

# City of Deltona

## **DEVELOPMENT REVIEW COMMITTEE MEETING**

**THURSDAY, APRIL 18, 2013**

**9:00 A.M.**

**2<sup>nd</sup> FLOOR CONFERENCE ROOM**

**2345 PROVIDENCE BOULEVARD**

**DELTONA, FLORIDA 32725**

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### AGENDA

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **APPROVAL OF MINUTES:** November 1, 2012
4. **OLD BUSINESS:**
5. **NEW BUSINESS/DEVELOPMENT REVIEW:**
  - A. CSP13-001/FSP13-001 Wastewater Reclamation Facility
6. **OTHER ISSUES:**
7. **ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the Development Review Committee with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 878-8100.

DRAFT  
CITY OF DELTONA, FLORIDA  
DEVELOPMENT REVIEW COMMITTEE MEETING  
THURSDAY, NOVEMBER 1, 2012

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, November 1, 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 9:00 a.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; Business Development Administrator Jerry Mayes; Building and Enforcement Services Director Dale Baker; Utility Systems Manager Phyllis Wallace; VCSO Sergeant Pat Leahy; and Administrative Assistant II Pauline Shattuck.

McDonald's Restaurant Representative present: Kevin Collins, P.E., Project Engineer, CPH Engineers.

**3. Minutes:**

**1. Meeting – August 16, 2012.**

**Motion by Member Chancellor, seconded by Chairman Bowley, to adopt the minutes of the Development Review Committee Meeting of August 16, 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. CSP12-005/FSP12-006 McDonald's @ WalMart, 131 Howland Boulevard**

**Planning and Development Services**

**General Comments:**

Revise the color elevations to address the two design issues cited below. The City's Urban Design Pattern Book is available on-line at [www.deltonafl.gov](http://www.deltonafl.gov), by choosing 'Departments,' 'Planning & Development,' and then the 'Urban Design Pattern Book' in the listing to the left.

- 1 • Include a gable or hip roof line per Pattern Book provision 3.2.2.4 on page 14.
- 2 • Integrate a vertical architectural 'interruption' along the south and east walls per the
- 3 second and third bullet per Pattern Book provision 3.3.1 on page 17.

4  
5 Specific Comments:

6  
7 Sheet 1 and C-2: Complete legal descriptions and Parcel ID numbers.

8  
9 Sheet C-3: Renumber 'General Provisions' list caused by the removal of note 4.

10  
11 Sheet C-6: The 4 proposed 'reservoir spaces' need to be relocated.

12  
13 Sheet L-1: Given the lot dimensions and orientation at the entryway to the master planned site and  
14 the visibility from Howland Blvd., provide intensive landscape screening (i.e. podocarpus) along  
15 the west side of the proposed solid waste screen enclosure, and additional landscaping at the north  
16 edge of the site (i.e. crepe myrtle).

17  
18 Sheet L-1: Adjust the plan to indicate that readings of illumination intensity generated by on-site  
19 parking lights do not exceed 1 footcandle along property lines. Illumination readings that exceed  
20 this limit are only allowed where illumination is emitted from non-parking lot lighting fixtures  
21 (adjoining fixtures, street lights, etc.) and must be clearly noted as such on the plan. See LDC  
22 Section 110-828 b 2.

23  
24 Mr. Pauls reviewed the Planning & Development comments with the applicant. He said per Pattern  
25 Book provision 3.2.2.4 on page 14 requires some kind of a hip or gable roof, or perhaps a hybrid.  
26 Mr. Collins said his architect, John Baer, will contact Mr. Pauls regarding the roof line design. Also,  
27 the Pattern Book provides guidance for architectural interruptions along extended flat walls. This  
28 appears on the south and east sides. Mr. Pauls asked that articulations shall be incorporated to break  
29 up the long wall every 20 feet. There needs to be complete legal descriptions on all sections. Mr.  
30 Collins said the first legal description is from a title commitment and the second legal description was  
31 written by the surveyor. Mr. Pauls says since McDonald's is in the process of buying the property  
32 they need to establish a title commitment prior to ownership ensuring it is legal in all aspects. Mr.  
33 Pauls said we will add a condition as part of the approval that a complete and valid title commitment  
34 will be submitted prior to the issuance of the Development Order. The landscaping and illumination  
35 comments have been satisfied in the latest site plan submitted.

