

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

WEDNESDAY, JULY 16, 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:** June 19, 2014
- 4. OLD BUSINESS:**
- 5. NEW BUSINESS/DEVELOPMENT REVIEW:**
 - A. Tractor Supply Final Plat Application, (File No. FP14-001).
 - B. Tractor Supply Final Site Plan Application, (File No. FSP14-004).
 - C. J & J Security Site Plan Application, (File No. FSP14-003).
- 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, JUNE 19, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, June 19th, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:10 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; Sergeant Pat Leahy and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: and Smiley Thurston, Coalition Against Hunger.

3. Minutes:

1. Meeting – May 29, 2014.

Motion by Mr. Chancellor, seconded by Ms. Grosvenor, to approve the minutes of the Development Review Committee meeting of May 29, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. RaceTrac Final Site Plan application, Revised Landscape Plan (File No. FSP 12-002).

Planning and Development Services

Mr. Pauls provided the DRC with some background information regarding the project under consideration. Mr. Pauls stated that Duke Energy and Volusia County Utilities Department expressed no objections to the landscape plan received on June 16, 2014. Mr. Pauls stated that he has contacted the landscape architect to ensure that landscape materials or irrigation heads, lines or facilities are not located within any public right of way and are that these facilities are to be located on-site.

Public Works & Environment

None.

Fire Safety

None.

Motion by Mr. Bowley, seconded by Ms. Grosvenor to approve with the condition that, all irrigation systems are to be installed internal within the project and not within any adjacent rights-of-way.

Motion carries unanimously.

6. OTHER ISSUES:

None.

7. ADJOURNMENT:

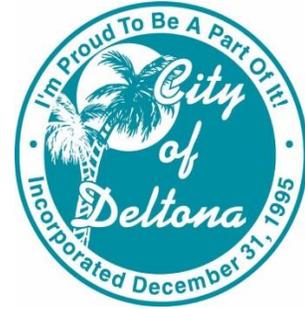
There being no further business, the meeting adjourned at 9:14 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY

Staff Report



To: Development Review Committee

From: Scott McGrath

Date: July 11, 2014

Meeting Date: July 16, 2014

Subject: Project No. FP14-001, Final Plat for Tractor Supply Company (TSC)

I. SUMMARY OF APPLICATION:

DESCRIPTION: Final Plat for a 18,720+/- square foot retail store with fenced enclosed outside storage.

APPLICANT: Frank Alexander, Primax Properties LLC.

ENGINEER OF RECORD: Richard J Kern, PE. Honeycutt & Assoc.

OWNER: Albert Pell

PARCEL NO.: 9206-01-03-0010, 9206-01-03-0012

ADDRESS: 830 N SR415

ACREAGE: ±5.07 Acres

LOCATION: Approximately 200 feet south of the intersection of SR 415 and Ft Smith Blvd. in Deltona.

