy tree' and 'understory tree' counts (also revise legends to reflect these terms per Section 110-808).*
  - b. *Adding foundation landscaping along the eastern wall of the building, around the outdoor seating area and along the north and south sides of the dumpster.*
  - c. *Showing the location of the 15% parking lot landscaping areas.*
  - d. *Identifying materials cited as 'other plants' and place them under the headings of 'shrubs' or 'groundcover'.*
4. *Complete site design features around the outdoor seating area.*

Landscaping, sidewalk, fencing, parking space length, and crosswalk issues were discussed.

Member Bowley said he spoke to Mr. Heckel, the applicant, regarding the Developer's Agreement. The applicant is working with his attorney to amend the original Developer's Agreement, which was done in 2006, for a different use. Member Bowley said he is in support of leaving as much vegetation along the north property line as possible; the applicant will need to enhance this with opacity. Another issue is the extension of the sidewalk along the east property lines and offsite up to Boxelder Street. Extending the sidewalk up to Boxelder Street meets the intent of that Developer's Agreement and the related impact fee credit would be only to that portion that is offsite, north of the property line, not the entire sidewalk line.

Member Bowley said another issue is the re-recording of the easement, which this agreement would achieve. Finally, the agreement with FPL needs to happen quickly because design improvements are located in that easement, and we do not have any official document from Florida Power saying that it is acceptable to them. Before the City Commission hearing, the date

of which is yet to be determined, we will need to have that document in hand, which states it is ok to work in the easement.

Mr. McGrath said Volusia County Traffic Engineering has not approved the right-of-way use permit. The hycric configuration will need to be redesigned.

Mr. Pauls said because there will need to be modifications to the DA, landscaping, etc., a City Commission hearing for July cannot be scheduled. We need to verify that Joe Napolitano is the property owner.

Discussion ensued regarding the non-vehicular access easement.

### Fire Safety

- 1. Due to the construction type and total area of building, this project shall require a minimum required fire flow of 1500 gpm with flow duration of 2 hours. A reduction in required fire flow of up to 75 percent, as approved, shall be permitted when the building is protected throughout by an automatic sprinkler system. The resulting fire flow shall be not less than 1000 gpm.*
- 2. Due to the installation of the automatic fire sprinkler system, only the (1) proposed fire hydrant shall be required to be installed, and the installation of additional fire hydrant(s) shall not be required at this time.*
- 3. A fire flow test shall be required and the fire flow test shall be conducted on the existing fire hydrants located as close as possible to the proposed project prior to final site plan. The fire flow test shall be conducted by a Florida licensed contractor and all fees associated with the test shall be the responsibility of the owner/developer of each site approval. The fire flow tests shall demonstrate the required fire flow for the project is available. If the required fire flow is not attainable, the applicant shall indicate alternative fire protection on the site plan; such as an automatic fire sprinkler system, non-combustible construction, increased distances between structures and/or any alternative or equivalency acceptable to the fire marshal. The fire flow test shall be witnessed by a representative of the City's Fire Safety Division. All fire flow tests shall be scheduled through the Fire Safety Division inspection line (386) 878-8655.*
- 4. Clearly identify the types, and sizes of all valves.*
- 5. Specify on the fire hydrant detail that it is an American Darling 6" B-84-B.*
- 6. The City of Deltona requires a key access box to be installed and utilizes the Knox Box system. Provide the location of the Knox Box on the site plan.*

Mr. Johns said possibly the building may not have a sprinkler system. Member Grosvenor said that, if so, an additional fire hydrant will need to be added.

Public Works

1. *The site will require a 100% gopher tortoise survey and all applicable permitting will be required prior to the DO being issued.*
2. *Has the power company granted approval for the construction of the stormwater pond in their easement? Please clarify.*
3. *A copy of the Volusia County Utility Department's approval of the water and wastewater utility plans needs to be furnished to the City.*
4. *A City ROW Use permit will need to be applied for and obtained for all improvements including utilities proposed in the Roseapple ROW.*
5. *A copy of the County ROW Use permits for the proposed driveway and improvements in Howland Blvd. must be furnished to the City upon issuance.*
6. *The SWPP and NOI prepared by the site contractor must be submitted to the FDEP prior to construction and copies furnished to the City NPDES inspector, with the NPDES permit.*
7. *A copy of the St. Johns River Water Management District ERP will need to be provided to the City upon issuance.*

Member Chancellor and Member Bowley said the gopher tortoise survey was good for 90 days and has expired. An updated survey will need to be submitted.

Volusia County Utilities

1. *A backflow preventer is not required on the proposed reclaimed water service as depicted on Sheet 5.*
2. *The Reclaimed Water Sign Detail, Figure 2401B, Sheet 9, is not required.*
3. *The Double Detector Check Assembly, Figure 2309, Sheet 9, is not required for a 2" service. A 2" RPZ backflow preventer is adequate.*

Member Chancellor said proof of use of the easement will need to be provided to the City.

**Motion by Member Chancellor, seconded by Member Bowley, to approve CSP12-004/FSP12-005 Dunkin Donuts, with conditions as cited by the DRC, to include revisions to the Developer's Agreement, and proof of use of the easement from Florida Power.**

**Motion carried with members voting as follows: Member Grosvenor, for; Member Chancellor, for; and Chairman Bowley, for.**

**6. OTHER ISSUES:**

- Issue 'NPDES' information: Mr. Pauls presented Mr. Johns with the NPDES information.
- Discuss process leading to Pre-Development meeting: N/A
- Other topics of interest: None

**7. ADJOURNMENT:**

There being no further business, the meeting adjourned at 1:22 p.m.

**ATTEST:**

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**Chris Bowley, AICP, CHAIRMAN**

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**Pauline Shattuck, RECORDING SECRETARY**