



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

---

Thursday, September 15, 2016

10:00 AM

2nd Floor Conference Room

---

**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

A. Minutes of August 18, 2016.

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

**5. PUBLIC FORUM:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

A. Project No. FSP 16-001, Halifax Deltona I-4 Campus Final Site Plan.

B. Project No. FSP 15-003, 1948 Saxon Blvd., Harmony Clinic.

C. Project No. FSP 16-005, 2840 Doyle Rd. Building Addition.

D. Project No. FSP 16-006, 3125 Howland Blvd. Honest One Auto Care.

E. Pre-application meeting: 121 Howland Blvd., Drive-thru ATM.

F. Pre-application meeting: Lake Sidney Shores.

**8. STAFF COMMENTS:**

**9. BOARD/COMMITTEE MEMBERS COMMENTS:****10. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission 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 Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.*



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

---

Thursday, August 18, 2016

9:00 AM

2nd Floor Conference Room

---

#### 1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

#### 2. ROLL CALL:

Also present: Phyllis Wallace, Public Works; Ron Paradise, Planning & Development Services; Kathrine Kyp, Planning & Development Services; Jerry Mayes, Economic Development; Monica Cassimere, Nine23 Management, LLC; Janae Gibson, Nine23 Management, LLC; and Jared Prince, Prince Construction.

**Present:** 4 - Member Leigh Grosvenor  
Member Gerald Chancellor  
Member Chris Bowley  
Member Steve Roland

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

##### A. Minutes of August 4, 2016

**Motion by Member Chancellor, seconded by Member Grosvenor, to approve the Minutes of August 4, 2016. The motion carried by the following vote:**

**For:** 4 - Member Grosvenor, Member Chancellor, Member Bowley and Member Roland

#### 4. PRESENTATIONS/AWARDS/REPORTS:

##### A. Appointment of Scott McGrath to the Development Review Committee

**Motion by Member Roland, seconded by Member Chancellor, to appoint Scott McGrath to the Development Review Committee. The motion carried by the following vote:**

**For:** 4 - Member Grosvenor, Member Chancellor, Member Bowley and Member Roland

**5. PUBLIC FORUM:****6. OLD BUSINESS:****7. NEW BUSINESS:****A. Pre-application meeting: Rezone 1342 Howland Boulevard to allow for an apartment and associated site plan requirements.**

Ms. Cassimere provided a brief summary regarding the proposed use of 1342 Howland Blvd. She stated that the 7,000 square foot building is to be remodeled into a fitness center and would like to rezone the building to allow for an apartment on the second level. Mr. Paradise noted that further research would need to be done by the City to determine the suitable zoning classification. Mr. Bowley added that the RPUD may be cost prohibited to the applicant and perhaps Professional Business (PB) or Retail Commercial (C-1) can be altered to accommodate live-work units. Discussion regarding the City's home occupation licenses, lack of live-work units in the City, the rezoning application fees and the site plan process occurred amongst the committee and Ms. Cassimere.

Ms. Cassimere noted that the intended occupant for the upstairs apartment would be marketed towards a public service employee such as a firefighter or police officer and would incentivize around the fitness center. She noted that the elevator would access the apartment and there will be a dedicated entrance for the apartment. Discussion regarding access and modifications to the private lift stations ensued between Ms. Wallace and Ms. Cassimere.

Member Roland noted that the building is not in compliance and will need to be brought to the latest Florida Building Code Standards before it can be occupied. Discussion regarding previous permitting and timing of the apartment ensued. Member Chancellor suggested that Ms. Cassimere get the fitness center open and then the apartment at a later date. Ms. Grovesnor stated that the building will have separation requirements between the proposed uses and noted the entire building will need to be sprinklered and be brought into compliance with the code.

**8. STAFF COMMENTS:****9. BOARD/COMMITTEE MEMBERS COMMENTS:****10. ADJOURNMENT:**

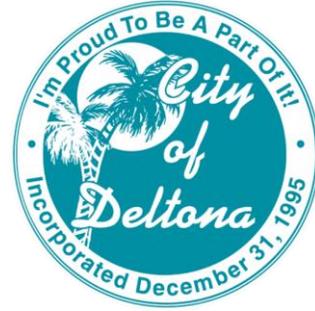
The meeting was adjourned at 9:36 am.

---

Chris Bowley, Chairperson

ATTEST:

\_\_\_\_\_  
Kathrine Kyp, Board Secretary



# Staff Report

**To:** Development Review Committee (DRC)  
**From:** Scott McGrath, CFM, Planner II  
**Date:** August 31, 2016  
**Re:** Halifax Deltona I-4 Campus Final Site Plan (FSP 16-001)

---

## A. Summary of Application:

**Applicant:** Anthony Lampasona  
839 North Jefferson Street, Suite 600  
Milwaukee, WI 32115

**Request:** The City has received a Final Site Plan Application for a free standing Emergency Room, first phase.

**Tax Parcel No.:** 06183108000120

**Property Acreage:** 32.48± Acres

**Property Location:** 3300 Halifax Crossings Blvd.

**Legal Description:** See attachment

**B. Existing Zoning:** Business Planned Unit Development (BPUD)

**C. Background:** The DRC review team has the following comments.

### Planning and Development Services:

1. Provide FAA approval of the helipad location.
2. Ensure that the helipad path has no aerial impediments – i.e. powerlines, vegetation, etc.
3. Provide sound mitigation measures or a report from a qualified professional for compatibility with the neighborhoods to the north and east.