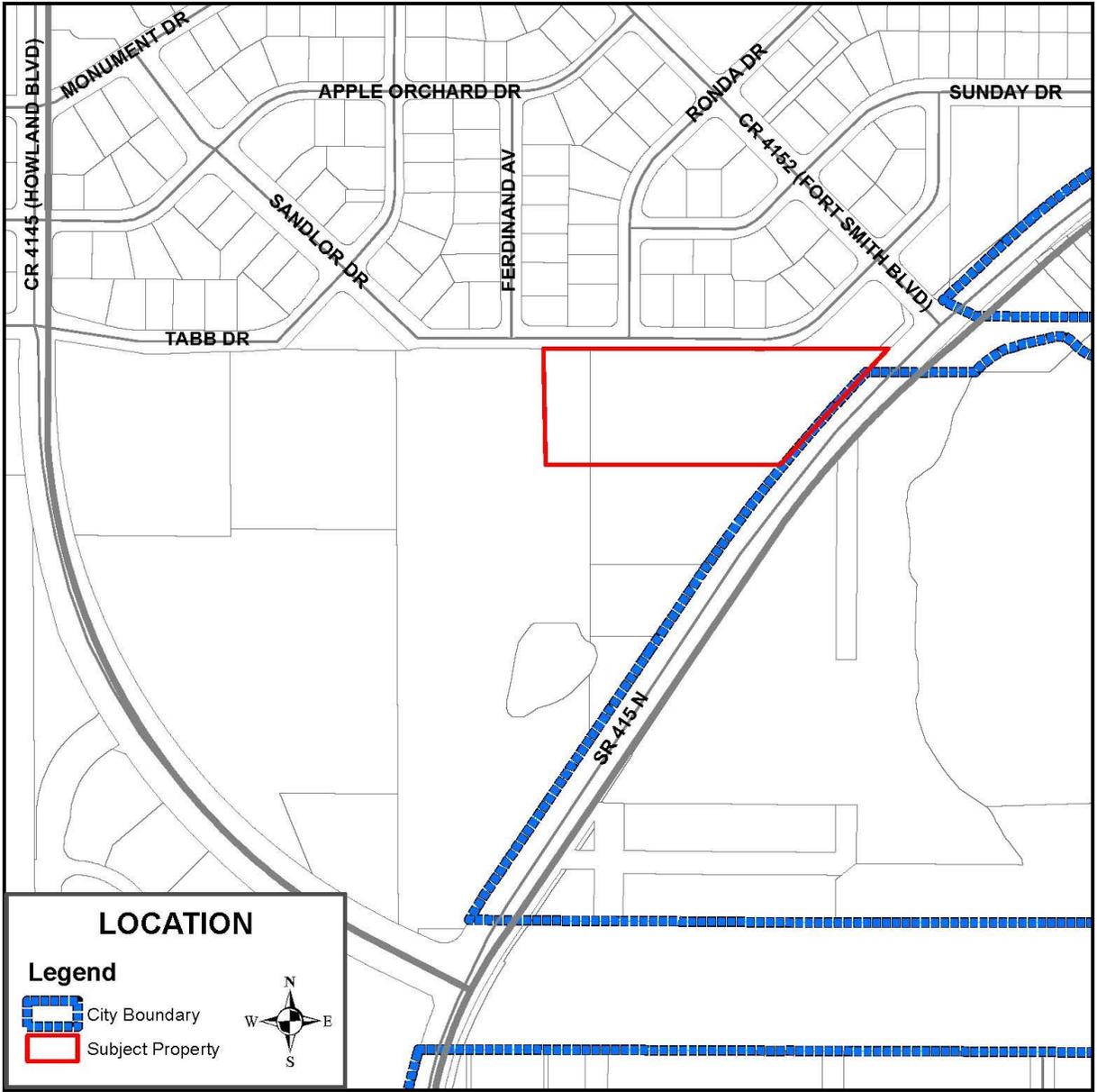


Figure 1: Location Map

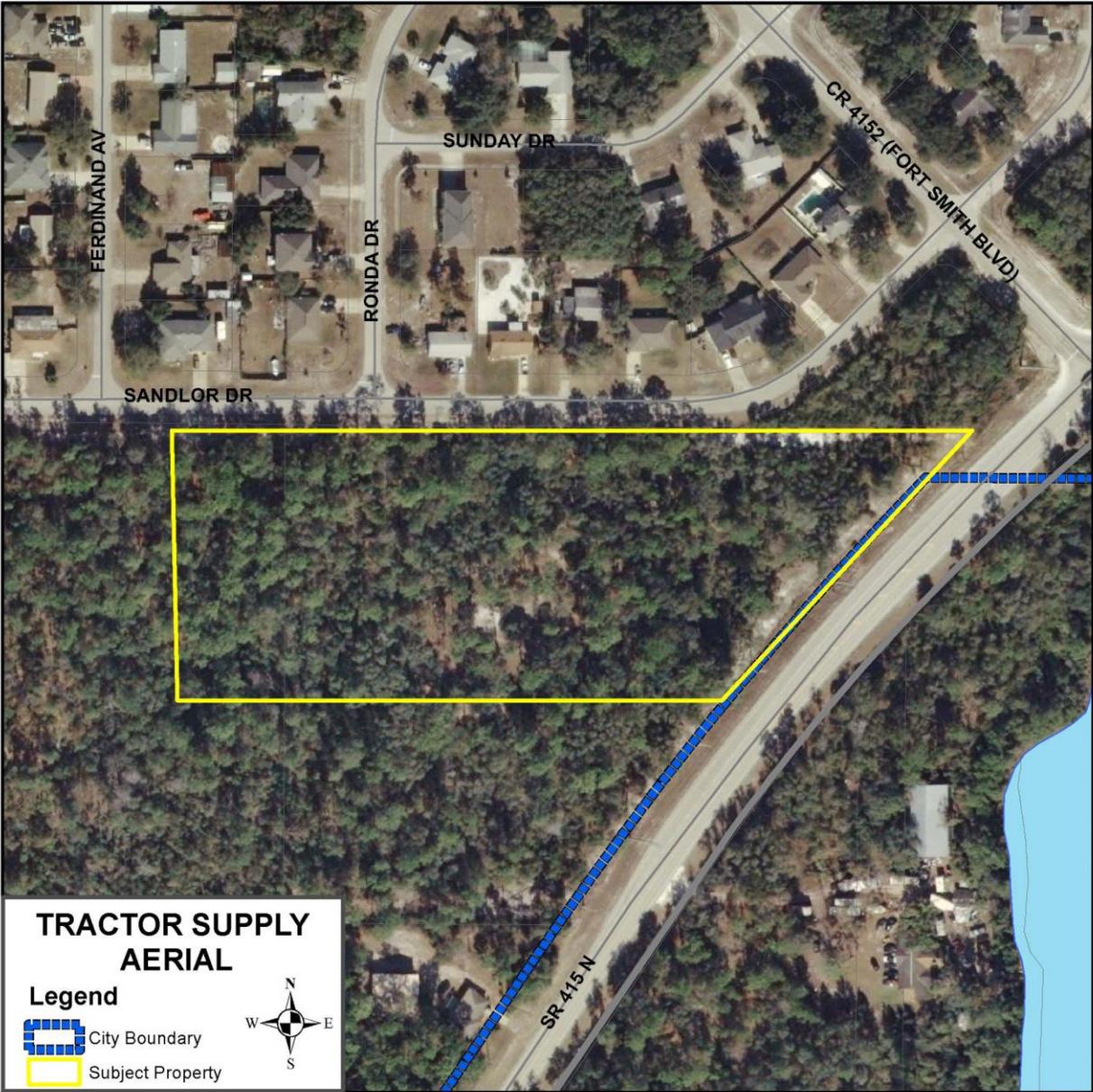


Figure 2: Aerial Photo

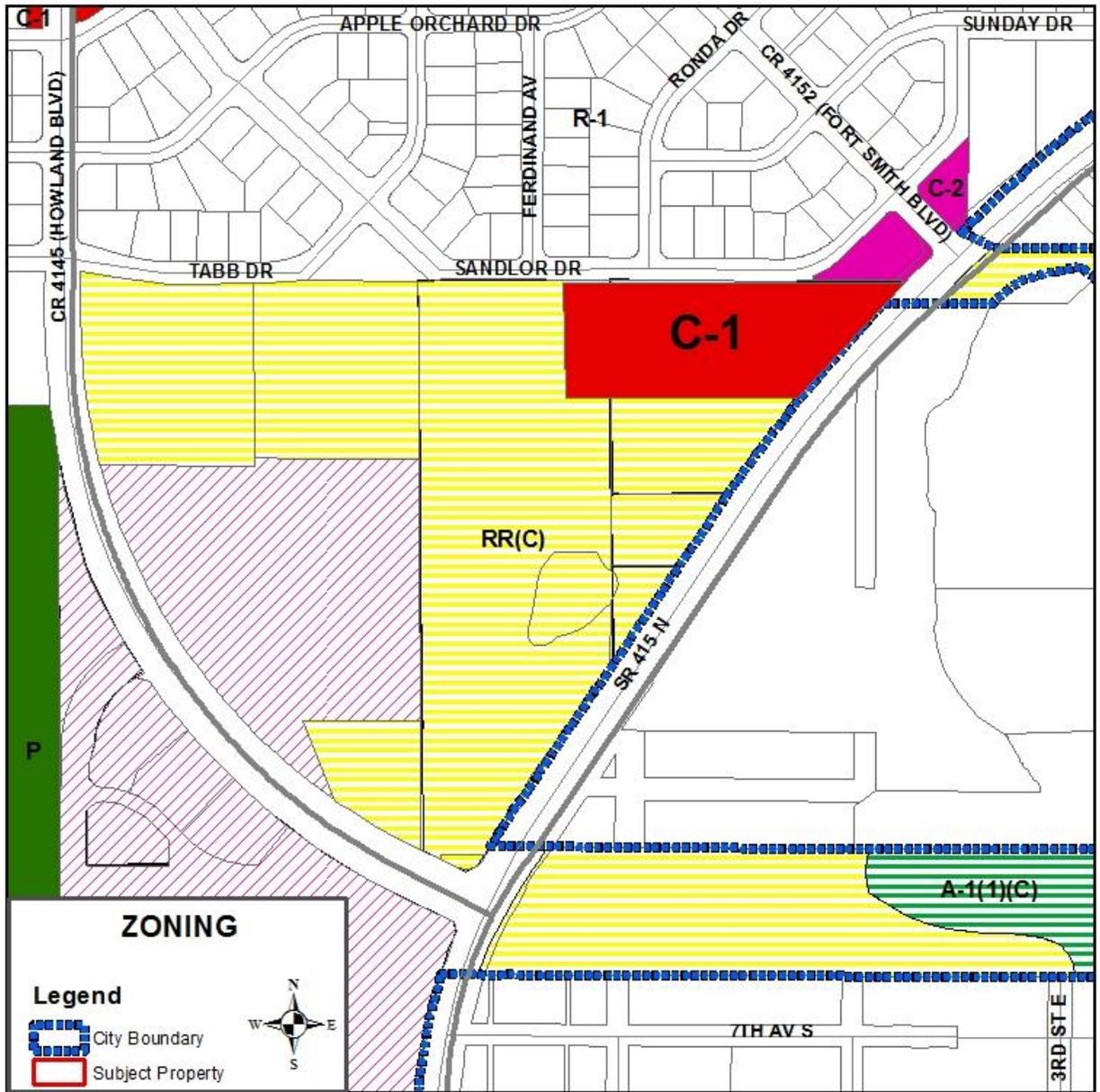


Figure 3: Existing Zoning

STAFF COMMENTS

Planning and Development Services

1. Regarding note 7 on the cover sheet of the construction plan, check to ensure that the 6337 square feet of outdoor storage area does not conflict with the installation of foundation landscaping that is part of the site plan application.
