



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Meeting Agenda Development Review Committee

---

Thursday, May 21, 2015

9:00 AM

2nd Floor Conference Room

---

**1. CALL TO ORDER:**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES & AGENDA:**

- A. Approval of Minutes for - April 2, 2015

**4. PRESENTATIONS/AWARDS/REPORTS:**

**5. PUBLIC FORUM:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

- A. Final Site Plan Application, File No. FSP14-006, RaceTrac Saxon Blvd. / Finland Dr.

**8. STAFF COMMENTS:**

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the Deltona Board/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, Joyce Rafferty 48 hours in advance of the meeting date and time at (386) 878-8500.

**CITY OF DELTONA, FLORIDA  
DEVELOPMENT REVIEW COMMITTEE MEETING  
THURSDAY, APRIL 02, 2015**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, April 2<sup>nd</sup>, 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 Chris Bowley.

**2. DRC COMMITTEE:**

Chairman	Chris Bowley, AICP	Present
Member	Gerald Chancellor, P.E.	Present
Member	Leigh Grosvenor	Present-Absent Excused
Member	Tom Pauls, AICP	Present
Member	Steve Roland	Present

Also present: Scott McGrath, Planner; Chris Cornett, Project Administer-Environmental, Lisa Nadeau, Fire Inspector, Fire Safety Division; Kathrine Kyp, Administrative Assistant, Planning & Development Services. Also present: Mark Ackerman, Tiffany Property Group; Stan Markofsky, Skymark Real Estate Investments; Brent Markofsky, Skymark Real Estate Investments; Bealinda Pell, Skymark Real Estate Investments; Steven Buswell, P.E., R.L.A., Parker Mychenberg and Associates; Pastor Kelly Santos, Igelsia Misionera Esblabon de Dios; Irene Familia, Igelsia Misionera Esblabon de Dios; Jose L. Cruz, Igelsia Misionera Esblabon de Dios and John Shultheis, P.E., Civil Engineer.

**3. Minutes:**

**1. Meeting –February 05, 2015.**

**Motion by Mr. Roland, seconded by Mr. Pauls to approve the minutes of the Development Review Committee meeting of February 05, 2015, as presented.**

**Motion carries unanimously.**

**4. OLD BUSINESS: None**

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

**A. Final Plat Application, File No. FP14-002, Arbor Ridge Unit 5.**

**Planning and Development Services**

## DRAFT

Mr. McGrath stated that the only concerns left to address are those from Environmental. Mr. Buswell stated that, the tree surveyor provided an alternate tree survey to a specific survey at a 5 scale for all trees impacted, 2 inches in diameter or greater. Ms. Cornett explained that the impact areas shown on the construction plans needs to be combined and overlaid into the specific tree survey as one document. Discussion ensued regarding the importance of the survey. Mr. Stan Markofsky requested that staff provide him an example of a survey that was submitted by other applicants so he can better understand what is being asked.

### **Public Works & Environmental**

Discussion between the applicant and staff ensued regarding impact of the scrub jays and gopher tortoise mitigation and the effect on the trees. Mr. Bowley stated that, this DRC is for final plat approval. The tree survey and environmental permitting can be ironed out outside of the final plat approval and has to occur before issuance of development permitting and site work commencement. The purpose of the final plat is to subdivide the land. Discussion ensued amongst the applicant and staff regarding the procedure of plat approval and recordation of the plat.

### **Fire Safety**

None.

**Motion by Mr. Roland, seconded by Mr. Chancellor to approve the Final Plat Application, File No. FSP 12-001, subject to the conditions noted in the staff report.**

**Motion carries unanimously.**

**B. Final Site Plan, File No. FSP 12-001, Iglesia Misionera Eslabon de Dios.**

### **Planning and Development Services**

Mr. Pauls provided a brief summary of the application and requested three (3) copies of the updated boundary survey no more than two years old. Mr. Roland requested signed and sealed documents from a structural engineer explaining, in detail, how the gaps under the foundation will be repaired and can be included with the building construction documents. Mr. Pauls reminded Pastor Santos, that the conditional use approval expires August 5, 2015, and a certificate of occupancy is needed by this date.

### **Public Works & Environmental**

None.

### **Fire Safety**

None.

**DRAFT**

**Motion by Mr. Bowley, seconded by Mr. Chancellor to approve the Final Site Plan Application, File No. FSP 12-001, subject to the conditions noted in the staff report and updated boundary survey copies.**

**6. OTHER ISSUES:**

None.

