

**CITY OF DELTONA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
THURSDAY, AUGUST 2, 2012**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, August 2, in the 2nd 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; Building Official Steve Roland; Public Works Environmental Christina Collier; Zoning Technician Suzanne Lasky; and Administrative Assistant II Pauline Shattuck.

Dollar General Representative present: Brian Cassidy, Civil Engineer of Record, CPH Engineers, Inc.

3. Minutes:

1. Meeting – July 3, 2012.

Motion by Member Chancellor, seconded by Member Grosvenor, to adopt the minutes of the Development Review Committee Meeting of July 3, 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. CSP12-003/FSP12-004 Dollar General, 320 Stratford Commons

Mr. Pauls said the DRC has reviewed the Dollar General final site plans and offer the following comments:

Planning and Development Services

1. The two existing lots will need to be combined prior to issuance of Development Order.
2. Gopher Tortoise survey will need to be received by the City prior to issuance of Development Order.

3. Relocate shrubs from one of the double rows between SWM and adjacent residential lots to an area between the dumpster and res lots.
4. Plants around dumpster wall need to be 1-foot on center.
5. Percentage figure of landscaping in Vehicle Utility Area (parking area) exceeds code but does not equal the square footage when sub-areas are added together.
6. Sidewalk needs westward extension to property line.
7. Use 15' radii at three-point turn at end of eastern parking aisle and 15' depth of turn around area.
8. Consider relocating required trees in the buffer area along Deltona Blvd. to achieve greater visibility to the freestanding sign.
9. Include mullions on all windows, consistent with the City's Urban Design Pattern Book.

Mr. Pauls reviewed Planning & Development's comments with Mr. Cassidy. Chairman Bowley added that design elements of the City's Pattern Book should be included as part of the revised site plan to provide for the most aesthetic looking building. He referenced the Family Dollar at Doyle Road and at Catalina Boulevard as recent examples.

Ms. Collier said the landscape buffer to the west needs to be removed from the stormwater management area.

Fire Safety

1. Provide construction type in order to calculate required fire flow and allowable area requirements. (NFPA 1, *Uniform Fire Code*, 2009 Edition., Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings and *Florida Building Code*, 2010 Edition., Table 503 Allowable Building Heights and Areas).
2. If the existing fire hydrants can be utilized and meet all requirements, the installation of additional on-site fire hydrants shall not be necessary. Per our conversation, revise the site plan to reflect that the existing residential fire hydrant, located across the street from the site, shall be replaced with a new American Darling 6" B-84-B commercial fire hydrant.
3. Revise the site plan to reflect the removal of the proposed private hydrant and any other references to the installation of that hydrant.
4. Provide the City of Deltona's standard Fire Hydrant Assembly Detail for the American Darling 6" B-84-B commercial hydrant.
5. Provide the location of the access box (Knox Box) on the building.

Prior to the final site inspection, the access box shall be installed and located:

- a. At or near the recognized main public entrance on the exterior of the structure with locations to be approved by the Fire Safety Division.
- b. The access box shall be located at a height of not less than six (6) feet and not more than eight (8) feet above final grade.
- c. The access box shall be installed in accordance with the manufacturer's recommendations and listing.
- d. No steps, displays, signs or other fixtures, or structural protrusions shall be located under the access box, which would allow intruders to access the box without assistance.

Member Grosvenor reviewed her comments with Mr. Cassidy. She asked that Mr. Cassidy provide the construction type and to remove any reference to the private hydrant from the plans.

Ms. Collier said she received a letter from the U.S. Fish & Wildlife about the scrub jays. The gopher tortoise permit needs to be obtained before a D.O. can be issued.

Public Works

1. The proposed water main crossing for the fire hydrant needs to be DI under the roadway and 8" rather than 6" in diameter.
2. Regarding the fire hydrant, see note 2 above under the Fire Safety Manager's comment. However, if a new on-site fire hydrant is to be installed, then it, too, will need to be a commercial type, American Darling B84B-6 to include design details of the hydrant and the required backflow prevention (double detect check). On-site fire hydrants are owned and maintained by and are the responsibility of the property owner.
3. Previous comments have been acknowledged or addressed by the revised plans.

Member Chancellor had no comments.

Chairman Bowley asked Mr. Cassidy to provide attractive 24"x36" renderings of the elevations and landscaping for the City Commission meeting.

Mr. Roland said he could not sign off on the building final until the landscaping is signed off; the grass needs to be grown in. Chairman Bowley added that the irrigation system needs to be working.

Motion by Member Chancellor, seconded by Member Grosvenor, to approve CSP12-003/ FSP12-004, Dollar General, 320 Stratford Commons, subject to the conditions of the DRC as just discussed.

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

6. OTHER ISSUES: None

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:24 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Pauline Shattuck, RECORDING SECRETARY