36  
37 Public Works

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39 Engineering and Deltona Water have no further comments.

40  
41 Member Chancellor had no additional comments.

42  
43 Fire Safety

44  
45 Specific Comments:

1 A fire flow test shall be required; the fire flow test shall be conducted on the existing fire hydrants  
2 located as close as possible to the proposed project prior to final site plan. The fire flow test shall  
3 be conducted by a Florida licensed contractor and all fees associated with the test shall be the  
4 responsibility of the owner/developer of each site approval. The fire flow tests shall demonstrate  
5 the required fire flow for the project is available. If the required fire flow is not attainable, the  
6 applicant shall indicate alternative fire protection on the site plan such as an automatic fire  
7 sprinkler system, non-combustible construction, increased distances between structures and/or any  
8 alternative or equivalency acceptable to the Fire Marshal. The fire flow test shall be witnessed by  
9 a representative of the City's Fire Safety Division. All fire flow tests shall be scheduled through  
10 the Fire Safety Division inspection line (386) 878-8655.

11  
12 To date, a fire flow test has not been scheduled and shall be completed prior to final site plan  
13 approval.

14  
15 Member Grosvenor said the fire flow test was done and it was acceptable. She had no additional  
16 comments.

17  
18 Mr. Pauls said he would like to clarify that motions need to be made according to Robert's Rules  
19 of Order. The motion should be made for one of three things:

- 20 • to approve outright,
- 21 • to approve with condition,
- 22 • to defer.

23 If it is approved with condition, the DRC Member making the motion should "approved with  
24 condition as discussed earlier," which would be reflected in the minutes. A recommendation for  
25 denial would only occur when it becomes clear that a critical, outstanding issue will not be  
26 satisfied by the applicant.

27  
28 **Motion by Member Grosvenor, seconded by Member Chancellor, to approve CSP12-005/  
29 FSP12-006, McDonald's @ WalMart, 131 Howland Boulevard, subject to conditions of the  
30 DRC as discussed.**

31  
32 **Motion carried with members voting as follows: Member Grosvenor, for; Member  
33 Chancellor, for; and Chairman Bowley, for.**

34  
35 **6. OTHER ISSUES:** No other issues were discussed.

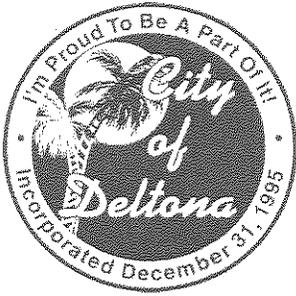
36  
37 **7. ADJOURNMENT:**

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39 There being no further business, the meeting adjourned at 9:18 a.m.

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42  
43 **ATTEST:**

\_\_\_\_\_  
**Chris Bowley, AICP, CHAIRMAN**

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45  
46 **Pauline Shattuck, RECORDING SECRETARY**



# DRC Staff Report

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TO: Chris Bowley, AICP  
Gerald Chancellor, P.E.  
Leigh Grosvenor  
Chris Collier  
Sgt. Pat Leahy  
Traci Houchin

FROM: Tom Pauls, AICP

DATE OF REPORT: April 10, 2013

DRC MEETING: April 18, 2013

APPLICATION: Eastern Water Reclamation Facility /Final Site Plan  
(Project No. CSP/FSP 13-001)

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**PROJECT DESCRIPTION:** Construction of the Eastern Water Reclamation Facility

DEVELOPER: City of Deltona

ENGINEER: Baskerville-Donovan, Inc.