**7. ADJOURNMENT:**

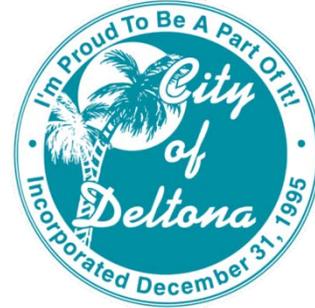
There being no further business, the meeting adjourned at 10:03 a.m.

**ATTEST:**

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

\_\_\_\_\_  
**Kathrine Kyp, RECORDING SECRETARY**

# Staff Report



**To:** Development Review Committee

**From:** Scott McGrath, Planner II

**Date:** May 21, 2015

**Re:** Final Site Plan Application, Project No. FSP 14-006, RaceTrac Saxon Blvd. / Finland Dr.

---

## A. Summary of Application:

**Applicant:** RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd.,  
Suite 100  
Atlanta, GA 30339

**Request:** Final Site Plan Application for a +/-5,928 sq. ft. fueling station and 20 pumps.

**Tax Parcel No.:** 30-18-31-03-40-0230, 30-18-31-03-40-0231, 30-18-31-03-40-0240, 30-18-31-03-40-0250, 30-18-31-03-40-0260, 30-18-31-03-40-0270, 30-18-31-03-40-0280, 30-18-31-03-40-0290, 30-18-31-03-40-0320, 30-18-31-03-00-0110

**Property Acreage:** ± 3.71 Acres

**Property Location:** 2001 Saxon Boulevard.

**Legal Description:** Lots 23-32 Block 101, and Tract K Deltona Lakes Unit 3 of the public records of Volusia County, Florida.

## B. Existing Zoning:

- Subject Property:**  
**Existing:** (C-2) Commercial
- Adjacent Properties:**  
**North:** Public (P)  
**South:** Office – Residential (OR)  
**East:** (C2) Commercial and OR

**West: (C2) Commercial**

**C. Background:** The City has received an application for Final Site Plan for a nearly 6,000 SF fueling station and 20 fuel pumps to be located at 2001 Saxon Boulevard. The Plans have been distributed for Development Review Committee (DRC) team review.

**D. 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 62
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Duke Energy

**E. 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:

**Volusia County Traffic Engineering**

Conceptually, the issue involving the westbound right turn at the Saxon/Finland intersection with the WB 62 truck is acceptable. However, for obtaining the County use permit, we will need plan details showing the work to be done on Saxon Blvd and the signal modification work. The plan sheets do not show either.

**Planning and Development Services**

1. The Applicant needs to complete the combination of lots application or re-plot the property.
2. The City requires a minimum 15-foot utility easement along the northern edge of the property for future sanitary sewer improvements. The existing landscape buffer planned for the area can remain as shown on the plans with the easement adjacent to it. The easement shall be recorded by instrument and shown on the plans and is required before a Development Order (DO) can be issued.
3. The parking in front of the building has ten (10) spaces shown, but is labeled with 11 spaces.

**Public Works, Engineering & Deltona Water – Phyllis Wallace – 386/878-8965**

1. No new comments; all comments have been adequately addressed.

**Environmental – Chris Collier – 386/878-8996**

1. Comments 4, 5, & 9 – shrubs are not counted as replacement stock; please revise the “Grand Totals” counts to reflect such.  
Total replacement CSSI = 456.085

Total CSSI to Tree Bank = 7,411.357  
10% of Total CSSI to Tree Bank = 741.136  
Tree Bank Amount = \$13,370.19

2. All other comments have been addressed.
3. Once the DO has been issued, the gopher tortoise permit can be applied for and issued. One tortoise was found onsite.

### **Fire Safety Services**

1. According to the scale provided, it appears that the re-location of the proposed fire hydrant now exceeds the following requirement, as stated in the November 17, 2014, DRC comments. In the case of a building, which will provide a stand-pipe and/or sprinkler system, the Fire Department connection shall be placed on the sprinkler system side of the back-flow preventer, and be installed within 150 feet of a fire hydrant. (Ord. No. 96, Sec. 96-45 (2) (c), Fire Protection Systems).

**Override the scaled dimension and provide a dimensional line from the proposed hydrant to the proposed FDC specifying that the distance shall be a maximum of 150 ft. or relocate the proposed FDC or proposed hydrant to satisfy the requirements per the scale provided.**

2. Provide a City of Deltona standard detail for the Double Check Backflow Assembly to be installed.

**Sheet SD7 does not include the Double Check Backflow Assembly detail. (Detail #11 is for the RPZ).**

**\*\*\*Detail #11 information provided is still referencing a RPZ.**

### **CONCLUSION/STAFF RECOMMENDATION:**

Staff recommends the DRC approve Final Site Plan (FSP 14-006), conditional upon correction of the review teams items listed above.



