

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

WEDNESDAY, NOVEMBER 5, 2014

9:00 A.M.

2nd FLOOR CONFERENCE ROOM

2345 PROVIDENCE BOULEVARD

DELTONA, FLORIDA 32725

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES: October 9, 2014

4. OLD BUSINESS:

5. NEW BUSINESS/DEVELOPMENT REVIEW:

- a. Final Site Plan Application, File No. FSP 14-007, Florida Hospital Fish Memorial Outpatient Center.

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.

**CITY OF DELTONA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
THURSDAY, OCTOBER 09, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, October 9th, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:04 a.m. by Tom Pauls.

2. DRC COMMITTEE:

Chairman	Chris Bowley, AICP	Present
Member	Gerald Chancellor, P.E.	Present
Member	Leigh Grosvenor	Present

Also present: Tom Pauls, AICP, Planning Manager; Steve Roland, Building Official; Chris Collier, Project Administrator – Environmental; and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: Larry Wray Jr, P.E., CPH Corp, Inc.; Sgt. Joel Turney, Volusia County Sheriff's Office; Cpt. Dave Brannon, Volusia County Sheriff's Office.

3. Minutes:

1. Meeting – October 02, 2014.

Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve the minutes of the Development Review Committee meeting of October 02, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. Wal-Mart & Retail – Final Site Plan Application, File No. FSP 14-005.

Planning and Development Services

Mr. Bowley provided the DRC with some background information regarding the project under consideration. Sgt. Joel Turney and Mr. Bowley discussed the traffic concerns plan that the Volusia County Sheriff's Office previously submitted, regarding the access at the medical plaza. Cpt. Brannon and Mr. Wray discussed the installation of the mast arm signal, referencing Commissioner Nabicht's desire to have the signal constructed and be operational prior to

DRAFT

construction. Mr. Wray explained the signal will be operational prior to the opening of the business. Cpt. Brannon stated the concern from Commissioner Nabicht was in anticipation of the increase in volume of the construction related traffic. Mr. Wray explained that the signal warrant analysis has been submitted to the Volusia County Traffic Department as part as their use permit application. Cpt. Brannon asked for the record, who made the decision that the deceleration lane by the Sterling Silver Blvd. will not be included in the project as the Sheriff's Office had recommended. Mr. Bowley replied that the Planning and Development Department staff made the decision based off the Land Development Code. Cpt. Brannon stated for the record, from a common sense perspective, from what his traffic experts have seen occurring at this location and what they have anticipated based on the Wal-Mart development, the impact on public safety will be enormous. He stated that the Sheriff's role is intended to find ways to mitigate traffic crashes, pedestrian crashes, and traffic fatalities, the office will be burdened with to respond to when we have the time now to reduce the likelihood of those occurring. Mr. Wray explained that while there will be an increase in traffic, there are nationally recognized traffic warrants that have to be met for roadway improvements and the installation of a traffic signal, and they are not met at this site. Sgt. Turney stated for the record, that the Sheriff's office is against any plan that allows cars to make a left hand turn, exiting out at the Saxon Medical Plaza entrance onto Saxon Blvd.

Discussion regarding past roadway improvements and current traffic counts ensued between Cpt. Brannon and Mr. Bowley. Cpt. Brannon stated that there should be more traffic calming methods put into place now. Discussion regarding construction vehicle access ensued amongst staff. Mr. Wray explained that there is a stabilized construction entrance off Alabaster Way and silt fencing surrounding the site, prohibiting vehicles from entering other locations.

Mr. Wray and Cpt. Brannon discussed the installation and timing of the mast arm signal. Mr. Bowley explained that the signal is a commitment in the Development Agreement for the signal and it will occur. He stated the County is aware of the condition and that this installation will occur. He asked Mr. Wray the timeline of the use permit and construction of the mast arm signal. Mr. Wray explained that the use permit application is in process and expects to receive it within two weeks. He stated that when they start construction, the ordering of the supplies will increase the mast arm signal, and scheduling will occur. Mr. Wray stated that there is a site contractor and signal contractor selected as part of the use permit, and the cost for the improvements have already been bonded. He reassured everyone that the business cannot open without the signal being erected and functioning as per the Development Agreement.