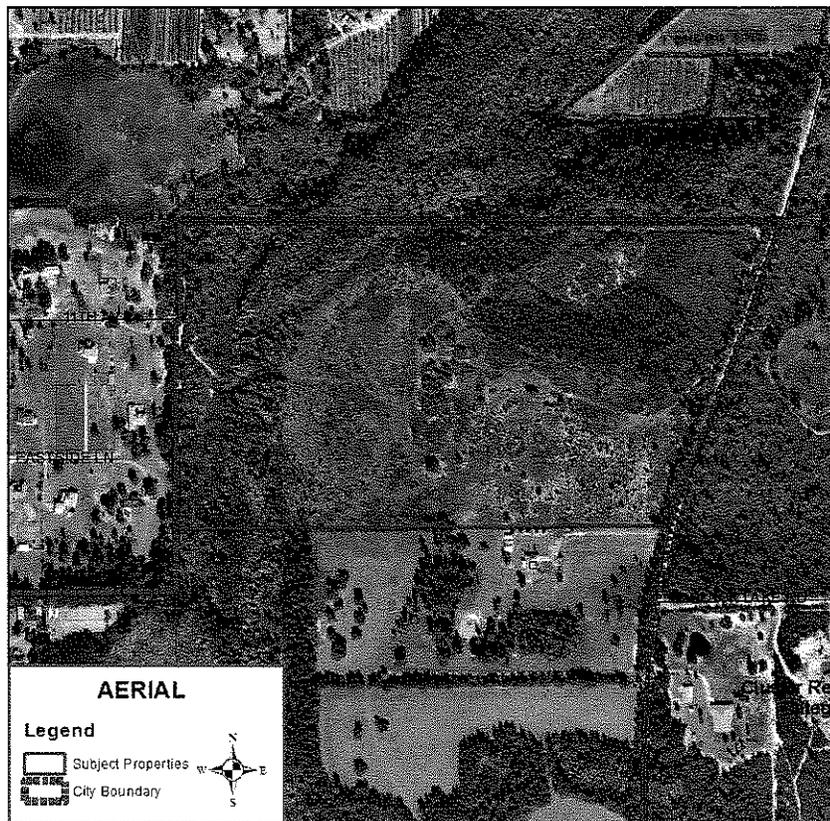
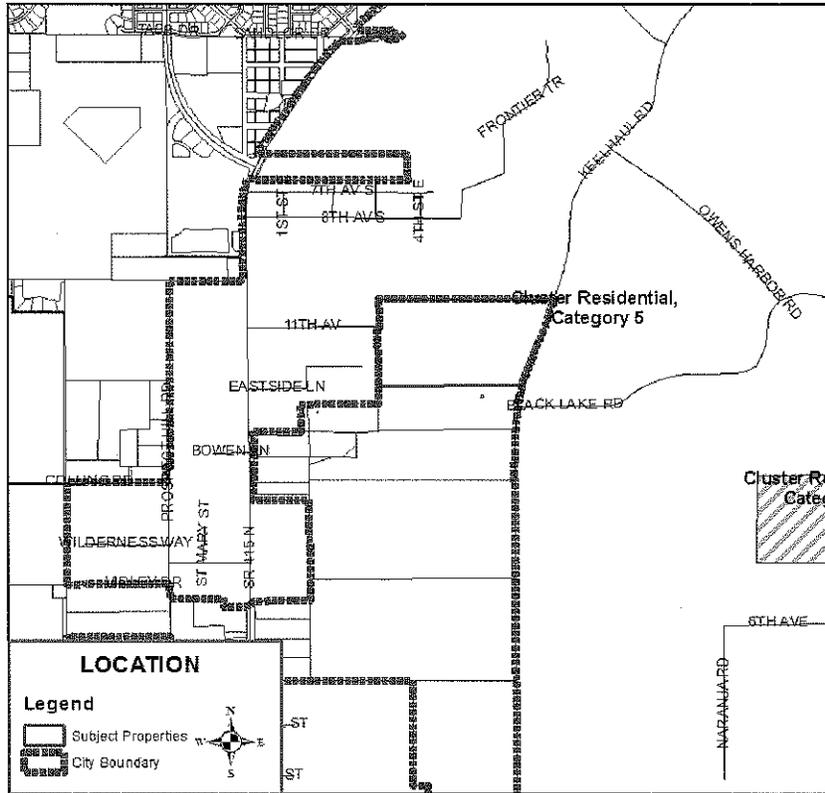
OWNER: City of Deltona

