



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Thursday, August 4, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes for July 21, 2016.

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. [Pre-application meeting - Honest One, 3119 Howland Blvd. Final Site Plan Modification.](#)

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, July 21, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:04 am.

2. ROLL CALL:

Also present: Ron Paradise, Planning & Development Services; Scott McGrath, Planning and Development Services; Phyllis Wallace, Public Works; Kathrine Kyp, Planning and Development Services; Irving Forestier, Jeremiah's Italian Ice and Alex Yassein.

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

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of July 7, 2016

Motion by Member Chancellor, seconded by Member Roland, to approve the Minutes of July 7, 2016. The motion carried by the following vote:

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

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Pre-application meeting - Jeremiah's Italian Ice, 1573 Saxon Blvd. Suite 108.

Mr. Forestier from Jeremiah's Italian Ice provided the committee with the concept of the business and his plan to renovate the end cap unit's outside area to create a patio dining area for the business. He stated that the existing landscape would be modified to

add pervious pavers and safety railing to the front and side of the building. Discussion ensued regarding the safety of the patrons, stormwater permit, modified site plan and potential addition of trees along Alabaster Way be installed to reduce the sound of the outdoor music from adjacent neighborhoods.

B. Project No. FSP16-002, Medical Offices at 634 Deltona Boulevard

Discussion amongst the committee occured regarding previous uses and the future water consumption. Mr. Chancellor advised Mr. Yassein to contact Deltona Water regarding any questions.

Motion by Member Roland, seconded by Member Grosvenor, to approve Project No. FSP16-002, Medical Offices at 634 Deltona Boulevard. The motion carried by the following vote:

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

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting was adjourned at 9:41 am.

Chris Bowley, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary

From: Chris Blurton [<mailto:CBlurton@interplanllc.com>]
Sent: Tuesday, July 19, 2016 10:49 AM
To: Chris Bowley <CBowley@deltonafl.gov>
Cc: Kat Kyp <KKyp@deltonafl.gov>
Subject: RE: Honest 1 / Top Shelf Car Wash

Good morning,

Attached is our proposed revised site plan-the building is about 1.5 feet wider and the building size increased 175 square feet. Besides that, there were some minor additions to the site such as an outdoor waiting table and some additional parking, as well as gates for the area behind the building (if allowed by the fire department). Please let me know if you feel that a meeting is necessary-if so I am available anytime except Thursday afternoon this week and just about anytime next week.

Thank you,

Chris Blurton | Program Manager
o 407.645.5008 | c 407.473.0501 | f 407.629.9124
CBlurton@interplanllc.com | www.interplanllc.com

From: Chris Bowley [<mailto:CBowley@deltonafl.gov>]
Sent: Monday, June 20, 2016 8:57 AM
To: Chris Blurton
Cc: Kat Kyp
Subject: RE: Honest 1 / Top Shelf Car Wash

Chris, thanks for providing this documentation to us. Without seeing your proposed changes and how they affect the horizontal control, I can't say. Please set up an appointment with Kat Kyp at 386.878.8606 to schedule a pre-application conference to review.

Thanks,

Chris

From: Chris Blurton [<mailto:CBlurton@interplanllc.com>]
Sent: Monday, June 20, 2016 8:30 AM
To: Chris Bowley <CBowley@deltonafl.gov>
Subject: RE: Honest 1 / Top Shelf Car Wash

Chris,

Yes, the permit modification was completed last year. Please see attached permit. Looks like we're going to be revising the plans and resubmitting in a few weeks, could you confirm if a 400 SF larger building with the same basic site layout could be submitted as a site plan revision? Also, is there any fee due for that submittal?