### Deltona Water & Engineering:

No further comments

**Environmental:**

No comments at this time

**Building Department:**

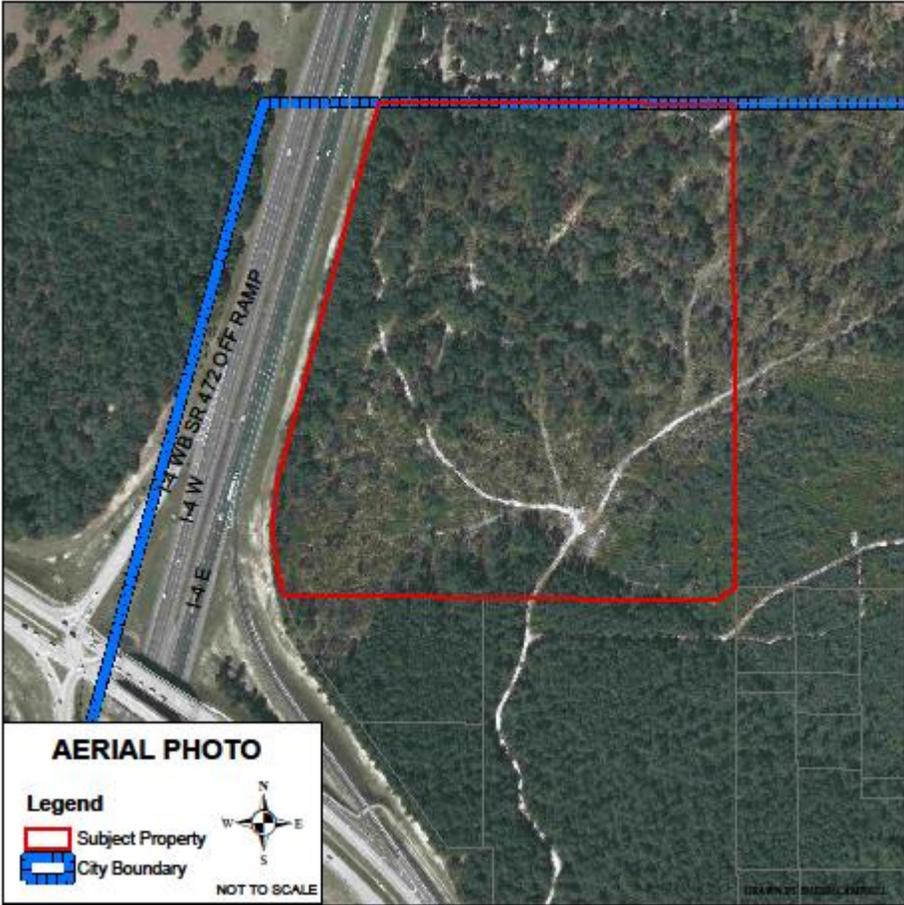
No comments at this time

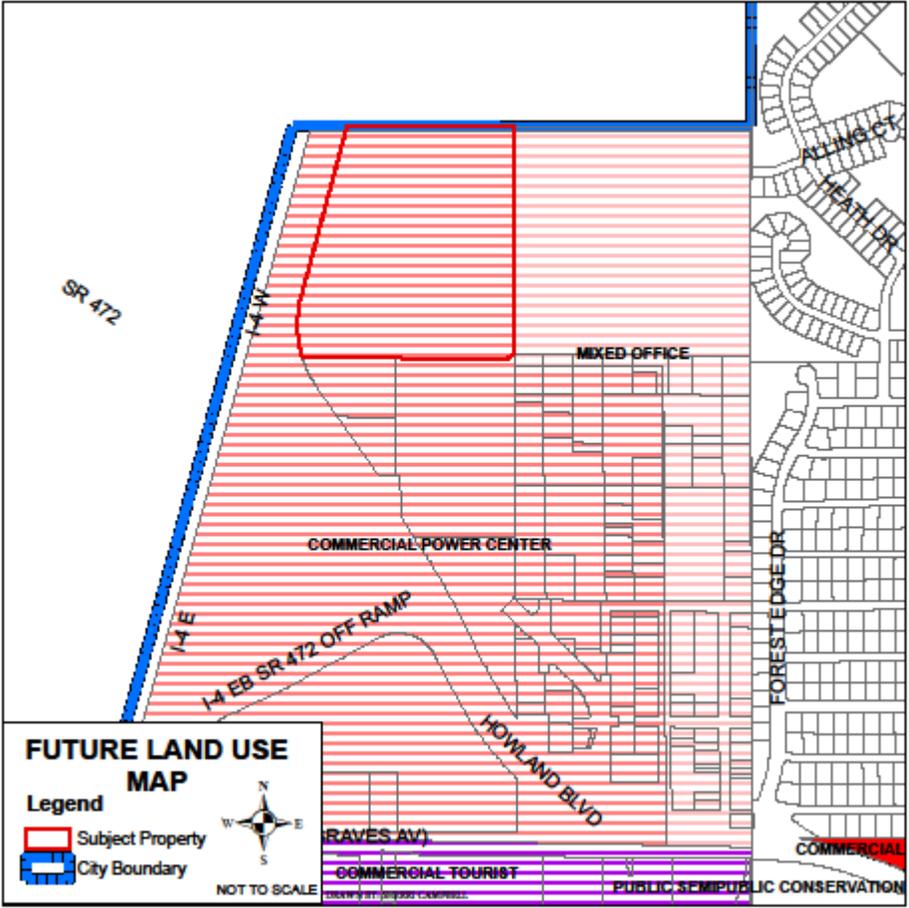
**Fire Safety:**

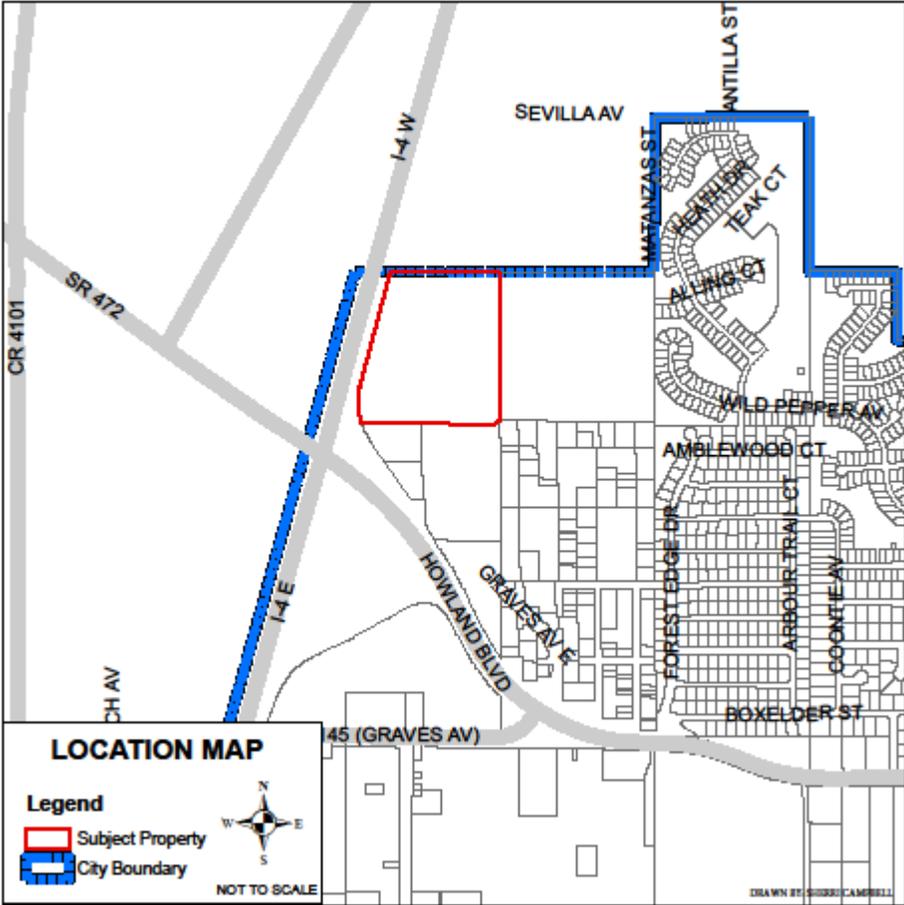
1. See Sheets LA1 and LA2. Just a reminder, and as previously stated, the noted locations of the Live Oaks shall not obstruct, hinder or prevent the immediate use of the fire hydrants by fire department personnel. Some of the Live Oaks and (1) Holly may have to be relocated to accommodate the fire hydrants