TAX PARCEL NO.: 0619-32-00-00-0170

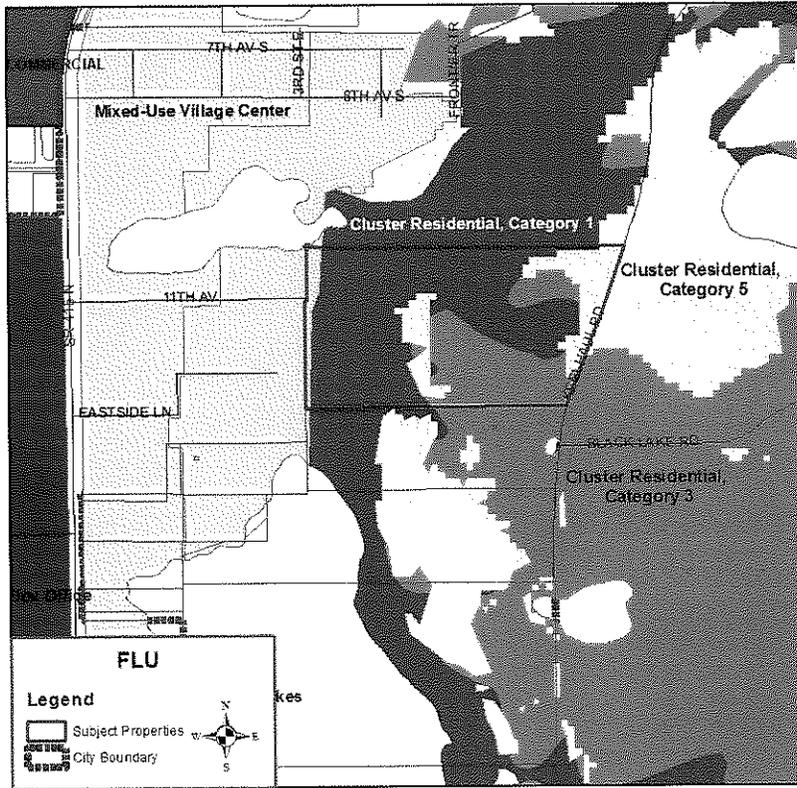
PROPERTY LOCATION: 301 11<sup>th</sup> Avenue - between 11<sup>th</sup> Avenue and Keelhaul Road

CURRENT ZONING: Volusia County Agriculture (A-1) and,  
Volusia County Resource Corridor (RC)  
*Note: Subject property undergoing rezoning process to IPUD.*