FINLAND DR W

APACHE CIR W

CR 4146 (SAXON BLVD)

# AERIAL PHOTO

## Legend

 Subject Property



NOT TO SCALE

GLANCY DR S  
**RESIDENTIAL  
LOW DENSITY**

**COMMERCIAL**

APACHE CIR N

CR 4146 (SAXON BLVD)

FAIRHAVEN ST

BALTIMORE AV

DIANE TER

FINLAND DR W

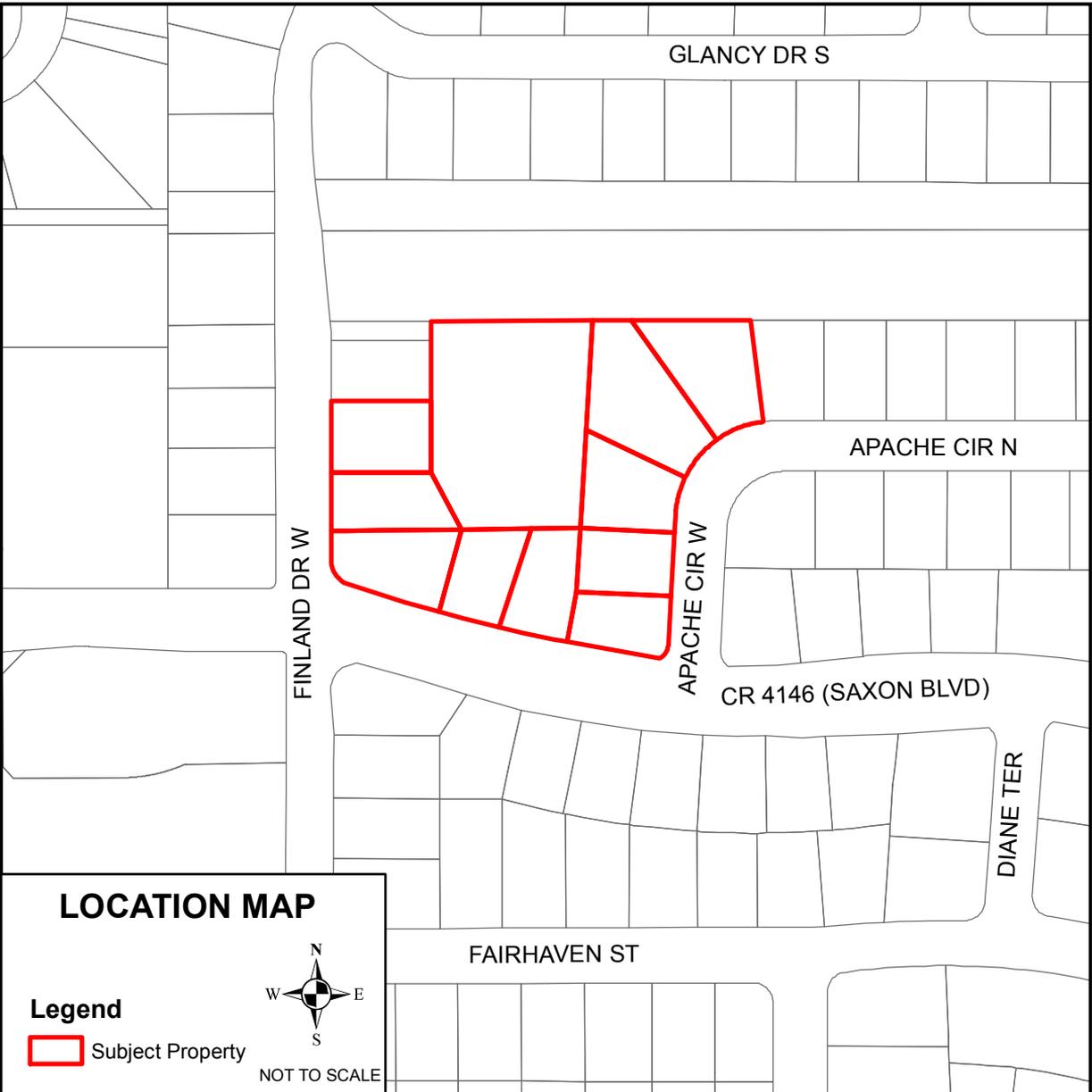
**FUTURE LAND  
USE MAP**

**Legend**

 Subject Property



NOT TO SCALE



GLANCY DR S

FINLAND DR W

APACHE CIR N

APACHE CIR W

CR 4146 (SAXON BLVD)