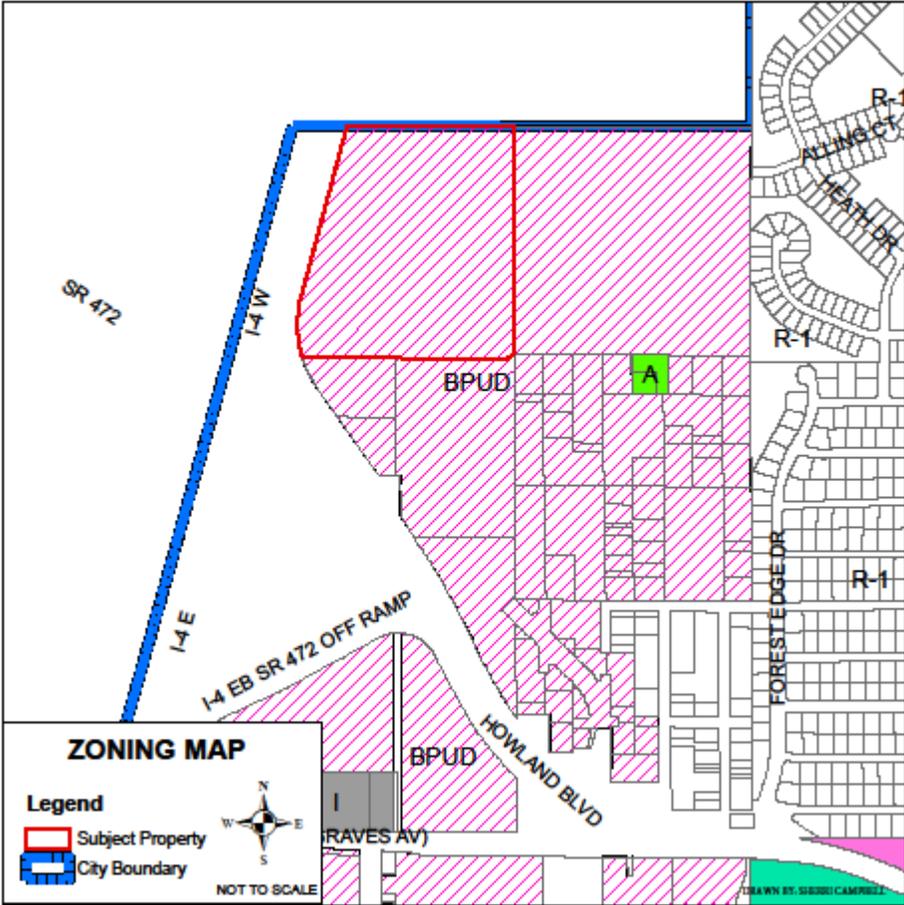
**CONCLUSION/STAFF RECOMMENDATION:**

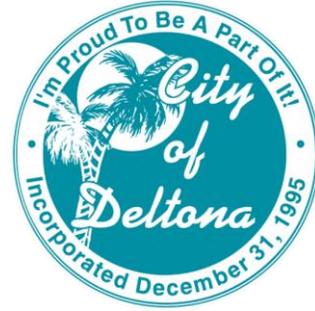
Staff recommends that the DRC approve with conditions, the Halifax Deltona I-4 Campus Final Site Plan Application, (FSP 16-001) upon satisfying the comments cited in this staff report.











# Staff Report

**To:** Development Review Committee

**From:** Ron A. Paradise, Assistant Director, Planning and Development Services

**Date:** August 31, 2016

**Re:** Project No. FSP 15-003 (1948 Saxon Blvd., Harmony Clinic)

---

## A. Summary of Application:

**Applicant:** Dr. Lester Carrero  
1948 Saxon Blvd.  
Deltona, FL 32725

**Request:** The City has received a final site plan application to convert a single family dwelling to a medical office located at 1948 Saxon Blvd.

**Tax Parcel No.:** 8130-03-37-0090

**Property Acreage:** ±0.323 acre (13,803 square feet)

**Property Location:** 1948 Saxon Blvd.

**Legal Description:** Lot 9 Exc. N 6.6 Ft Measured on E/L for New R/W Blk 98 Deltona Lakes Unit 3 MB 35 Pgs 105-120 Per OR 4958 Pgs 2266-2267

**B. Existing Zoning:** OR, Office Residential

**C. Background:** The City has received a final site plan application to convert a single family dwelling to a medical office facility at 1948 Saxon Blvd. The intent is to use the property for a chiropractor office.

## D. Support Information

### Public Facilities:

- a. Potable Water: supplied by Deltona Water

- b. Sanitary Sewer: private septic system
- 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 staff has reviewed the submitted plan set and offer the following comments:

