



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, May 2, 2024

9:00 AM

2nd Floor Conference Room

The DRC and Informational/Pre-application meeting is held both in person and in a virtual environment via Microsoft Teams and can be accessed by the following methods:

1. CALL TO ORDER:

The meeting was called to order at 9:00 A.M.

2. ROLL CALL:

Present: 2 - Chair Phyllis Wallace
Member Carl Lynch

Excused: 2 - Member Jessica Entwistle
Member Leigh Grosvenor

Stand in for Planning and Development Services: Alternate Jonathan Knight.

Stand in for Fire Safety: Alternate Samuel Schaller

Also present: Alternate Sharon Shivers; Alternate Assistant Building Official, Chad Tate; Nelly Kerr, and Milton Robles, Planning and Development Services; James Parrish, Bobbie Degon, and Tony Elam, Deltona Water; City Attorney, Marsha Segal-George; James Vandercrake, Infinity Engineering Group; Jon Hall, LPT Realty; and Chris Casey, Zahn Engineering.

3. APPROVAL OF MINUTES & AGENDA:

Minutes of April 18, 2024

Motion by Carl Lynch, seconded by Samuel Schaller to approve the Minutes of April 18, 2024, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

None.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

Big Dan's Carwash - 500 Howland Boulevard - Pre-application Meeting

Applicant James Vandercrake gave an overview of the project, and history of the property. He spoke regarding the existing utility infrastructure that they plan on utilizing for the car wash.

Discussion occurred regarding storm water.

Chair Wallace gave an overview of the zoning of the two lots, and explained the applicant will need to be mindful of the surrounding zoning. She stated a survey of the existing location, including trees would need to be supplied with the submittal.

Alternate Knight spoke regarding the process of submitting Final Site Plan. He explained the parking requirements, including the need for a parking island every 10 spaces and dump truck access.

Alternate Schaller spoke regarding an auto turn exhibit, fire rescue access to the parking lot, and a fire hydrant requirements.

Discussion occurred regarding fire flow and driveway width requirements. Discussion continued regarding a fire flow test needing to be conducted with a third party and scheduled with the fire department.

Mr. Parish spoke about existing water sources and utilities on the property. He stated the site with the proposed use would require a minimum of a five (5) horsepower pump force main with 6-inch piping.

The applicant stated they plan on using potable water for the car wash and reclaimed water for the irrigation of the property.

Alternate Knight stated a Traffic Impact Assessment would be required.

1700 Doyle Rd. - Pre-application Meeting

Applicant Jon Hall gave an overview of the properties and a history of the area.

Chair Wallace stated there is water available on the properties, and a pond would be needed to meet the impervious requirements for the property. She stated the properties would need to be combined before any development occurring on the site.

Discussion occurred regarding setbacks and storm water.

Mr. Parrish stated there is a water main and a reclaim line on Doyle Road. He stated there is no sanitary sewer currently at the property, and that a lift station would be required.

Discussion occurred regarding Doyle Road being a Volusia County Road.

Alternate Knight spoke regarding the restrictions for development on the lot including setbacks, parking, building size, and access to the property.

Chair Wallace stated a survey of the property would be needed, and that a pond is required can not be in any setbacks or easements.

Discussion occurred regarding water connections and impact fees.

Alternate Schaller stated a fire hydrant would need to be within 400 feet of the building.

Chair Wallace stated the alley on the property can not be used for day to day business.

Alternate Knight provided information on combining the lots.

ASTUTE CHILDREN'S ACADEMY - 3026 Howland Blvd - Pre-application Meeting

Applicant Chris Casey gave an overview of the project, and that he understands a Conditional Use would be required for the project.

Chair Wallace stated the project has Volusia County utilities, and that Howland Boulevard is a Volusia County Roadway so he would need to contact them regarding access.

Discussion occurred regarding road access to the property and traffic.

The applicant spoke regarding wanting a Variance for the landscape buffer to be reduced for the project.

Discussion occurred regarding the property's natural landscape and trees.

Chair Wallace spoke regarding the potential for a septic and well system being currently located on the property. She stated that the property is in a scrub jay habitat, and an

environmental assessment would be required. Additionally, she stated a tree survey would be required.

Alternate Schaller spoke regarding the fire department access. He stated the property will need a minimum driveway width of 16 feet, a drive through drop off width of 24 feet, and potentially a turn around if the aisles of the parking lot are 150 feet.

Discussion occurred regarding potential parking setups.

Alternate Schaller spoke regarding fire hydrant requirements, and the need for the building to be sprinkled.

The applicant stated he will work to incorporate these comments into the plans for the project.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 10:07 A.M.

Phyllis Wallace, Committee Chair

ATTEST:

Brandon Hatch, Committee Secretary.