Thanks,

Chris Blurton | Program Manager
o 407.645.5008 | c 407.473.0501 | f 407.629.9124
CBlurton@interplanllc.com | www.interplanllc.com

From: Chris Bowley [<mailto:CBowley@deltonafl.gov>]
Sent: Monday, June 20, 2016 8:22 AM
To: Chris Blurton
Subject: RE: Honest 1 / Top Shelf Car Wash

Good morning Chris. In the full context of the conversation with Gretel at Heffington & Associates, I said that you were doing a permit modification with the SJRWMD, as you stated when you were in the Final Site Plan/Final Plat approval process. But, that I didn't know where you were with the District. Is that something you are still pursuing and when can we anticipate you coming back in?

Thanks,

Chris

From: Chris Blurton [<mailto:CBlurton@interplanllc.com>]
Sent: Monday, June 20, 2016 7:15 AM
To: Chris Bowley <CBowley@deltonafl.gov>
Subject: Honest 1 / Top Shelf Car Wash

Good Morning Chris,

We've got a client that is interested in modifying the existing permitted plans and finally constructing the Honest One car repair facility on Howland Blvd. However, they've heard from the property appraiser that you had said that the master plan would 'only accommodate 25% of the property being developed'. Was this just a reference to the area that the plan covers compared to the entire area of the combined site? I just want to make sure that the plan is still approved and that minor revisions like a slightly larger building could be submitted as a site plan revision.

Thanks in advance,



Chris Blurton | Program Manager
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TRAFFIC CONTROL & SIGNAGE

- 1 DIRECTIONAL ARROW (11 / C4) (TYP)
- 2 HANDICAP PAVEMENT SYMBOLS (12 / C4) (TYP)
- 3 HANDICAP SIGN (1 PLACES) (13 / C4)
- 4 24" WIDE WHITE STOP BAR (TYP.)
- 5 PAVEMENT STRIPING (4" WHITE) (TYP)
- 6 4" DOUBLE YELLOW LINE
- 7 24" WIDE WHITE CROSSWALK STRIPING
- 8 30" STOP SIGN (R1-1) (TYP.)
- 9 MONUMENT SIGNAGE

- ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

- WORK DONE WITHIN HOWLAND BLVD R.O.W. SUBJECT TO VOLUSIA COUNTY REVIEW AND APPROVAL.

SITE NOTES

- 1 FLARED RAMP (15A / C4)
- 2 SIDEWALK RAMP (15B / C4)
- 3 6" CURB (5 / C4) (TYP)
- 4 MONOLITHIC CURB AND SIDEWALK (6 / C4)
- 5 CONCRETE SIDEWALK (8 / C4)
- 6 DUMPSTER ENCLOSURE (1-4 / C4)
- 7 CONCRETE APRON (7 / C4)
- 8 BOLLARD (4 / C4)
- 9 ASPHALT PAVEMENT (10 / C4)
- 10 EXISTING FIRE HYDRANT
- 11 DRAINAGE STRUCTURES
- 12 TRANSFORMER PAD
- 13 LIGHT POLE (SEE SITE LIGHTING PLAN)
- 14 BIKE RACK (9 / C4)
- 15 VEHICLE GATE
- 16 OUTDOOR SEATING AREA (STAMPED CONCRETE)