DIANE TER

FAIRHAVEN ST

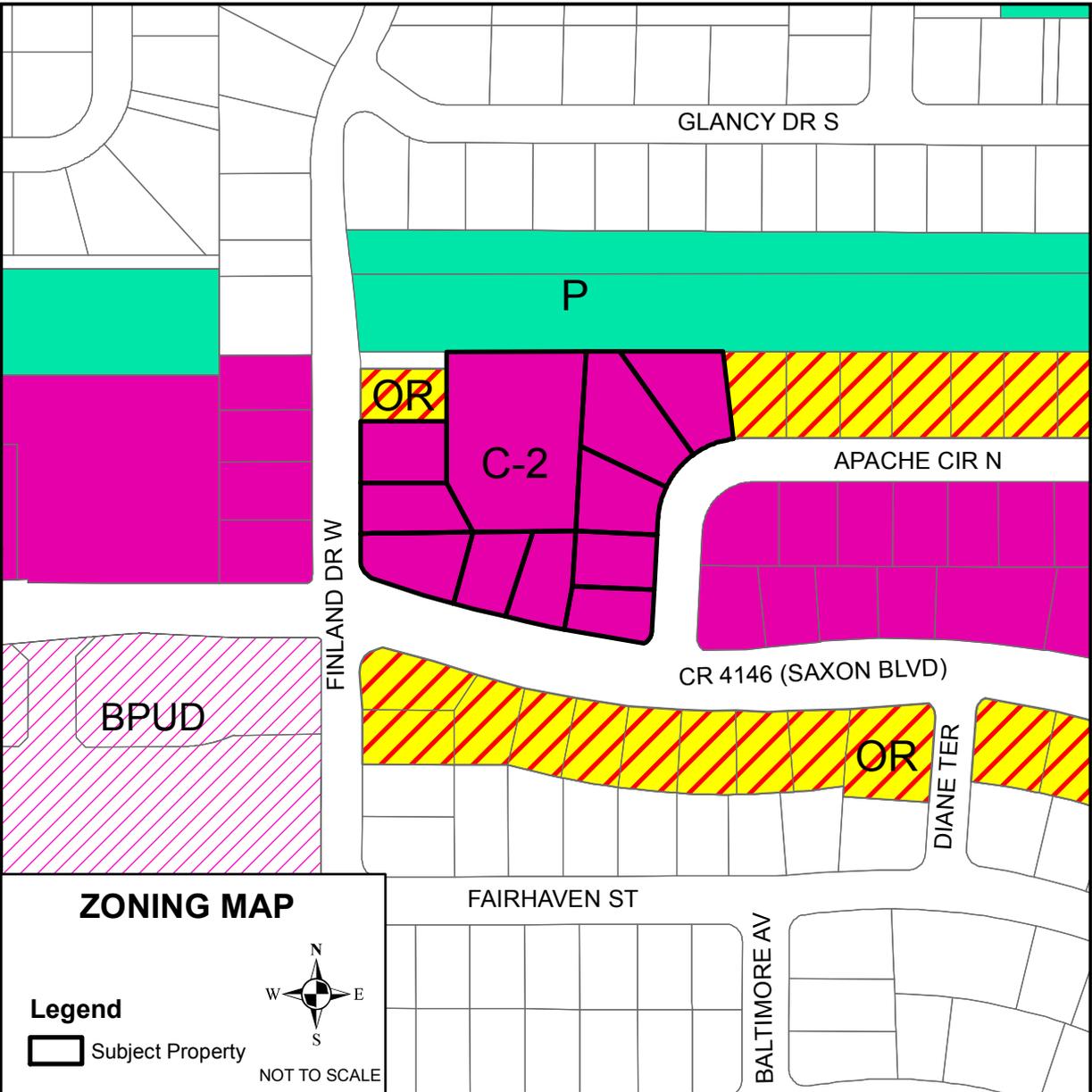
### LOCATION MAP

#### Legend

 Subject Property



NOT TO SCALE



GLANCY DR S

P

OR

C-2

APACHE CIR N

FINLAND DR W

CR 4146 (SAXON BLVD)

BPUD

OR

DIANE TER

### ZONING MAP

#### Legend

 Subject Property



NOT TO SCALE

FAIRHAVEN ST

BALTIMORE AV