2. Correct the misspelling of the ingress/egress/utility easement cited on the plat.

Deltona Water & Engineering

1. All prior comments adequately addressed.

Building Department

NA

Fire Safety Services

NA

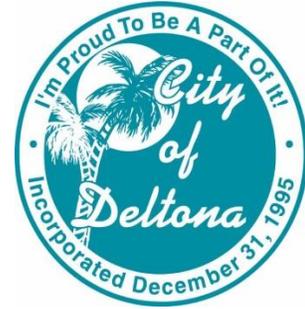
Peer Review

Please forward Mylar's for signature.

Recommendation

Staff recommends approval of the FP14-001 conditional on the cited comments in this staff report.

Staff Report



To: Development Review Committee

From: Scott McGrath

Date: July 11, 2014

Meeting Date: July 16, 2014

Subject: Project No. FSP14-004, Final Site plan for Tractor Supply Company (TSC)

I. SUMMARY OF APPLICATION:

DESCRIPTION: Final Site Plan for a 18,720+/- square foot retail store with fenced enclosed outside storage.

APPLICANT: Frank Alexander, Primax Properties LLC.

ENGINEER OF RECORD: Richard J Kern, PE. Honeycutt & Assoc.

OWNER: Albert Pell

PARCEL NO.: 9206-01-03-0010, 9206-01-03-0012

ADDRESS: 830 N SR415

ACREAGE: ±5.07 Acres

LOCATION: Approximately 200 feet south of the intersection of SR 415 and Ft Smith Blvd. in Deltona.