Cpt. Brannon asked if there were any safety plans in place under this development to regulate vehicles from crossing over multiple lanes of traffic, such as a median. Mr. Wray stated that engineers and the County have reviewed and analyzed the plans from a safety perspective. Cpt. Brannon stated that his concerns are from a common sense perspective and that we all need to look at this from that perspective for what actually needs to occur here versus the analysis. Mr. Wray explained that common sense approach was taken into consideration as well as engineering design protocol and stated that based on the design considerations, this is considered a safe design. Mr. Chancellor suggested that a meeting with the Traffic Engineers, Sheriff's office, and staff to discuss how this was determined. He explained that the City cannot force County staff to do what we may think is appropriate. Mr. Bowley asked Mr. Wray to schedule the meeting. Discussion also ensued regarding other roadways within the City that need to be addressed and

funding for them.

Mr. Bowley stated that he has received correspondence from Duke Energy and asked that high growth vegetation be kept further away from the high power tension lines. He stated that the School Board responded, reiterating the applicant's agreement with them on the fence, and to add the gate from the subject property into the agreement.

Public Works & Environmental

Mr. Chancellor stated that we can attempt to improve the concerns stated here, but the County has the final decision on their right-of-way. Cpt. Brannon stated that although the County has the decision, the reality is, that the City in the end will be the ones that have to deal with this. Mr. Bowley asked Cpt. Brannon to look over the Code to offer suggestions to improve safety.

Fire Safety

None.

Motion by Mr. Chancellor, seconded by Mr. Bowley, to approve Saxon Sterling Silver BPUD Wal-Mart & Retail – Final Site Plan Application, File No. FSP 14-005, with the conditions cited in the Staff Report, as well as scheduling the meeting with the County.

Motion carries unanimously.

B. Wal-Mart & Retail – Final Plat Application, File No. FP 14-003.

Planning and Development Services

Mr. Bowley provided the DRC with some background information regarding the project under consideration. He stated that for the cross-access easement with the Saxon Medical Plaza, the book and page should be cited on the plat prior to the Final Plat Mylar being signed. Mr. Wray asked what the procedure was for vacating easements. Mr. Bowley explained to contact Sherri Campbell for the application for instrument vacation. He requested that an executed Easements, Covenants and Restrictions document be received prior to issuance of the first building permit.

Public Works & Environmental

None.

Fire Safety

None.

Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve Saxon Sterling BPUD, Wal-Mart & Retail – Final Plat Application, File No. FP 14-003.

Motion carries unanimously.

6. OTHER ISSUES:

Cpt. Brannon requested a public records request for a copy of the recording of this meeting.

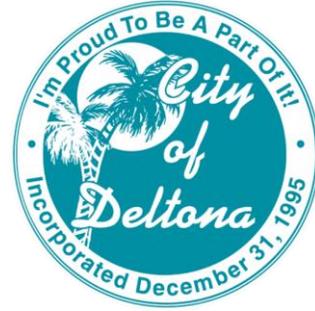
7. ADJOURNMENT:

There being no further business, the meeting adjourned at 10:19 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY



Memorandum

To: Development Review Committee
From: Chris Bowley, AICP
Date: October 28, 2014
Re: Project No. FSP 14-007 Florida Hospital Fish Memorial Outpatient Center

I. SUMMARY OF APPLICATION:

Applicant: Mr. Stephen Cantwell
Florida Hospital Fish Memorial
1055 Saxon Blvd
Orange City, FL 32763

Request: Final Site Plan Application for an +/-18,000 sq ft medical office.

A. SITE INFORMATION:

Tax Parcel No.: 30-18-31-78-00-0010

Property Acreage: ± 4.41 Acres

Property Location: 1745 Sterling Silver Blvd.

Legal Description: Lot 1 Retirement Community at Sterling Park MPUD Map Book 53 Page 59, per Ordinance number 6776, Page 3448, Ordinance number 7005, Pages 4694-4697.