**Planning and Development Services**

No Comments at this time

**Deltona Water & Engineering**

No Comments at this time

**Environmental**

No Comments at this time

**Building Department**

No Comments at this time

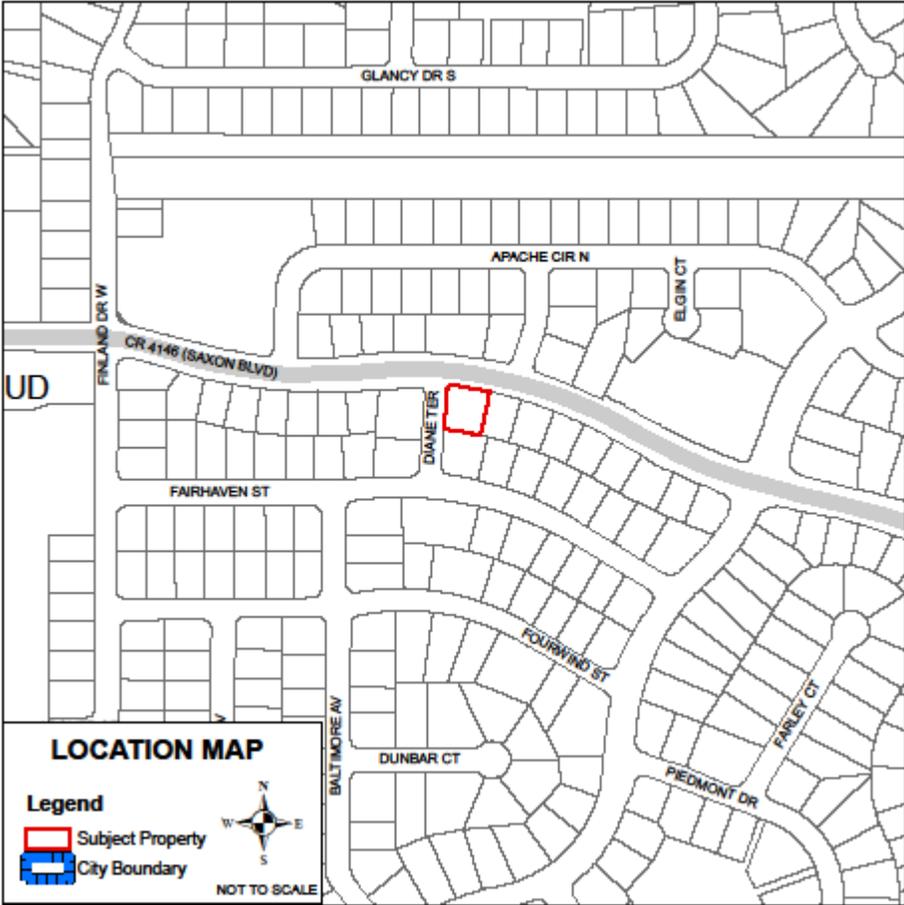
**Fire Safety Services**

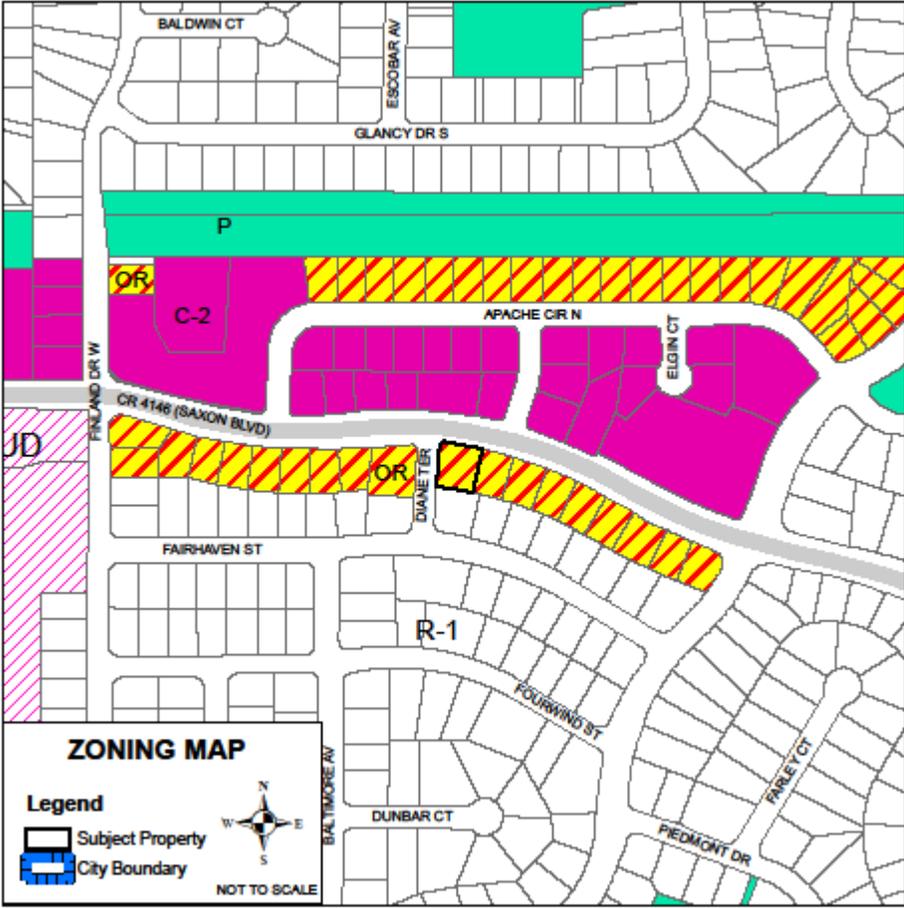
No Comments at this time

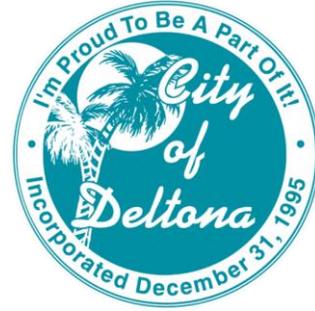
**CONCLUSION/STAFF RECOMMENDATION:** Staff recommends approval of FSP 15-003, approving the Final Site Plan to convert a single family dwelling to a medical office located at 1948 Saxon Blvd.











# Staff Report

**To:** Development Review Committee  
**From:** Scott McGrath, CFM  
**Date:** August 24, 2016  
**Re:** Project No. FSP 15-005 (2840 Doyle Rd. Building addition)

---

## A. Summary of Application:

**Applicant:** Warren J Harding  
400 S Frederick Ave.  
Orange City, FL 32763

**Request:** The City has received a final site plan application for a building addition to the Hess fueling station located at 2840 Doyle Road.

**Tax Parcel No.:** 9111-04-00-0020

**Property Acreage:** ± 1.11 Acres

**Property Location:** 2840 Doyle Road.

**Legal Description:** LOT 2 HUFFMAN SUBDIVISION Map Book 46 Page 162  
Excludes 50 percent S/S RTS per Ordinance 4941 Page 503 of the Volusia County public records

## B. Existing Zoning: C-2 Commercial

**C. Background:** The City has received a final site plan application for a building addition to the Hess fueling station located at 2840 Doyle Road. This addition is to be used for additional cooler space for retail sales.

## 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 64
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Florida Power and Light (FP&L)

**E. Matters for Consideration:**

City staff have reviewed the submitted plan set and offer the following comments:

**Planning and Development Services**

No Comments at this time

**Deltona Water & Engineering**

No Comments at this time

**Environmental**

No Comments at this time

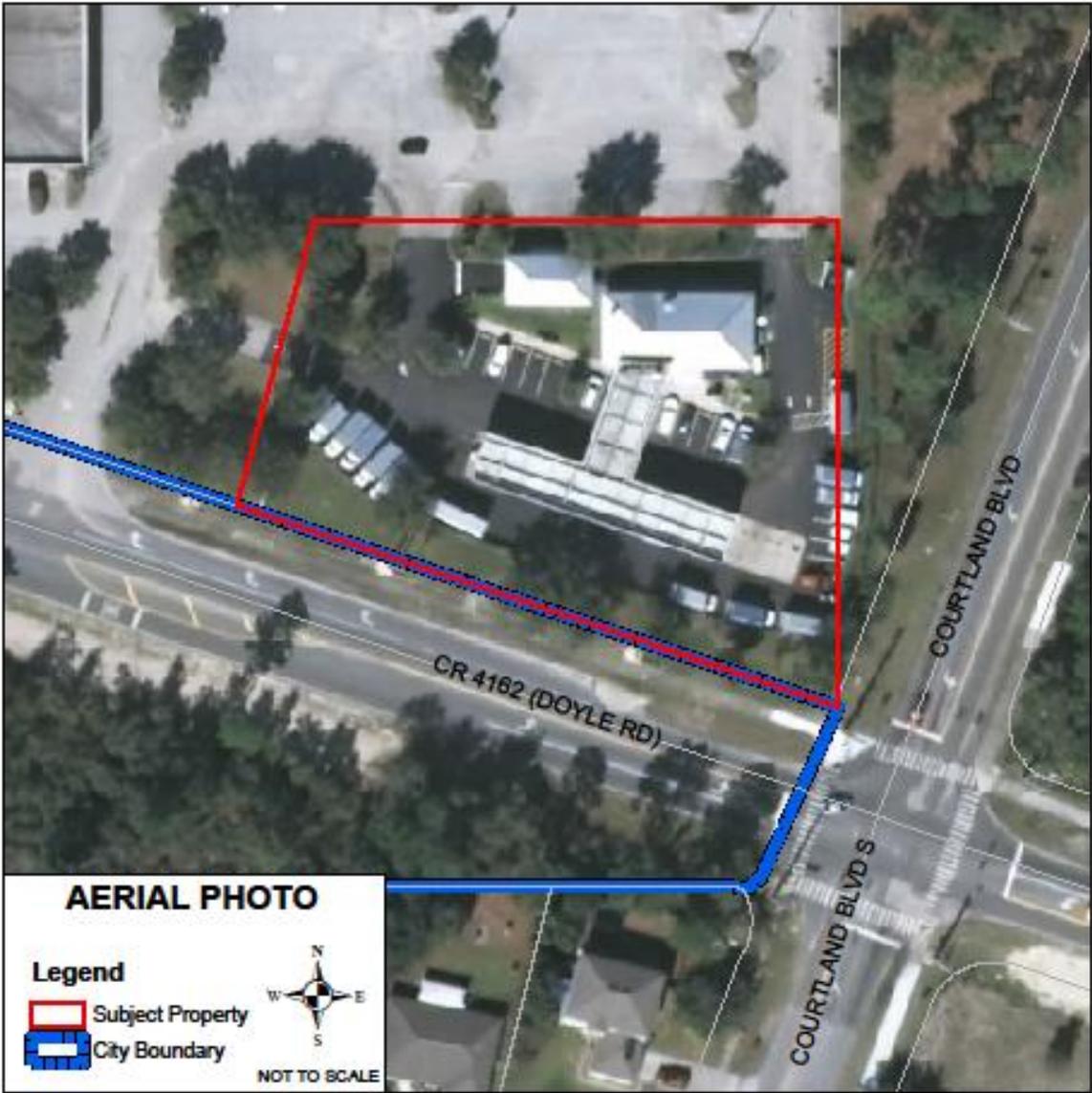
**Building Department**

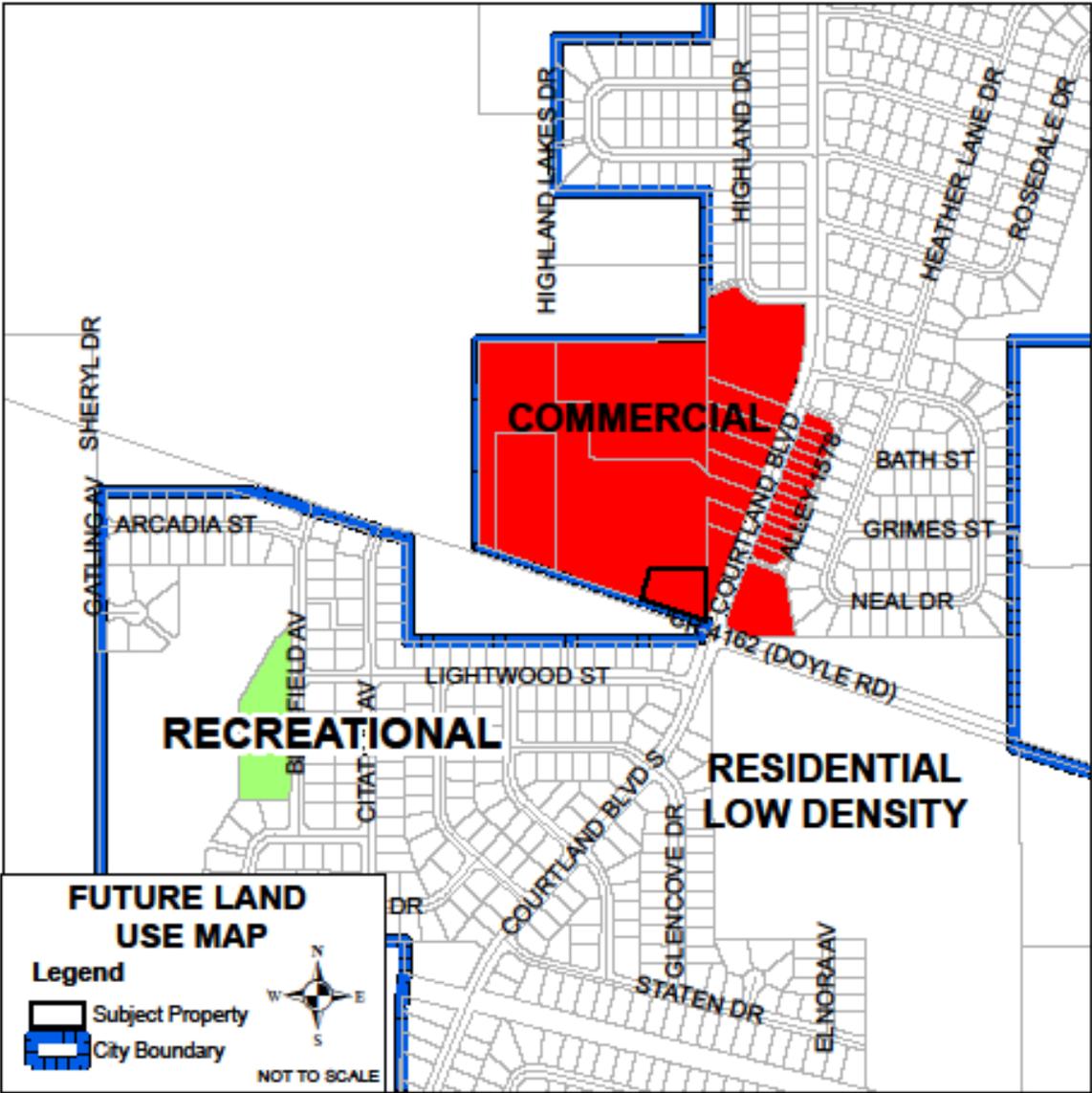
No Comments at this time

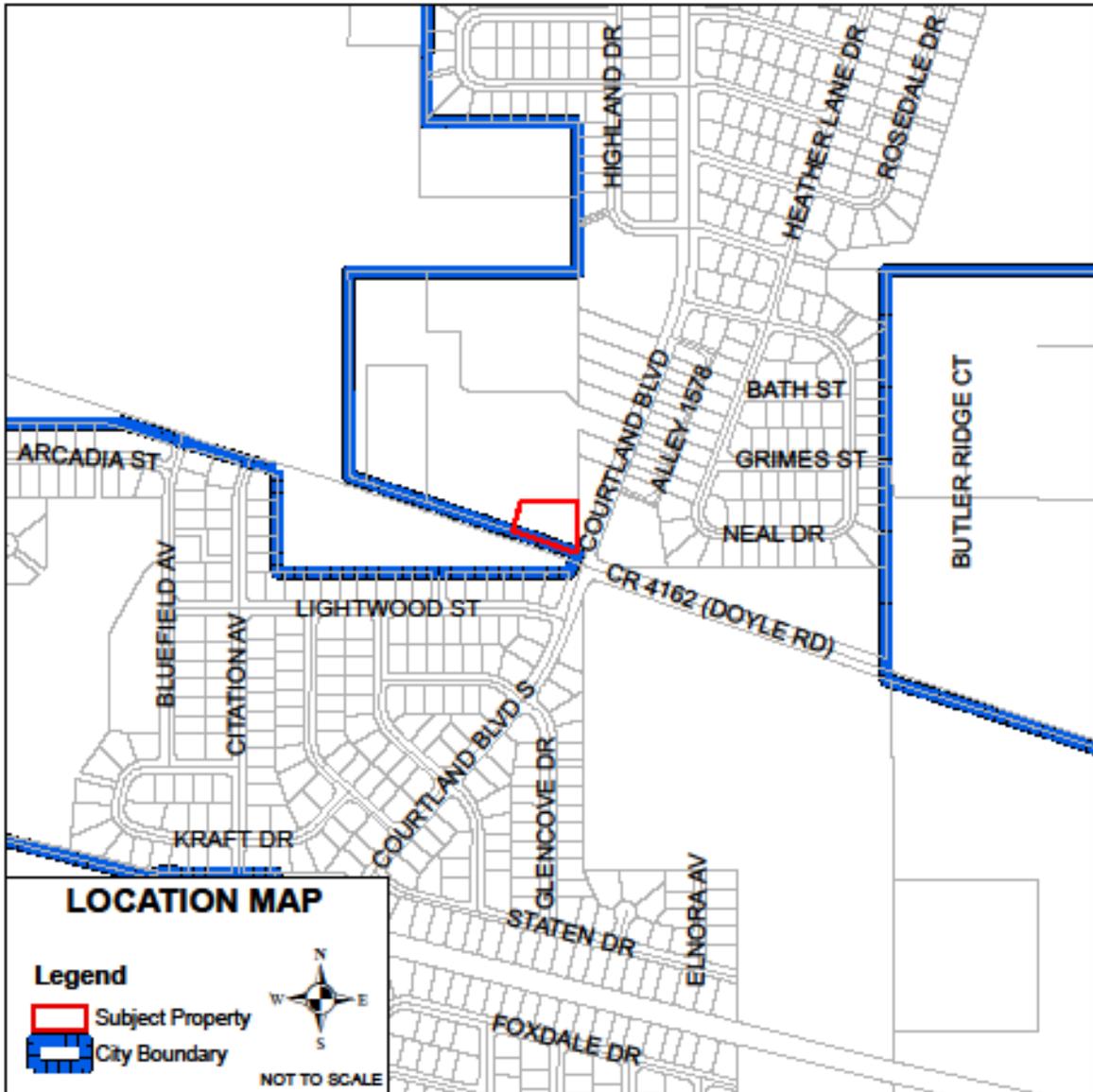
**Fire Safety Services**

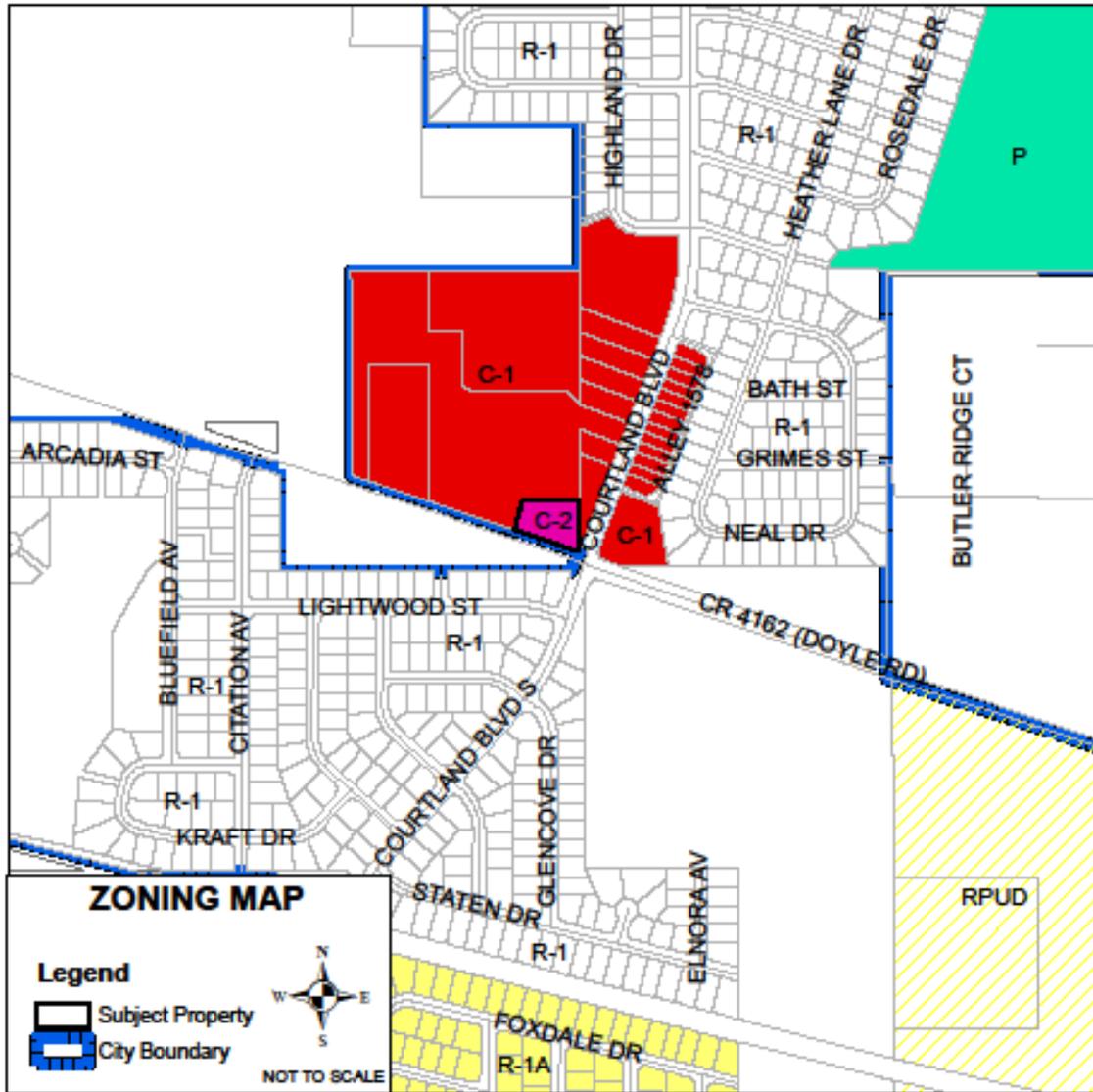
No Comments at this time

**CONCLUSION/STAFF RECOMMENDATION: Staff recommends approval of FSP 16-005, approving the Final Site Plan application for the building addition at 2840 Doyle Road.**











# Staff Report

**To:** Development Review Committee

**From:** Scott McGrath, CFM

**Date:** September 6, 2016

**Re:** Project No. FSP16-006, Honest One Auto Care, 3125 Howland Blvd.

---

## A. Summary of Application:

**Applicant:** Kendra Lewis  
Interplan, LLC  
604 Courtland Street, Suite 100  
Orlando, FL 32804

**Request:** A revised Final Site Plan Application for the Honest One Auto Care, to be located at 3125 Howland Boulevard.