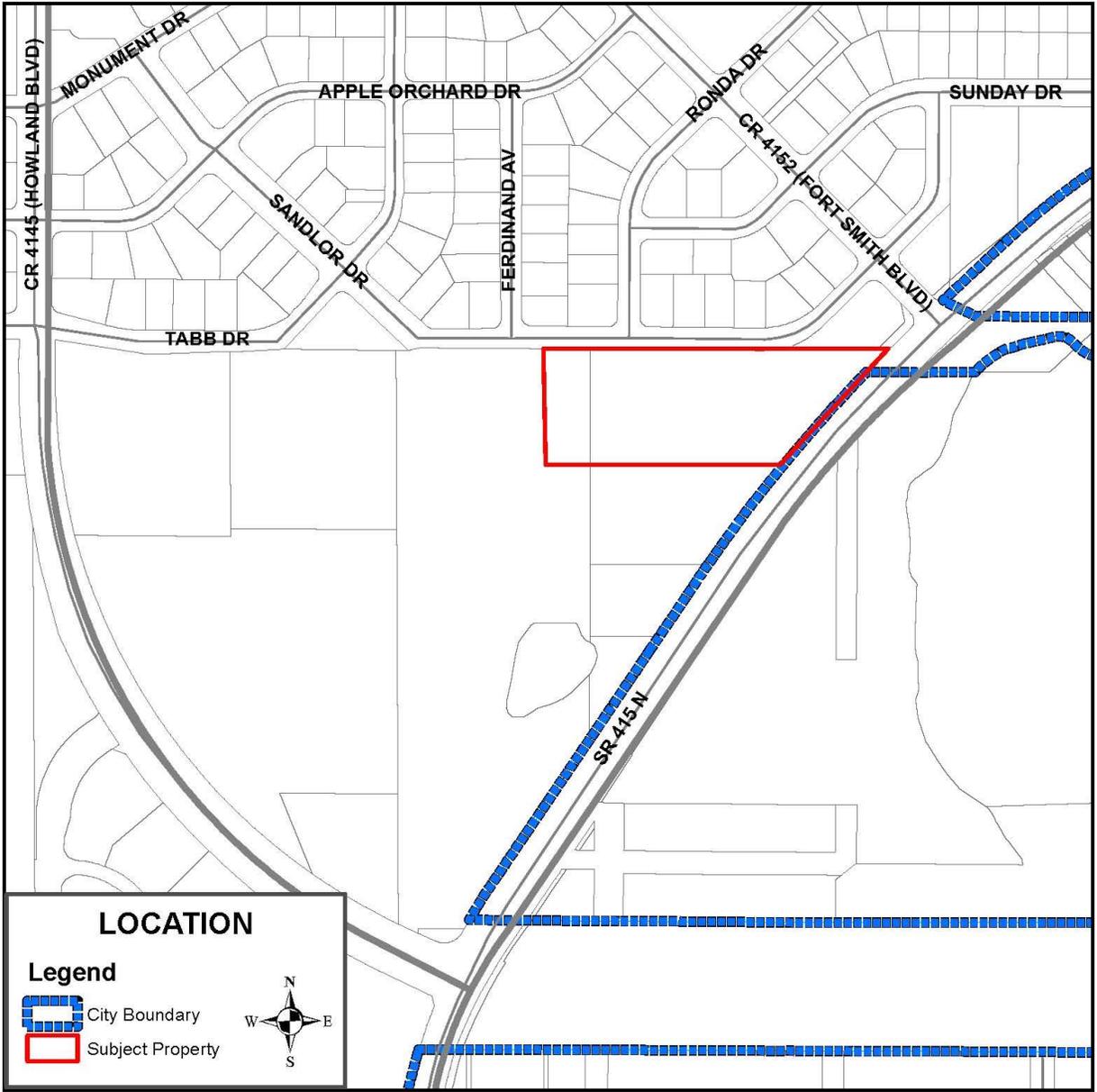


Figure 1: Location Map

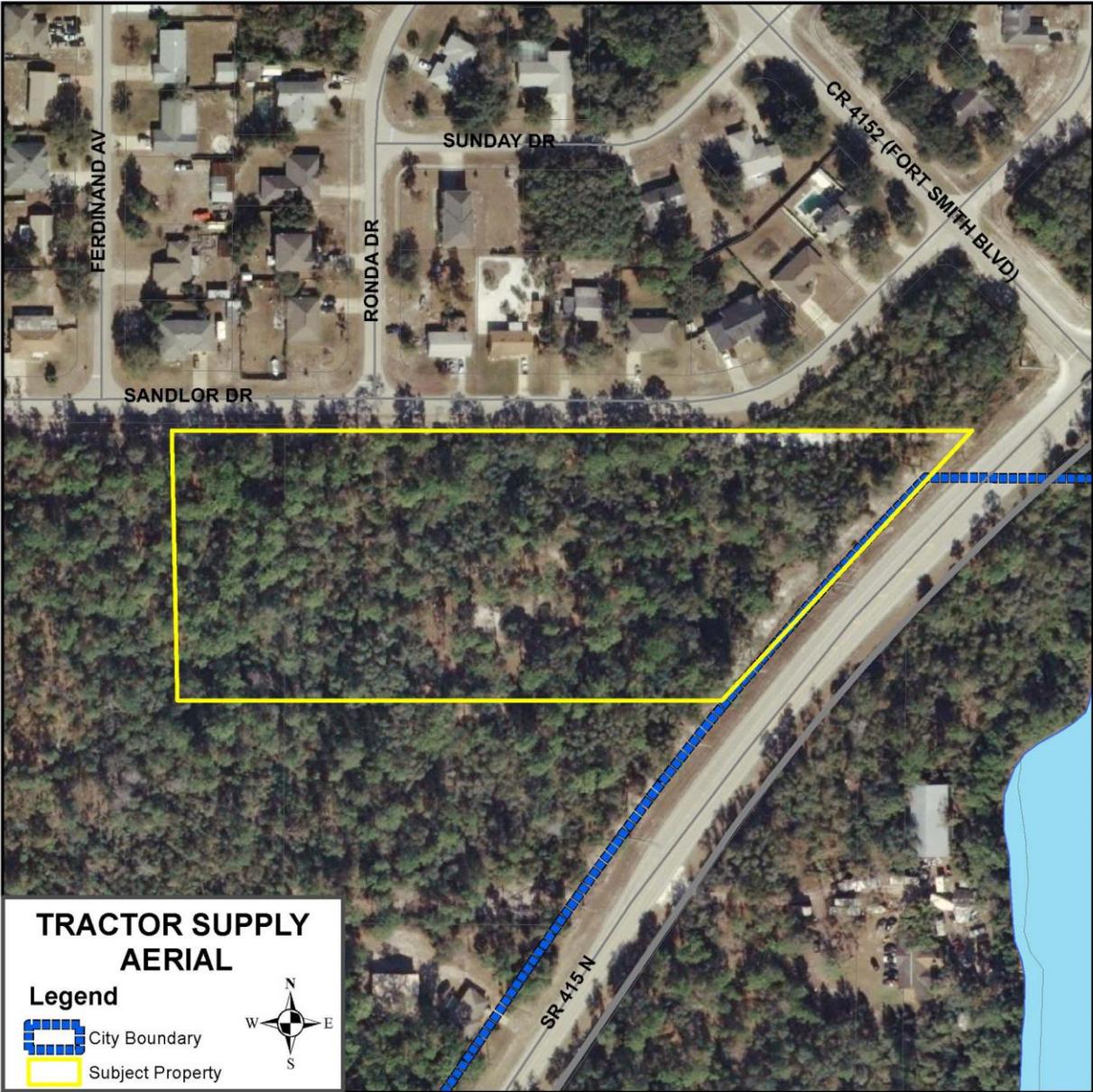


Figure 2: Aerial Photo

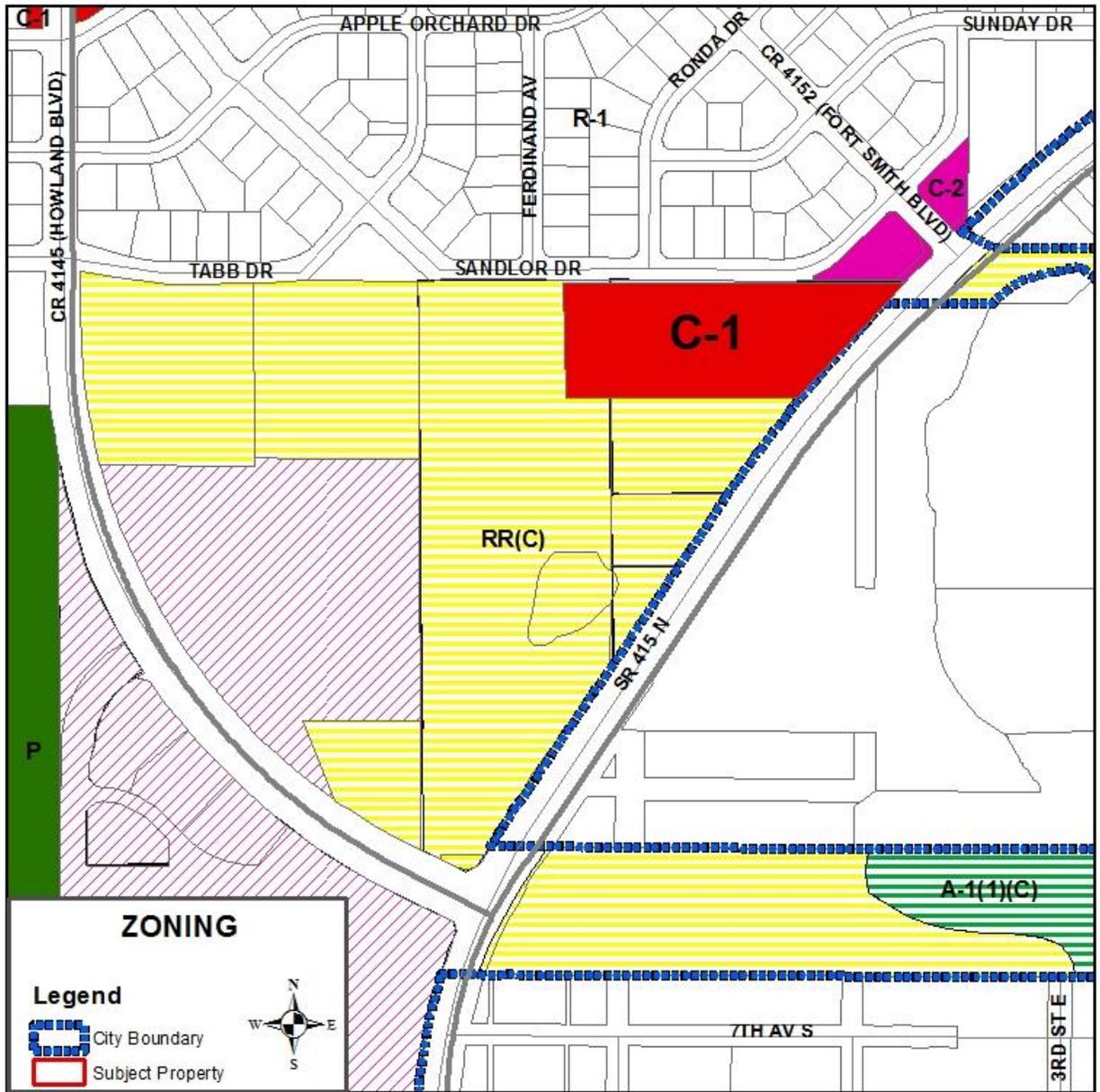


Figure 3: Existing Zoning

STAFF COMMENTS

Planning and Development Services

- Landscape
- 1. It is noted that the landscape plan received on June 20, 2014 reflects a number of bufferyard tree and shrub counts that are greater than the required amount.
- 2. Revise the required factor of canopy trees per 100 linear feet to read 6, not 5, and recalculate the 'required/provided' tree count.
- 3. A departmental determination was made by others that the significant amount of existing landscaping within the established 30' northern bufferyard is deemed sufficient to meet the intent of the landscape ordinance.

Deltona Water & Engineering

1. Sheet 6 of 20 – to protect future connection to reclaimed water; backflow preventor is to be changed to RPZ.
