

**DRAFT**  
**CITY OF DELTONA, FLORIDA**  
**DEVELOPMENT REVIEW COMMITTEE MEETING**  
**THURSDAY, NOVEMBER 1, 2012**

A Regular Meeting of the Deltona Development Review Committee was held on Thursday, November 1, 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; Utility Systems Manager Phyllis Wallace; VCSO Sergeant Pat Leahy; and Administrative Assistant II Pauline Shattuck.

McDonald's Restaurant Representative present: Kevin Collins, P.E., Project Engineer, CPH Engineers.

**3. Minutes:**

**1. Meeting – August 16, 2012.**

**Motion by Member Chancellor, seconded by Chairman Bowley, to adopt the minutes of the Development Review Committee Meeting of August 16, 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. CSP12-005/FSP12-006 McDonald's @ WalMart, 131 Howland Boulevard**

**Planning and Development Services**

General Comments:

Revise the color elevations to address the two design issues cited below. The City's Urban Design Pattern Book is available on-line at [www.deltonafl.gov](http://www.deltonafl.gov), by choosing 'Departments,' 'Planning & Development,' and then the 'Urban Design Pattern Book' in the listing to the left.

- 1 • Include a gable or hip roof line per Pattern Book provision 3.2.2.4 on page 14.
- 2 • Integrate a vertical architectural ‘interruption’ along the south and east walls per the
- 3 second and third bullet per Pattern Book provision 3.3.1 on page 17.

4  
5 Specific Comments:

6  
7 Sheet 1 and C-2: Complete legal descriptions and Parcel ID numbers.

8  
9 Sheet C-3: Renumber ‘General Provisions’ list caused by the removal of note 4.

10  
11 Sheet C-6: The 4 proposed ‘reservoir spaces’ need to be relocated.

12  
13 Sheet L-1: Given the lot dimensions and orientation at the entryway to the master planned site and  
14 the visibility from Howland Blvd., provide intensive landscape screening (i.e. podocarpus) along  
15 the west side of the proposed solid waste screen enclosure, and additional landscaping at the north  
16 edge of the site (i.e. crepe myrtle).

17  
18 Sheet L-1: Adjust the plan to indicate that readings of illumination intensity generated by on-site  
19 parking lights do not exceed 1 footcandle along property lines. Illumination readings that exceed  
20 this limit are only allowed where illumination is emitted from non-parking lot lighting fixtures  
21 (adjoining fixtures, street lights, etc.) and must be clearly noted as such on the plan. See LDC  
22 Section 110-828 b 2.

23  
24 Mr. Pauls reviewed the Planning & Development comments with the applicant. He said per Pattern  
25 Book provision 3.2.2.4 on page 14 requires some kind of a hip or gable roof, or perhaps a hybrid.  
26 Mr. Collins said his architect, John Baer, will contact Mr. Pauls regarding the roof line design. Also,  
27 the Pattern Book provides guidance for architectural interruptions along extended flat walls. This  
28 appears on the south and east sides. Mr. Pauls asked that articulations shall be incorporated to break  
29 up the long wall every 20 feet. There needs to be complete legal descriptions on all sections. Mr.  
30 Collins said the first legal description is from a title commitment and the second legal description was  
31 written by the surveyor. Mr. Pauls says since McDonald’s is in the process of buying the property  
32 they need to establish a title commitment prior to ownership ensuring it is legal in all aspects. Mr.  
33 Pauls said we will add a condition as part of the approval that a complete and valid title commitment  
34 will be submitted prior to the issuance of the Development Order. The landscaping and illumination  
35 comments have been satisfied in the latest site plan submitted.

36  
37 Public Works

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39 Engineering and Deltona Water have no further comments.

40  
41 Member Chancellor had no additional comments.

42  
43 Fire Safety

44  
45 Specific Comments:

1 A fire flow test shall be required; the fire flow test shall be conducted on the existing fire hydrants  
2 located as close as possible to the proposed project prior to final site plan. The fire flow test shall  
3 be conducted by a Florida licensed contractor and all fees associated with the test shall be the  
4 responsibility of the owner/developer of each site approval. The fire flow tests shall demonstrate  
5 the required fire flow for the project is available. If the required fire flow is not attainable, the  
6 applicant shall indicate alternative fire protection on the site plan such as an automatic fire  
7 sprinkler system, non-combustible construction, increased distances between structures and/or any  
8 alternative or equivalency acceptable to the Fire Marshal. The fire flow test shall be witnessed by  
9 a representative of the City's Fire Safety Division. All fire flow tests shall be scheduled through  
10 the Fire Safety Division inspection line (386) 878-8655.

11  
12 To date, a fire flow test has not been scheduled and shall be completed prior to final site plan  
13 approval.

14  
15 Member Grosvenor said the fire flow test was done and it was acceptable. She had no additional  
16 comments.

17  
18 Mr. Pauls said he would like to clarify that motions need to be made according to Robert's Rules  
19 of Order. The motion should be made for one of three things:

- 20 • to approve outright,
- 21 • to approve with condition,
- 22 • to defer.

23 If it is approved with condition, the DRC Member making the motion should "approved with  
24 condition as discussed earlier," which would be reflected in the minutes. A recommendation for  
25 denial would only occur when it becomes clear that a critical, outstanding issue will not be  
26 satisfied by the applicant.

27  
28 **Motion by Member Grosvenor, seconded by Member Chancellor, to approve CSP12-005/  
29 FSP12-006, McDonald's @ WalMart, 131 Howland Boulevard, subject to conditions of the  
30 DRC as discussed.**

31  
32 **Motion carried with members voting as follows: Member Grosvenor, for; Member  
33 Chancellor, for; and Chairman Bowley, for.**

34  
35 **6. OTHER ISSUES:** No other issues were discussed.

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37 **7. ADJOURNMENT:**

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39 There being no further business, the meeting adjourned at 9:18 a.m.

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43 **ATTEST:**

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**Chris Bowley, AICP, CHAIRMAN**

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**Pauline Shattuck, RECORDING SECRETARY**