



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda Development Review Committee

Thursday, June 18, 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 - May 21, 2015

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

- A. Final Site Plan Application. File No. FSP 15-001 Iglesia De Dios
Pentecostal expansion, 840 Fort Smith Boulevard

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.



**DRAFT Minutes - Final
Development Review Committee**

Thursday, May 21, 2015

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

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

ROLL CALL:

Also present: Scott McGrath, Planning and Development Services; Phyllis Wallace, Public Works; Kathrine Kyp, Planning and Development Services; Lisa Nadeau, Fire Safety Division; Jerry Mayes, Economic Development; Ron Paradise, Planning and Development Services; Bryan Potts, Tannath Design; Thomas Sullivan, Gray Robinson, P.A. and Victor Sutapaha, RaceTrac Petroleum.

Present: 3 - Member Chris Bowley
Member Tom Pauls
Member Steve Roland

Excused: 2 - Member Leigh Grosvenor
Member Gerald Chancellor

3. APPROVAL OF MINUTES & AGENDA:

A. Approval of Minutes for - April 2, 2015

Motion by Member Bowley, seconded by Member Roland, to approve the minutes for - April 2, 2015. The motion carried by the following vote:

For: 3 - Member Bowley, Member Pauls and Member Roland

Excused: 2 - Member Grosvenor and Member Chancellor

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM:

None.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

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

Mr. McGrath provided a brief summary regarding the application and the outstanding items that needed to be addressed. The applicant stated that all City comments will be addressed as well as the signal modification and right hand turn lane. Ms. Wallace stated that, the amount that is due to the Tree Fund has been added to Trakit and that Chris Collier is waiting on the letter of no impact and has been working with Biotech. Mr. Potts stated that, he will be waiting on the final submittal to the City until all County modifications are complete and approved by the County. Mr. Bowley stated that, with the recordation of the 15 foot easement, correction on the numbering of the parking spaces, completion of the Combination of Lots application and removal of the fire sprinkler system then the City would then issue the Development Order.

approve with conditions.

For: 3 - Member Bowley, Member Pauls and Member Roland

Excused: 2 - Member Grosvenor and Member Chancellor

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 9:09 am.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY

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Staff Report

To: Development Review Committee

From: Scott McGrath, Planner

Date: June 8, 2015

Project No. FSP 15-001 Iglesia De Dios Pentecostal expansion - 840 Fort Smith Boulevard

A. Summary of Application:

Applicant: Dave Schmitt, P.E.
Dave Schmitt Engineering
3873 Avalon Park East Blvd
Orlando, FL 32828

Request: Final Site Plan for a building addition and parking expansion. The expansions will nearly double the size of the worship facility. The parking will be expanded to create capacity for 100 vehicles.

Tax Parcel No.: 30-18-31-19-00-0010

Property Acreage: ± 5.82 Acres

Property Location: 840 Fort Smith Boulevard, Deltona, Florida 32738

Legal Description: Tract A Deltona Lakes Unit 19 of the public records of Volusia County

B. Existing Zoning: R-1 Single Family Residential

C. Background: The City has received an application for Final Site Plan for a building and parking lot expansion for the Iglesia De Dios Pentecostal church. The expansions will nearly double the size of the worship facility. The parking changes will relocate the dumpster and a dumpster enclosure will be built to visually enhance the trash receptacle. The parking will be

expanded to create capacity for 100 vehicles. The church has an approved conditional use for alternative parking surfaces.

D. Support Information

Public Facilities:

- a. Potable Water: to be supplied by Deltona Water
- b. Sanitary Sewer: to be processed by Private Septic System
- c. Fire Protection: Deltona Fire Station 64
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Florida Power & Light (FP&L)

E. Matters for Consideration:

The following are the remaining comments to be addressed by the applicant for the final site application:

Planning and Development Services

1. Provide a 25 foot visibility site triangle at the entrance to the parking lot per LDC section 96-37 (a) (7). It appears that 6 of the existing shrubs located just south of the entrance will need to be repositioned to meet this requirement.
2. The type and number of plant material for portions of the perimeter bufferyards need to be addressed. This includes extending the bufferyard along the northeast corner of the site. (Note: The handwritten landscape schematic and notes shown along the northern boundary should be converted to electronic symbols and text.)
3. In addition, two portions of the bufferyard along Fort Smith Blvd need to add plant material. The bufferyard distance to the north of the driveway entrance measures about 170 feet and to the south it measures about 140 feet. This equates to a need for 7 canopy trees, 7 understory trees and 59 shrubs along the bufferyard segment north of the entrance drive and 6 canopy trees, 6 understory trees and 49 shrubs along the segment south of the drive. The total number of canopy trees is 13 and 13 understory trees. The total number of required shrubs is 108, but may be deducted to 91 by retaining the 17 existing shrubs (to include the 6 to be replanted out of the site triangle area).
4. All new landscape material must be located outside the overhead line corridor and limited or maintained to a 14 feet maximum height. We can work with the applicant to find appropriate placements for these plants.