2. Sheet 7 of 20 – add 8-Tee with 8-inch GV to the 8-inch water main at the 20' proposed water & sewer easement at the northwest corner of the property.
3. Sheet 8 of 20 – add inline 12" gate valve prior to reducer.
4. Sheet 17 of 20 – please confirm with Volusia County that the bore & jack casing installation detail is correct. Other projects have required 40" of cover versus 36" as called out on detail.
5. Applicant shall provide a copy of the Volusia County ROW Use permit and FDOT ROW Use Permit when issued (copy to Engineering)
6. Applicant shall provide a copy of the SWPP permit when issued (copy to Dan O'Hanlon, Public Works).
7. Applicant shall provide a copy of the SJRWMD ERP permit when issued (copy to Engineering).
8. Applicant shall provide a copy of all other agency required permits when issued (copy to Engineering)

Environmental

1. Applicant is advised that a Gopher Tortoise Survey needs to be submitted and is reminded that the survey cannot exceed 90 days old. Please provide to Chris Collier

Building Department

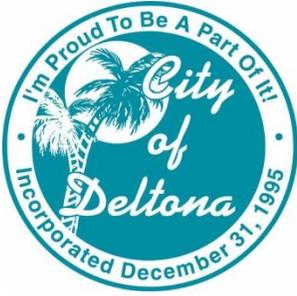
No comment.

Fire Safety Services

1. Your response to comment #1 states "The required flow rate and duration can be provided as shown in the fire flow analysis attached. There is no attachment.
2. The WB-40 turning radius movement sketch shall include the emergency access from Sandlor Drive.

Recommendation

Staff recommends conditional approval of the FSP14-004, predicated on approval and recordation of the related Final Plat (FP14-001), and the conditions cited in this staff report.



DRC Staff Report

TO: Chris Bowley, AICP
Gerald Chancellor, P.E.
Leigh Grosvenor
Phyllis Wallace
Chris Collier
Sgt. Pat Leahy
Kat Kyp

FROM: Tom Pauls, AICP

REPORT DATE: July 9, 2014

DRC MEETING: July 16, 2014

APPLICATION: J & J Security Final Site Plan (File No. FSP 14-003)

PROJECT DESCRIPTION: Expansion of existing parking lot

OWNER: George Voll

ENGINEER OF RECORD: Thomas Bechtol, P.E.