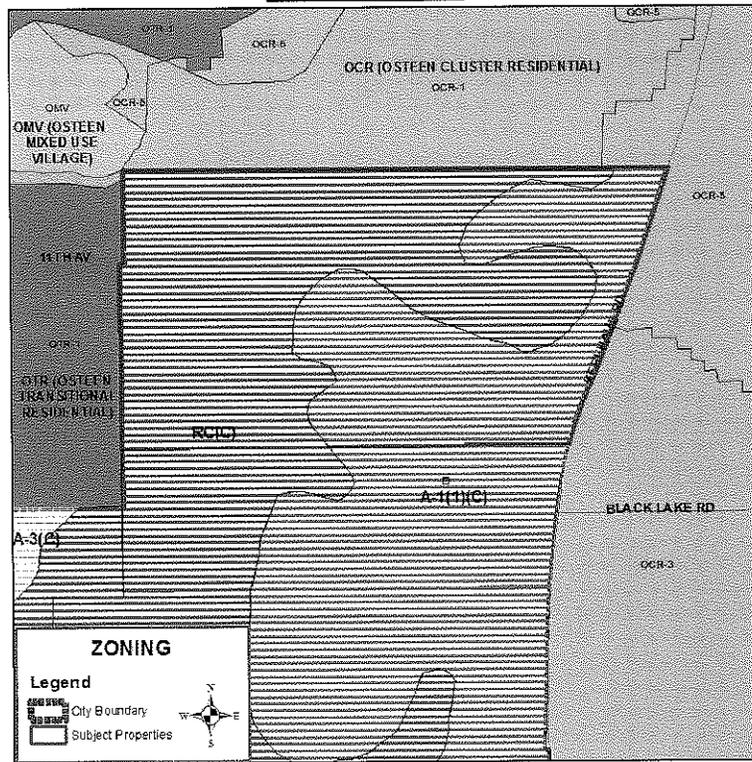
## General Location of Property



## Future Land Use



## Existing Zoning



## **STAFF COMMENTS:**

### **Public Works, Deltona Water, and Engineering:**

1. No comments at this time.

### **Planning and Development Services:**

1. If needed, following DRC discussion and action regarding the proposed use, additional copies of the revised, EOR stamped and folded copies of the revised site plan may be required to include a CD with pdfs of each revised plan sheet.
2. No further comments at this time.

### **Fire Safety**

1. The minimum required fire flow and duration shall be based on the area of the largest building, the Operations Building, which is Type IIB construction with a total area of 5131 sq. ft. The minimum required fire flow shall be 1500 gpm with a 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 approved automatic sprinkler system. The resulting fire flow shall be not less than 1000 gpm. (NFPA 1, Fire Code, 2009 Edition, Section H.5.2.1)

2. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system. (NFPA 1, Uniform Fire Code, 2009 Edition, Section 18.2.2.2).  
**Provide the type of locking mechanism that will be installed on the gates.**
3. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access (NFPA 1, Uniform Fire Code, 2009 Edition, Section 18.2.3.3).  
**Is there a possibility, in the future, that an additional fire department access road will/can be provided?**
4. Clearly identify the location of the point of service, fire main(s), double check backflow assembly(s), valves, and fire sprinkler riser(s).

5. Refer to Sheet C-902, Detail A2. Are the fire department connections going to be easily accessible for fire department use?
6. No vertical construction or storage of combustible material on site shall be permitted until fire hydrants are installed, inspected, flow tested and approved by the Fire Inspection/Safety Services Division. Fire Flows shall be conducted during peak demand hours as determined by the Fire Inspection/Safety Services Division.
7. The hydrant 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.
8. Provide the WB-40 turning radius movement sketch on a full size sheet as a part of the plans.
9. Refer to Sheet C-903, Detail C1. Specify on the fire hydrant assembly detail that it shall be an American Darling 6" B-84-B.
10. A single outdoor control area shall be permitted on any property where the conditions of 60.1.24 can be satisfied. (NFPA 1, Uniform Fire Code, 2009 Edition, Section 60.2.5 Outdoor Control Areas)

Section 60.1.24 states:

"Outdoor storage and use areas for hazardous materials shall be located not closer than 20 ft from a property line that can be built upon, street, alley, or public way, except that a 2-hour fire barrier wall, without openings and extending not less than 30 in. above and to the sides of the storage area shall be permitted in lieu of such distance". (NFPA 1, Uniform Fire Code, 2009 Edition, Section 60.1.24 Outside Storage and Use Areas)

11. Per Table 60.2.5.5, the maximum allowable quantity of hazardous corrosive materials per outdoor control area is 1950 gallons. The proposed site plan states that there are (2) 1500 tanks of Sodium Hypochlorite in one control area and therefore exceeds the maximum allowable quantity.

*End of Report*