Deltona Water & Engineering

1. This submittal adequately addresses prior comments provided to the applicant.

Fire Safety Services

1. **Per your response and Sheet 7, the construction type is V(000). The total area of the building (existing + proposed) is 4900 sq. ft. Per Table 18.4.5.1.1, the minimum required fire flow is 2000 gpm for a flow duration of 2 hours.**
2. **Previous Comment.** Provide a seating arrangement, and the total occupant load for *the total area of the existing and proposed building combined in order to determine if any additional fire protection shall be required.

Information requested not provided.

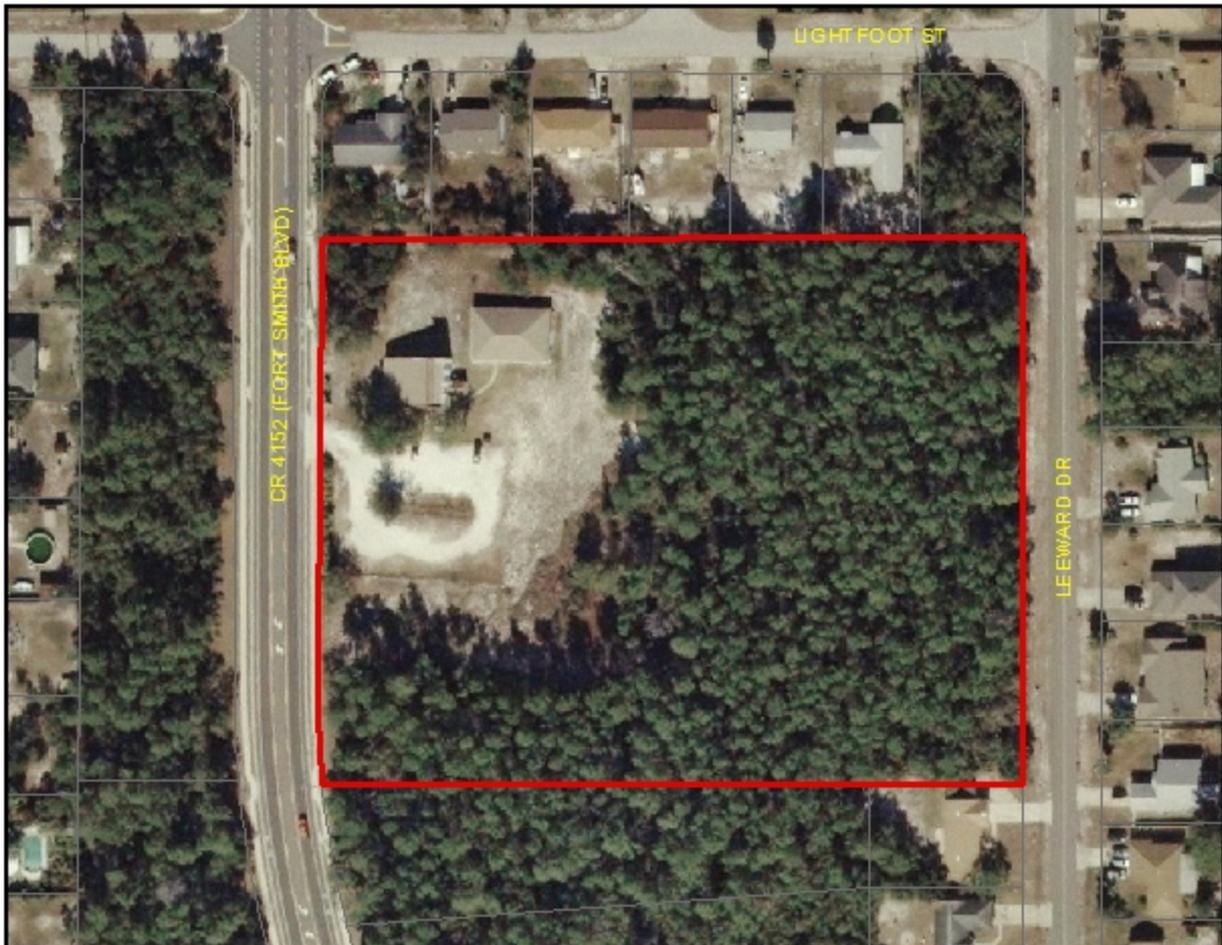
According to the building permit plan submittal dated 5/15/15, the occupant load exceeds 300 persons.