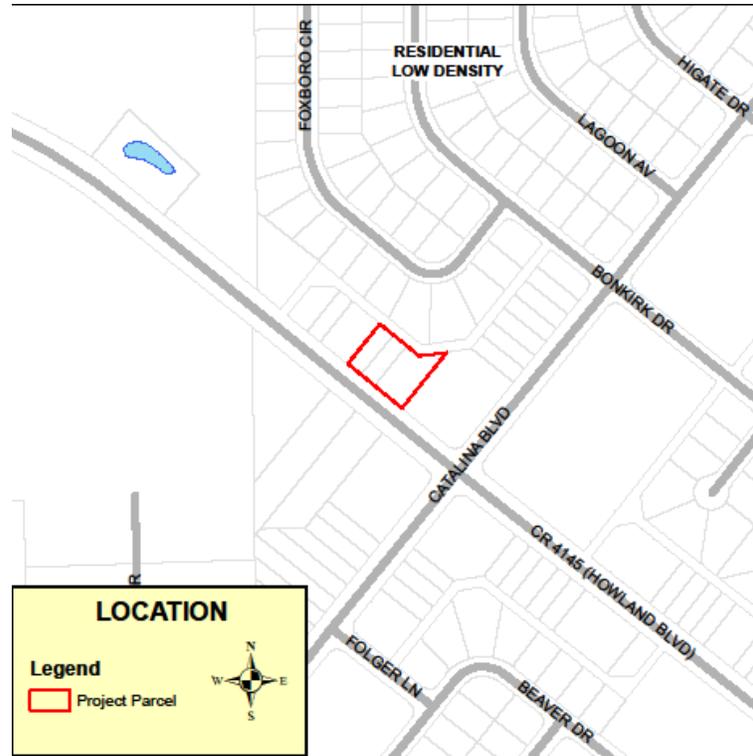
PROJECT MANAGER: Mike Cash

ADDRESS or TAX PARCEL NO.: 30-18-31-39-07-0070

PROPERTY LOCATION: 2922 Howland Boulevard
Note: 3 lots were combined into a single lot on April 4, 2014 per OR Book 6975, Page 1826-1830.
This action changed the address from 2928 to 2922 Howland Boulevard.

CURRENT ZONING: C-1

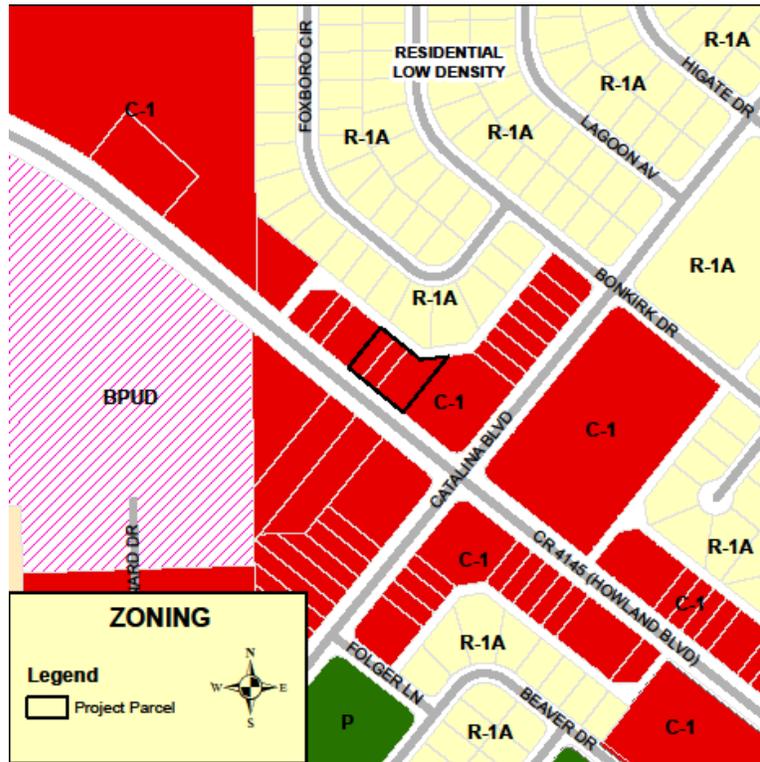
Site Location Map



Aerial Photo of subject site and vicinity



Existing Zoning of subject site and vicinity



STAFF COMMENTS:

Planning and Development Services

1. Applicant will need to provide documentation that Florida Health Department has approved the irrigation system.
2. As may be required, applicant will provide the city with Volusia County Utility and Water Resource approvals prior to issuance of the development order.
3. The landscape plan needs to be revised to show the location and connection to the backflow preventer.

Public Works

- No Comment

Fire Safety

- The WB-40 turning radius sheet date received on June 13, 2014 did not include the entrance from Howland Boulevard. Because it is unlikely that fire apparatus will be able to turn into the alley from Howland Boulevard, the WB-40 turning radius sheet should be revised to:
 - include a note that it is 'for emergency access purposes only' and,

- illustrate emergency vehicular directional access to be from Catalina Boulevard and Bonkirk Drive into the alley and then the parking lot.