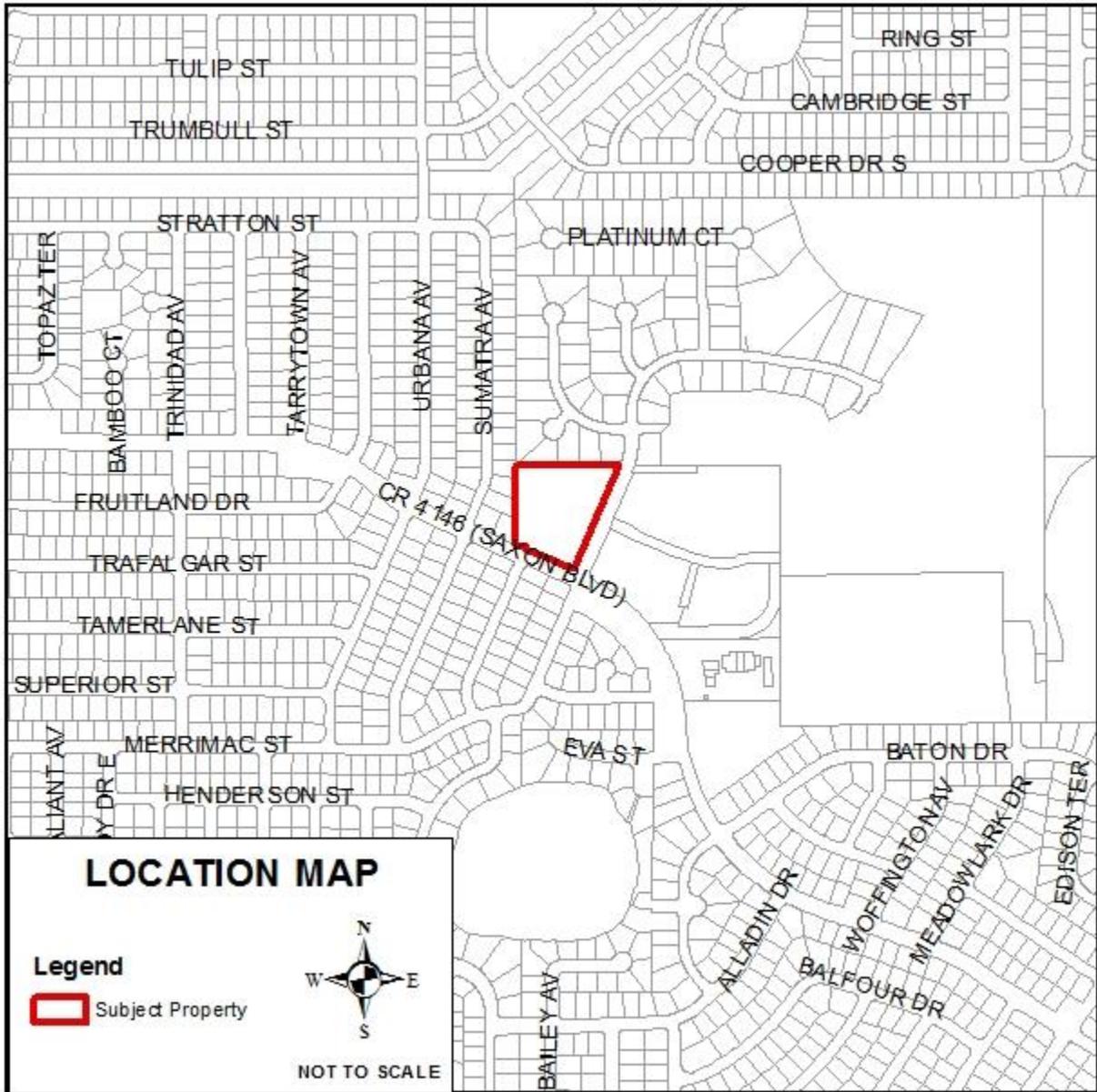


Figure 1: Location Map



Figure 2: Aerial Photo

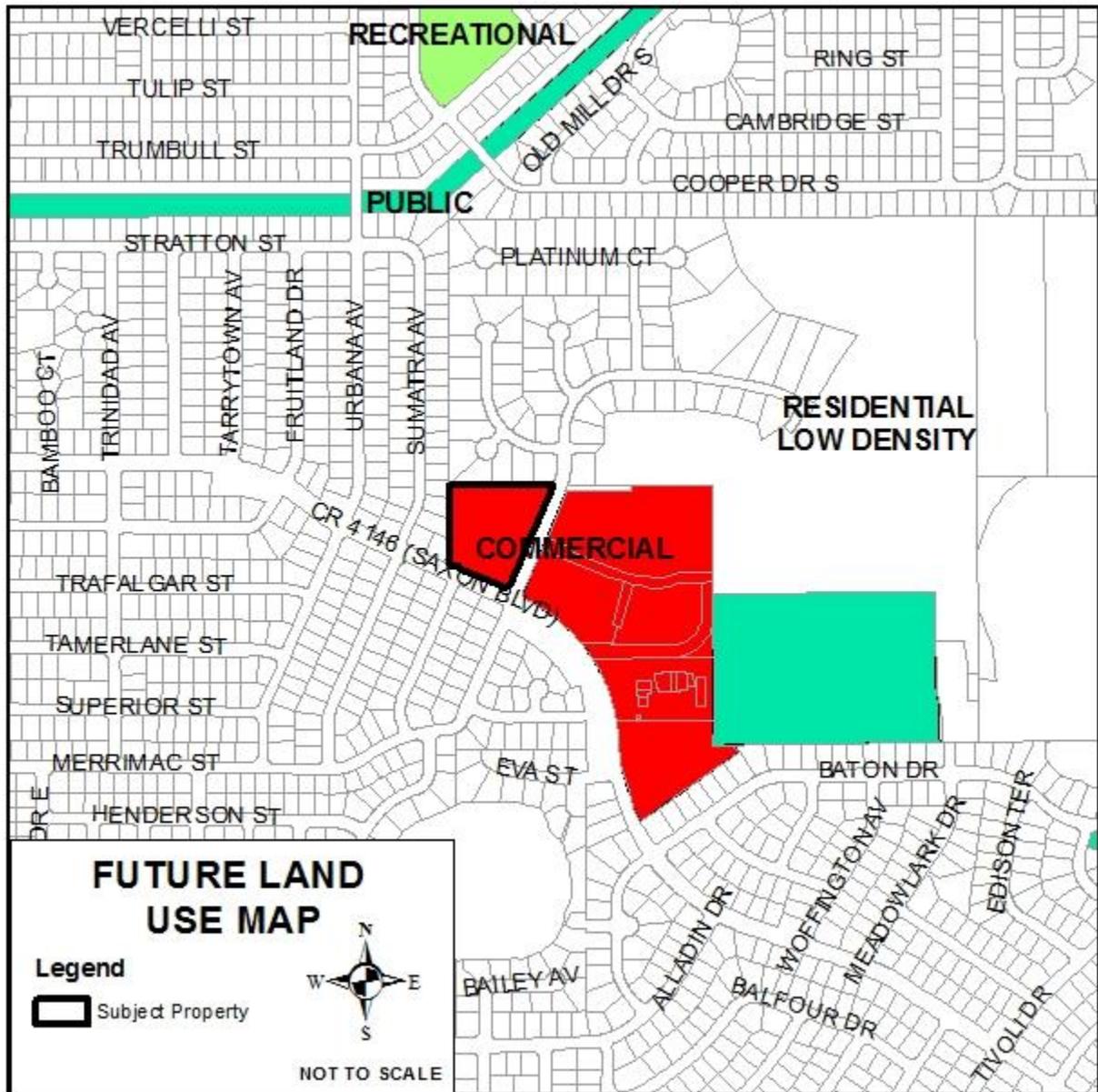


Figure 3: Future land Use Map

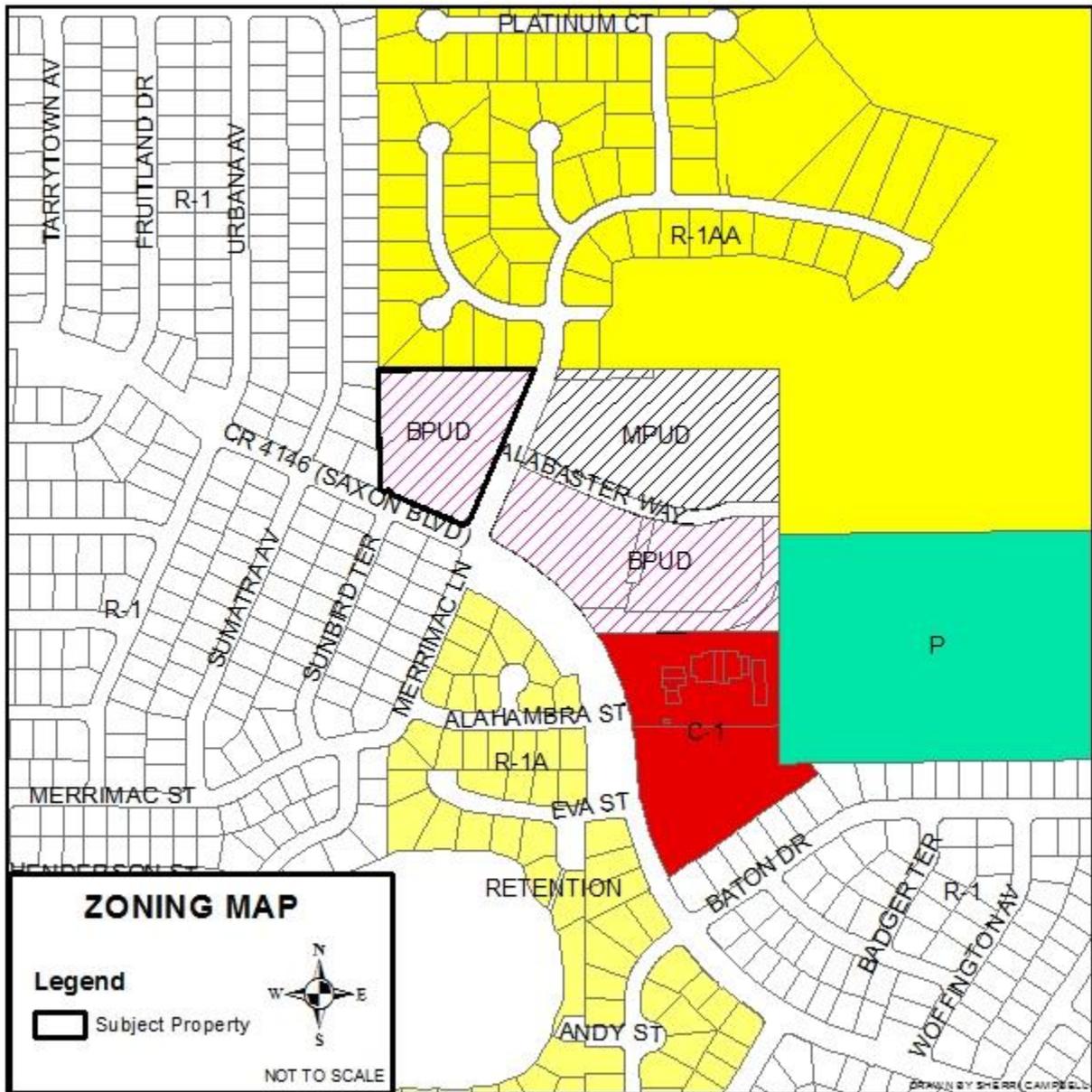


Figure 4: Zoning Map

Existing Zoning:

1. **Subject Property:**
Existing: BPUD

2. **Adjacent Properties:**
North: R-1AA
South: R-1
East: MPUD
West: R-1

B. Background: The city has received an application for Final Site Plan for an 18,000 Sq. Ft. Medical office to be located at 1745 Sterling Silver Boulevard. The Plans have been distributed for Development Review Committee (DRC) team review.

C. Support Information

Public Facilities:

- a. Potable Water: to be supplied by Deltona Water
- b. Sanitary Sewer: to be supplied by Deltona Water
- c. Fire Protection: Deltona Fire Station 63
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Duke Energy

D. Matters for Consideration:

City of Deltona DRC review team has evaluated the Final Site Plan application submittal against the Deltona Code of City Ordinances, and has the following comments:

- The northwest corner of the main drive entrance needs to remove a portion of the plant material that encroaches into the 25' vehicular site clearance zone.
- Sheet C500 – Ford Corporation Stop is required at the Reclaimed Main and a Curb Stop on the meter side of the line.
- Sheet C801 – Applicant shall use an American Darling B-84-6 not an equivalent as stated with the Fire Hydrant Assembly detail 6.1.

CONCLUSION/STAFF RECOMMENDATION:

Staff recommends the DRC Approve the Final Site Plan application number FSP 14-007 conditional upon correction of the review teams items listed above.