Any building containing one or more assembly occupancies where the aggregate occupant load of the assembly occupancies exceeds 300 shall be protected by an approved, supervised automatic sprinkler system in accordance with Section 9.7 as follows (see also 12.1.6, 12.2.6, 12.3.2, and 12.3.6) (NFPA 101, Life Safety Code, 2012 Ed., Section 12.3.5.2).

3. This project requires the installation of an automatic fire sprinkler system. Clearly identify the location of the point of service, fire main, double check backflow assembly, valves, fire department connection, fire sprinkler riser, and fire hydrants (including spacing intervals),
4. 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).
5. Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall be not less than 1000 gpm. (NFPA 1, *Fire Code*, 2012 Edition, Section 18.4.5.2.1).

CONCLUSION/STAFF RECOMMENDATION:

Staff recommends approval, conditional upon addressing the remaining DRC review comments.



LIGHT FOOT ST

CR 4152 (FORT SMITH BLVD)

LEeward DR

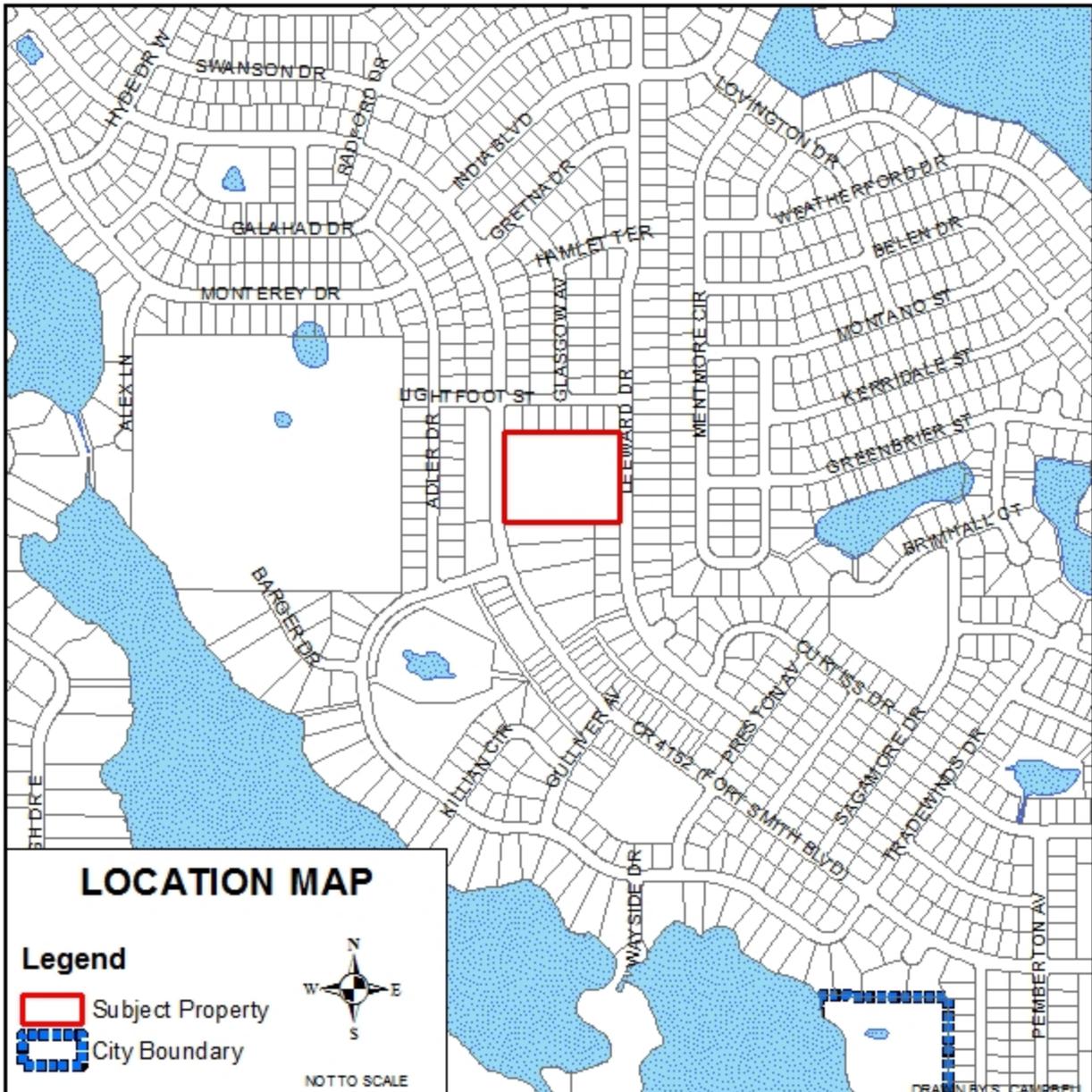
AERIAL PHOTO

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE



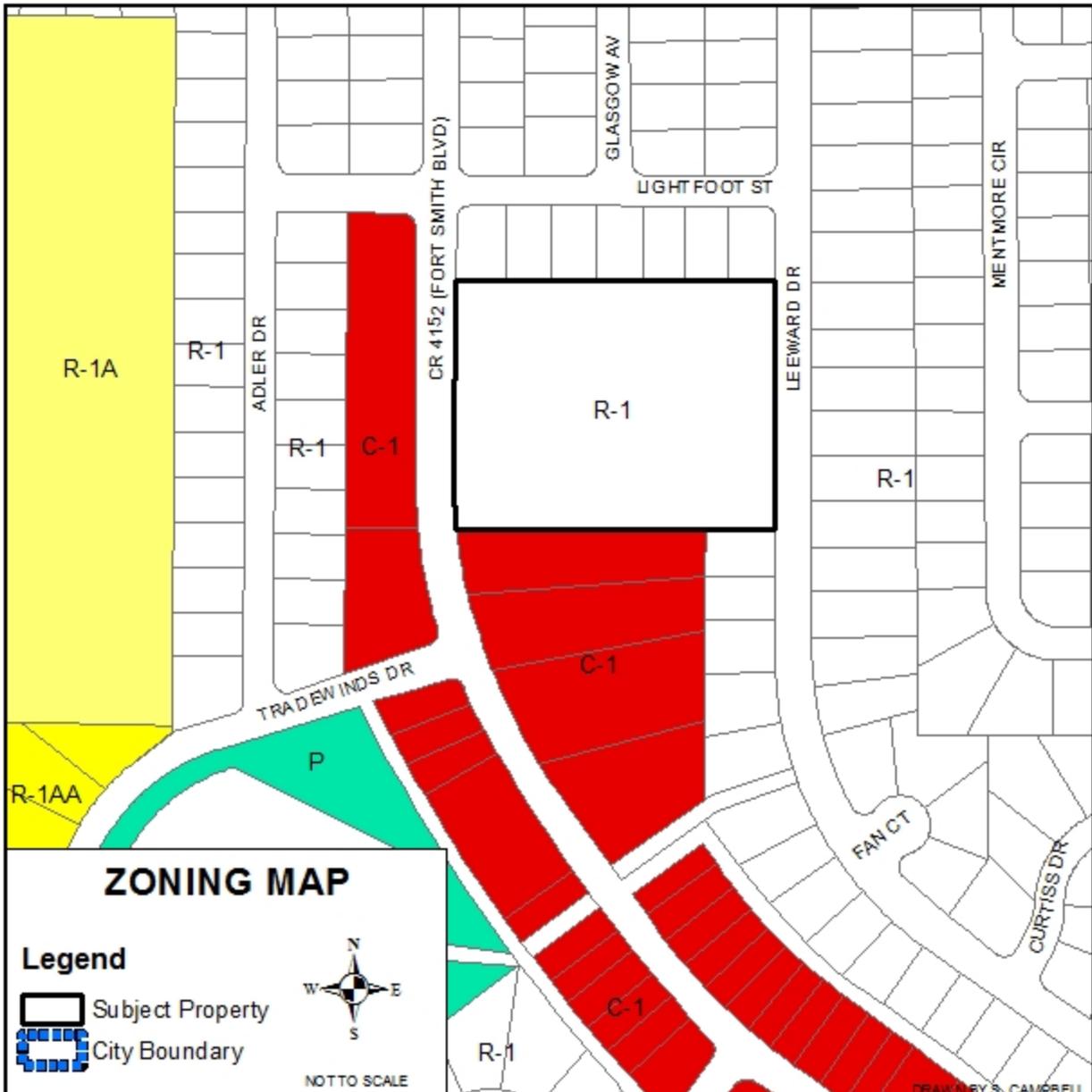
LOCATION MAP

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE

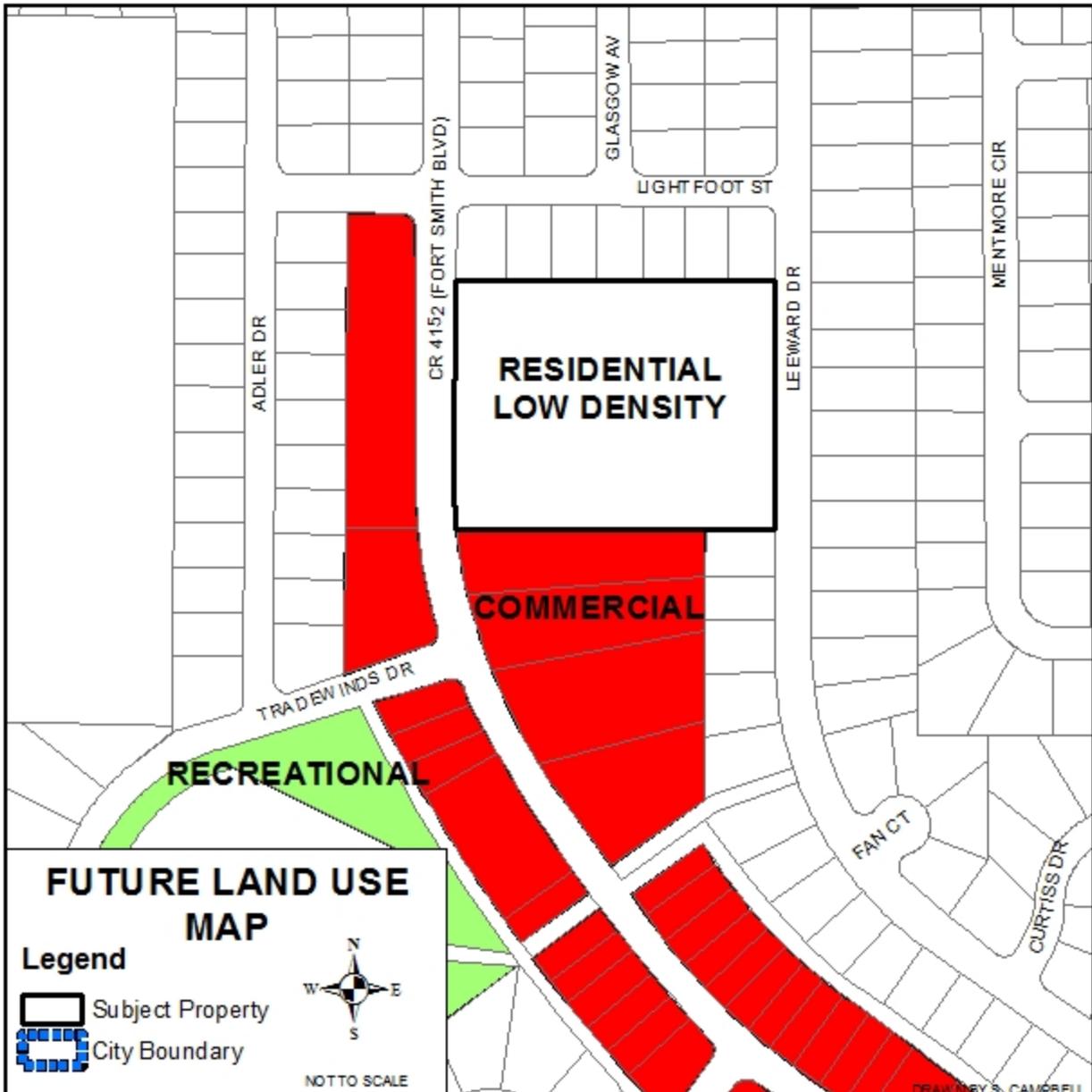


ZONING MAP

- Legend**
-  Subject Property
 -  City Boundary



NOT TO SCALE



**RESIDENTIAL
LOW DENSITY**

COMMERCIAL

RECREATIONAL

FUTURE LAND USE MAP

Legend

-  Subject Property
-  City Boundary



NOT TO SCALE

DRAWN BY S. CAMPBELL