**Tax Parcel No.:** 8108-04-00-0020

**Property Acreage:** +/- 1.0 Acres

**Property Location:** 3125 Howland Boulevard, Deltona, FL32725

**Legal Description:** 8-18-31 Lot 2 Top Shelf Center, Map Book 56 Pages 181-182 of the Volusia County public record.

**B. Existing Zoning: General Commercial (C-2)**

**C. Background:** The City has received a Final Site Plan Application for the Honest One Auto Care, to be located at 3125 Howland Boulevard.

The City's development review agencies have reviewed the plan set received on August 29, 2016 and provide the following comments:

**Planning and Development Services**

No comments at this time.

**Deltona Water & Engineering**

Sheet C3 – indicates the two stormwater inlets at the front of the building are heavy duty while the two in the rear are light duty. It would seem that the applicant would like all four to be heavy duty as the entire site could be impacted by heavy vehicles such as delivery trucks, garbage hauler, etc.

**Environmental**

No comments at this time.

**Building Department**

No comments at this time.

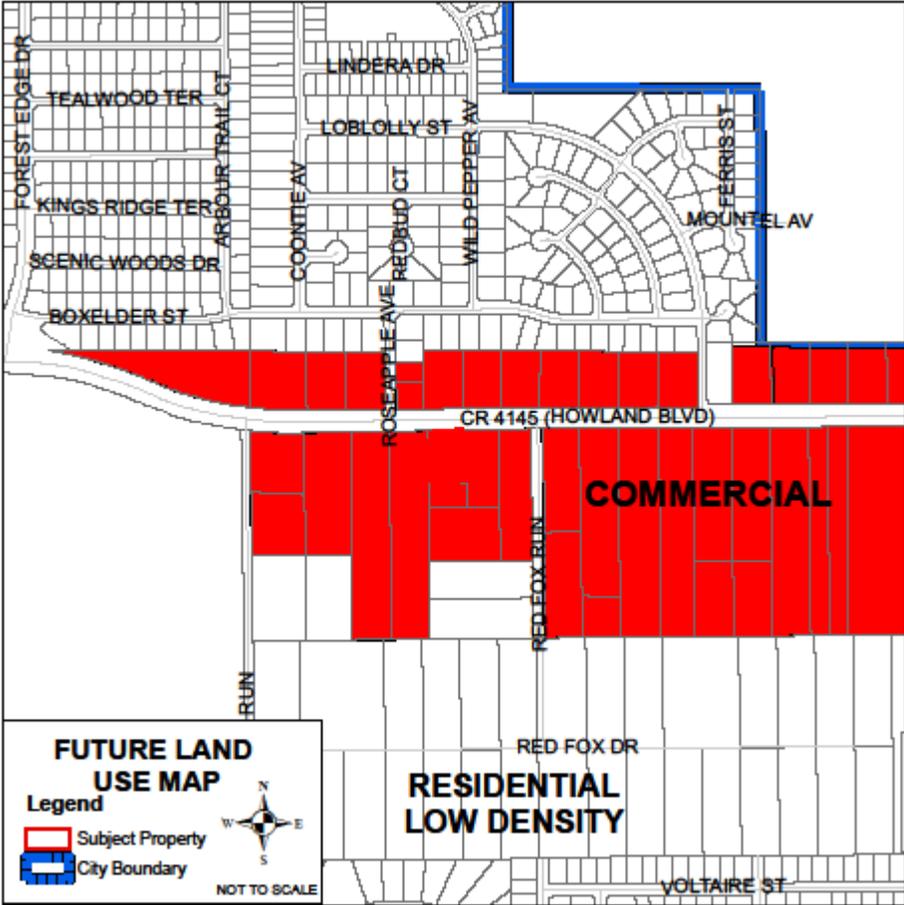
**Fire Safety Services**

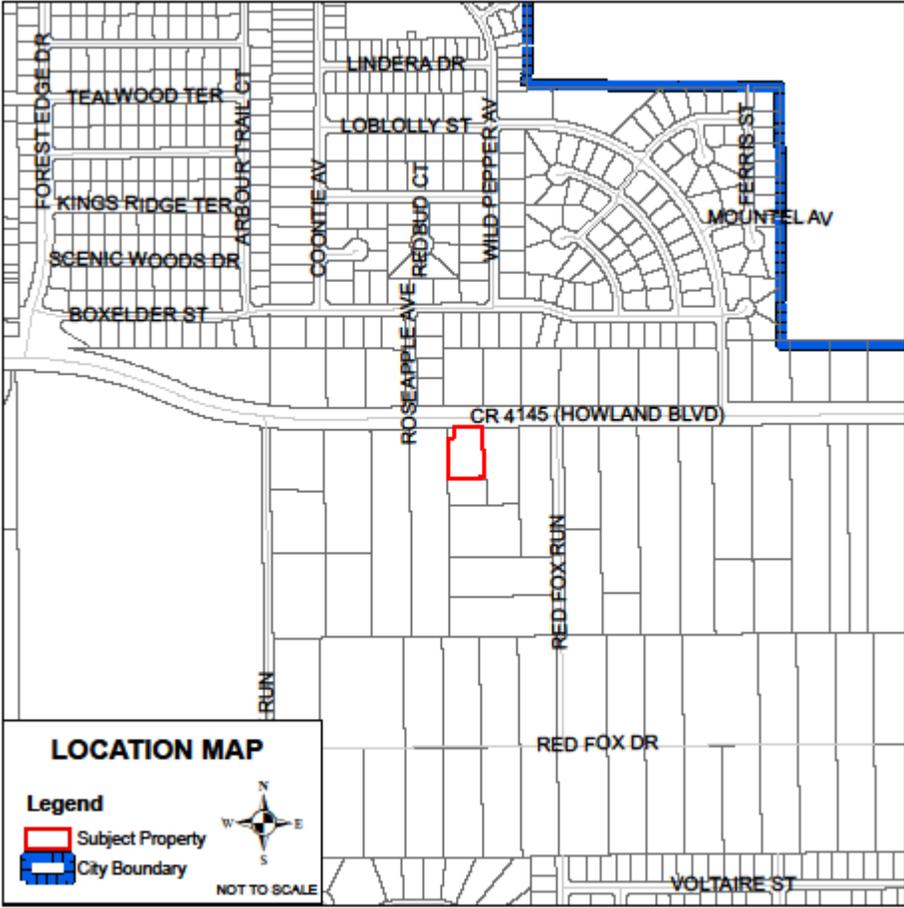
1. The last fire hydrant flow test was conducted on 03/12/15. A fire flow test shall be required and the fire flow test shall be conducted on the existing fire hydrants located, as close as possible to the proposed project and the results included on the final site plan. The fire flow test shall be conducted 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.