INTERIOR OPEN SPACE AREA = 2,750 SF
PARKING AREA = 18,280 SF
2750/18280 = 15%

REVISIONS

3	7-19-16	CLINT REVISIONS
2	7-31-15	CITY COMMENTS
1	3-6-15	CITY COMMENTS
NO	DATE	REMARKS

**TOP SHELF CENTER
CONSTRUCTION PLAN**
(file# FP 15-002)

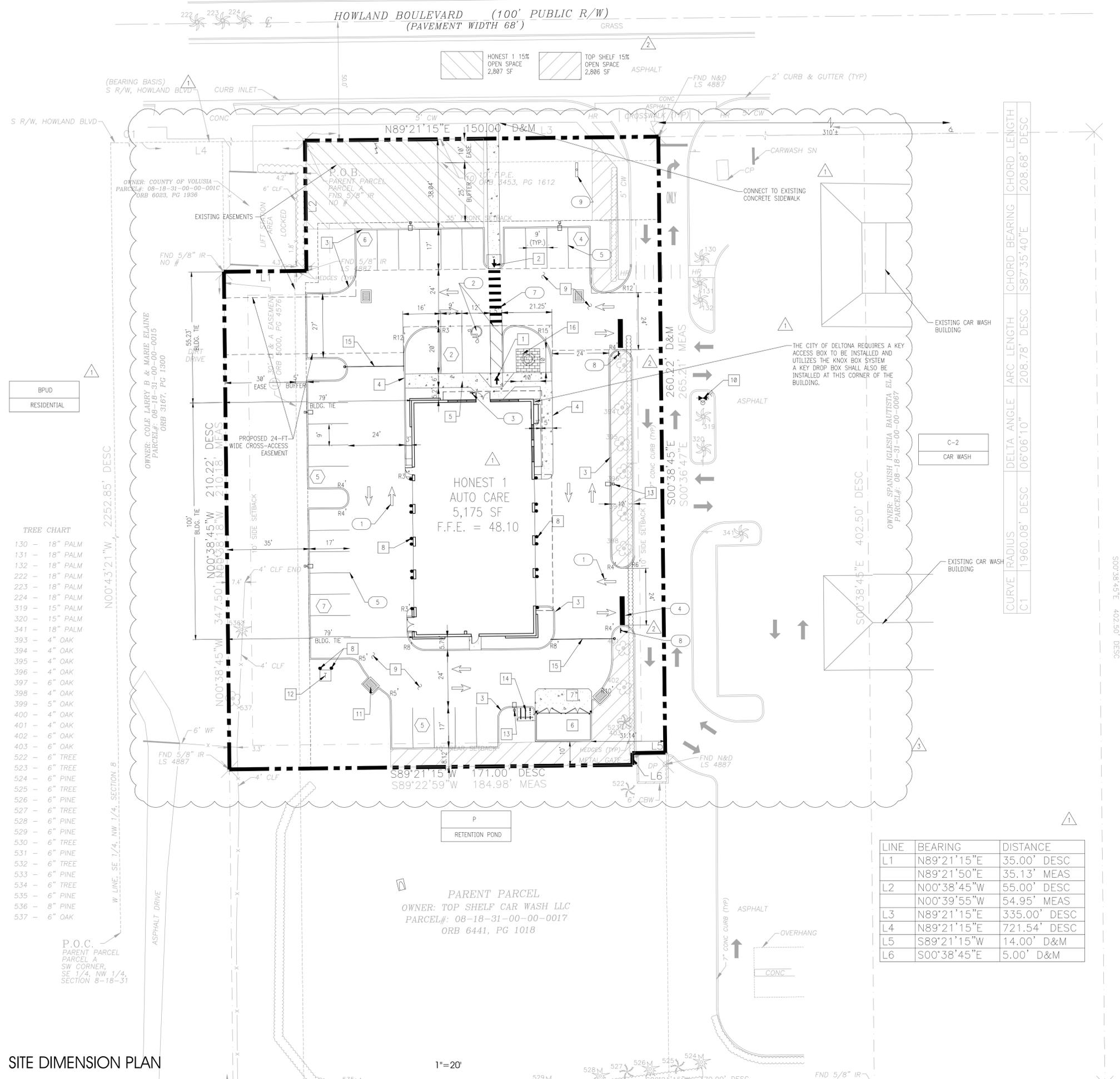
**HONEST 1
AUTO CARE**
(file# FP 15-002)

3119 HOWLAND BLVD.
PARCEL #A
DELTONA, FLORIDA

PROJECT NO: 2014.0460
DATE: 1-16-15

C1
SITE DIMENSION
PLAN

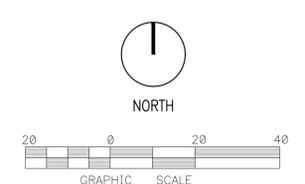
CHECKED: CDB DRAWN: MRS



SITE DIMENSION PLAN

1"=20'

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.



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