

**CITY OF DELTONA, FLORIDA  
DEVELOPMENT REVIEW COMMITTEE MEETING  
THURSDAY, AUGUST 16, 2012**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, August 16, 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 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; and Administrative Assistant II Pauline Shattuck.

Dollar General Representative present: Tim Greene, Development Director, MVG Development; Brian Cassidy, Civil Engineer of Record, CPH Engineers, Inc.; and Jason Voll, Property Owner.

**3. Minutes:**

**1. Meeting – August 2, 2012.**

**Motion by Member Chancellor, seconded by Chairman Bowley, to adopt the minutes of the Development Review Committee Meeting of August 2, 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. CSP12-002/FSP12-003 Dollar General, 3016 Howland Boulevard**

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

**Planning and Development Services**

1. Provide cross-access easement document to complement the site plan application and clarify on the site plan that this is a ‘cross-access’ easement.
2. Remove the word ‘pylon’ from note 17 on Sheet C-6.
3. Revise the ‘Required Tree and Shrubs’ table on Sheet L-1 to reflect the 12 shade trees provided on the north perimeter of the site. Provide plants and trees that accommodate and

meet the intent of the requirement for foundation landscaping per Section 110-08 (f) of the Land Development Code. Landscaping around the walls of the dumpster need to be planted 1-foot on-center.

4. Provide architectural features that meet the purpose and intent of the City's Urban Design Pattern Book for Classic style structures as noted on pages 15-16 and general Building Design features beginning on page 17.
5. Clearly indicate that SWM Pond #2 is not within the western 5-foot perimeter buffer yard.

Mr. Pauls reviewed each item with the applicants.

### **Fire Safety**

1. Due to the installation of an automatic fire sprinkler system, and therefore the reduction in the fire flow requirements, the proposed fire hydrant will satisfy the code requirements. The installation of additional on-site fire hydrants shall not be necessary.
2. Clearly identify the location of the point of service, size of the fire line, valves, fire department connection, and fire sprinkler riser.
3. Provide the depth at which the top of the pipe is to be laid below grade.
4. The fire hydrant to be installed shall be an American Darling 6" B-84-B. Clarify this on the fire hydrant assembly detail.
5. Provide the location of the access box (Knox Box) on the site plan.
6. Your response to comments states that there is a WB-40 turning radius movement plan provided, but it is not included in the plans.

Member Grosvenor had no further comments.

### **Public Works – Engineering and Environmental**

1. Previous comments have been satisfactorily addressed.

Member Chancellor had no further comments.

There was discussion regarding the renderings needed for the City Commission meeting. The appearance of the building was discussed. Mr. Pauls said that because of the expanse of the walls the Pattern Book suggests that for every 20 feet there needs to be some kind of a break to get away from the monotony of a long building. Mr. Greene said they will address this issue.

Chairman Bowley said the cross access easement, for the record, is not anticipated to alter Dollar General's on-site grade in any way. It is just a recordation of a cross access easement to provide for future connections to adjacent properties. It would be the adjacent property owners that would have to tie into Dollar General's site in relation to that easement and not the other way around.

**Motion by Member Chancellor, seconded by Member Grosvenor, to approve CSP12-002/ FSP12-003, Dollar General, 3016 Howland Boulevard, subject to resubmittal of revised plans, working out the final easement document with the City Attorney, and satisfying other conditions of the DRC as 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 9:15 a.m.

**ATTEST:**

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

\_\_\_\_\_  
**Pauline Shattuck, RECORDING SECRETARY**