

**CITY OF DELTONA, FLORIDA
SPECIAL DEVELOPMENT REVIEW COMMITTEE MEETING
WEDNESDAY, MAY 30, 2012**

A Special Meeting of the Deltona Development Review Committee was held on Wednesday, May 30, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 9:30 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; Zoning Technician Suzanne Lasky; and Administrative Assistant II Pauline Shattuck.

RaceTrac Petroleum Representatives present: Brian Oates, RaceTrac Petroleum; Brian Denham, President, Denham Engineering.

3. Minutes:

1. Meeting – April 19, 2012.

Motion by Member Chancellor, seconded by Member Grosvenor, to adopt the minutes of the Regular Development Review Committee Meeting of April 19, 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. Final Site Plan RaceTrac (FSP12-002)

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

Planning and Development Services

1. *Photometric plan needs to include property lines and indicate that any illumination over 1 footcandle at the property line.*
2. *Renumber survey sheet numbers to be in sync with the rest of the site plan set.*
3. *Realign eastern property boundary of survey to match preliminary plat.*
4. *Prior to DO issuance, reinsert on survey the easements for access, utilities and SWM that border the subject property to the south and west in order to match Deltona Village plat easements.*
5. *Revise note 11 on survey sheet to read 'non-exclusive access easement' – remove the word 'temporary'.*
6. *Sheet 5 of 12 – add 'no U turn' to plan consistent with sheet 6 and relocate Phase II line to outline diagonal SWM pipe from SWM pond.*

Mr. Pauls said the final site plan approval is conditioned upon creating the lot in accordance with the City's subdivision regulations and satisfying the outstanding issues cited by the DRC, in particular: Include a property boundary on the photometric plan and ensure all illumination over 1 footcandle outside the property boundary is not caused by parking lot lighting; renumber the survey sheets to be chronologically correct with regard to all other site plan sheets; note that the survey represents existing conditions at the time of such survey, with the exception of identifying and locating the property boundaries to reflect these features to be shown on the pending preliminary and final plat; identify the 'No U Turn' sign on sheet 5 consistent with the same feature shown on sheet 6; and realign the 'Phase II' boundary shown on sheet 5 to encompass the angled stormwater line that leads from the stormwater storage facility.

Public Works and Engineering

(Both comments may be addressed in the DO conditions.)

1. *The ingress/egress easements on the south and west sides need to allow for utilities, drainage, and site improvements as well.*
2. *A TCE or other form of permission will need to be provided by Deltona Village for the silt fence to be erected upon their property.*

Member Chancellor reiterated the above two comments.

Fire

1. *All buildings other than single-family or duplex residences shall be accessible to fire apparatus from two sides. Fire engines shall be considered as a WB-40 as defined by the "AASHTO Geometric Design of Highways and Streets." The area required to meet the AASHTO design standards shall be paved or treated to ensure support to a 16-ton weight vehicle. This area shall be maintained free of trees and bushes and shall be clearly designated for this purpose. Access from one side may be accepted by the DRC where access from two sides is not possible (Ord. No. 96, Sec. 96-36, (e) (2), Off-Street circulation, parking and loading facilities).*

Plans state the "Truck Turn Plan" is on Sheet 6B. Sheet 6B is not provided. Provide a turning radius movement sketch, on a full size sheet, that is clearly readable and includes all turning radii.

- 2. The locations of the proposed fire hydrants conflict with regard to their locations on Sheet 5 Overall Site Plan and Sheet 8 Utility Plan. The locations also conflict with the previously submitted locations on the Conceptual Plans and Final Site Plan. Clarify the actual locations that the fire hydrants will be installed.*
- 3. See Sheet 9B Utility Notes. Notes #23 and #24 references the installation of a sprinkler system and underground piping, but there is no reference to a sprinkler system or underground piping on the Utility Plan. Clarify whether a sprinkler system is to be installed. If so, provide the location of the point of service, fire main, double check backflow assembly, valves, fire department connection and fire sprinkler riser.*
- 4. The Access Box shall be installed prior to the final site inspection.*

The Access Box shall be located and installed:

- 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.*

Provide the location, on the building, of the Access Box.

Note: All required local, state and federal permits and approvals (i.e., irrigation plans from Volusia County) will need to be supplied to the City on or before issuance of the related Development Order.

Member Grosvenor said she has been in contact with the applicant, Mr. Oates, and they have resolved the Fire comments.

Motion by Member Grosvenor, seconded by Member Chancellor, to approve Final Site Plan RaceTrac FSP12-002 subject to the conditions discussed at today's meeting.

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

6. OTHER ISSUES:

- Discuss process leading to Pre-Development meeting.

Mr. Pauls and Member Chancellor discussed the pre-development meeting process and requirements. Mr. Roland spoke about the pre-construction meeting.

- Other topics of interest.

Member Grosvenor, Mr. Pauls, and Member Chancellor discussed suggesting or recommending to applicants that they do not turn in building plans until their project goes through the first round of site plan comments. Member Grosvenor said this would give her the opportunity to properly perform the fire review. This matter was not resolved but would be discussed in subsequent discussion.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 10:21 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Pauline Shattuck, RECORDING SECRETARY