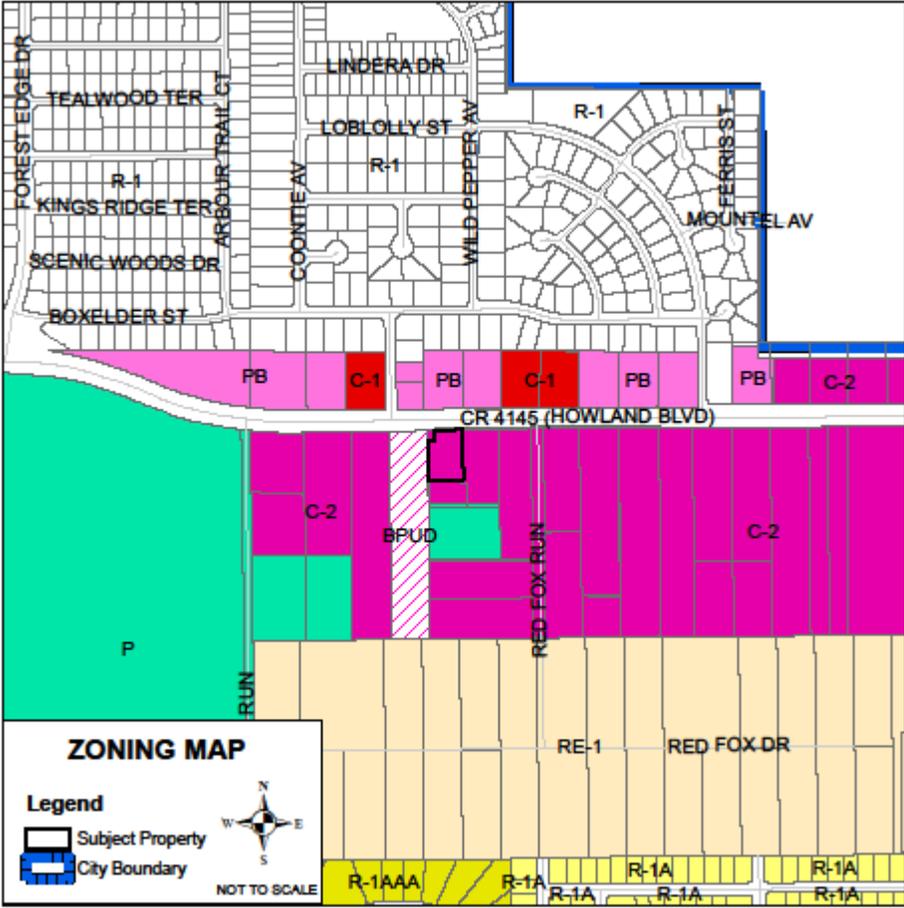
2. Sheet C2, Fire Flow Calculations is referencing “NFPA 2009”. The currently adopted Florida edition of NFPA 1, Fire Code is the 2012 edition.

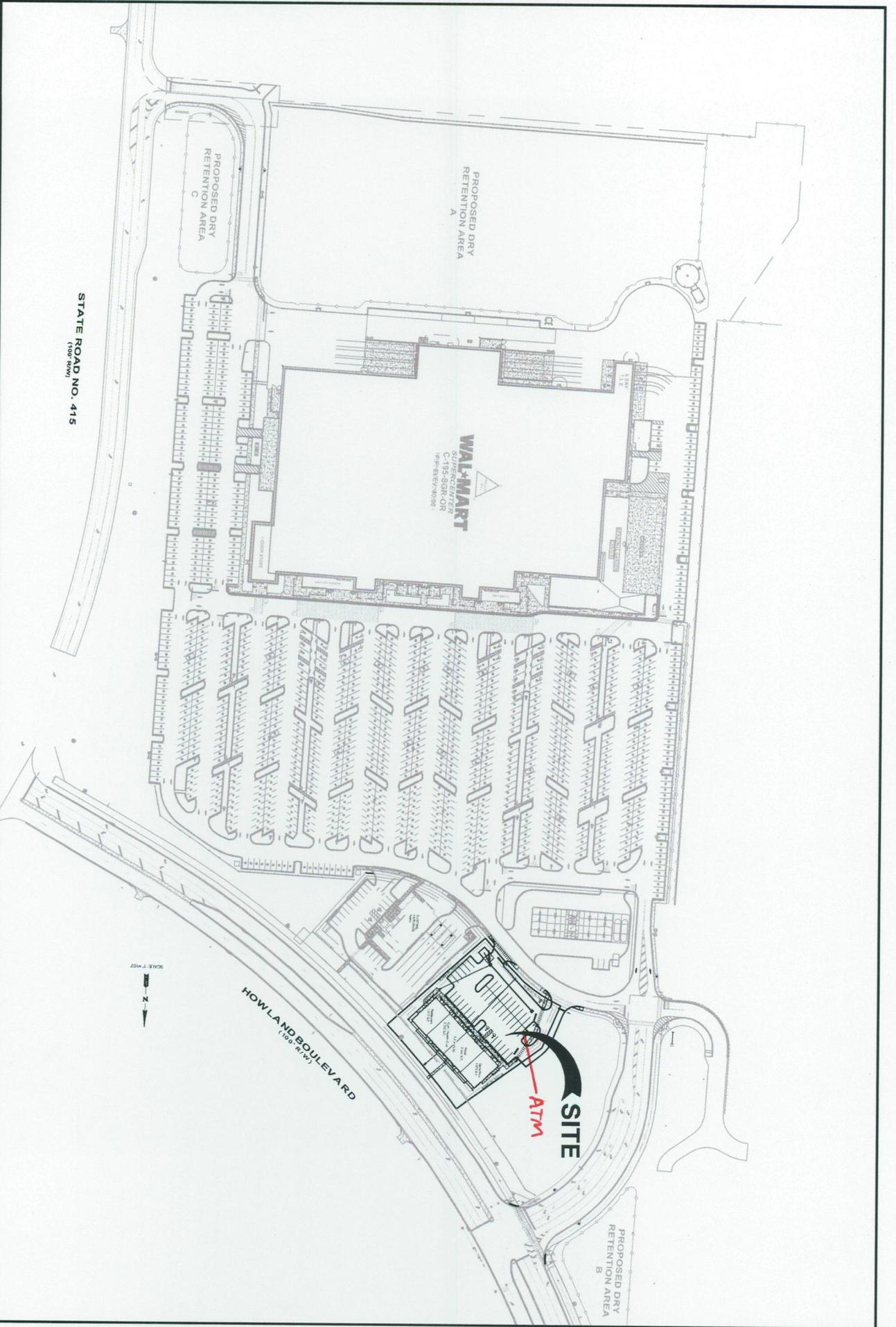
**CONCLUSION/STAFF RECOMMENDATION:** Staff recommends approval of FSP16-006 for the Honest One Auto Care center to be located at 3125 Howland Boulevard conditional on the above comments being addressed.











Engineers Architects Surveyors  
 Planners Landscape Architects  
 Environmental Scientists  
 Construction Management  
 Design / Build

500 West Fulton Street  
 Sanford, FL 32771  
 Phone: 407.322.6841  
 Fax: 407.330.0639

STATE ROAD NO. 415  
 (100' RW)

HOWLAND BOULEVARD  
 (100' RW)



Date: 3-24-08  
 Job No. S20601  
 Scale: N.T.S.  
 File: OVERALL-SITE  
 Certificate of Authorization  
 No. 3215

OVERALL SITE  
 121 Howland Blvd., Deltona  
 SHOPES OF EAST DELTONA  
 DELTONA (HWLND & 415), FLORIDA

EXHIBIT  
 1  
 Page 1-1  
 © 2008



