



Pre-Application Meeting Cover Letter

[NWC of Halifax Crossing Blvd & Howland Blvd, Deltona, FL 32725](#)

Dear Deltona Development Review Committee,

Thank you in advance for meeting with us to discuss our plans to develop a Dutch Bros Coffee on Halifax Crossing Blvd. We have recently completed the development of two Dutch Bros in the Orlando metro area and are very excited to be growing north to Deltona. Please see the enclosed site plan for your review. We are at the beginning stages of our design process and encourage your feedback on planning requirements and process.

Site Plan: The site is part of the Halifax Crossing development. We are proposing to develop a single-tenant building with a 950 SF Dutch Bros Coffee with a drive thru. Dutch Bros Coffee does not have interior dining, but features a patio with outdoor seating for customers. Access will be consolidated to two access points on Halifax Crossing Blvd that will be shared with our northerly and southerly neighbors via reciprocal easement agreements.

Operator: Dutch Bros typically operates from 5 am to 11 pm, with some stores operating 24 hours a day if permitted by local jurisdiction. Each store typically employs 40-50 employees, with 4-8 working at any given time. Dutch Bros Coffee is a predominantly takeaway operation, with some occasional on-site coffee and beverage consumption at the outdoor patio. A large part of Dutch Bros Coffee's success is their quick speed of service, which is maintained by "runners" with tablets taking orders along the middle sidewalk in the drive thru. Drinks are made by the staff within the building, and are picked up by the customer as they pull up to the drive thru window. There is also an optional "escape lane" which allows for customers to exit the drive thru early in the event the drink is ready early and a runner is able to bring the drink to the customer before they reach the drive thru window.

Questions:

- We will be receiving the lot from the master developer with utilities stubbed to the property line. What documentation is required for us to relate the master development's infrastructure to our permit?
- Our seller will be running the lot split process for our site. Is this a minor land division or a plat? What are the standard timelines we can expect for this process?
- Are there setbacks or design requirements we should be aware of once the lot is split?
- Are there hurricane or weather related design standards for building and site we should be aware of?



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- Who is the trash provider? Who can we contact to ensure we are designing a serviceable enclosure?
- Is there any sort of use permit or public hearing requirement for a drive-thru?
- Is there any sort of County approval required, or will the City of Deltona be the sole approving body for the site plans?
- Please walk us through the timelines and permitting process. Will you please share your fee schedule? Specifically impact fees?

We are looking forward to this Pre-Application Meeting. Thank you in advance for your review. We are looking forward to working together.

Thank you,

Brooke Dunahugh
Cole Valley Partners, LLC
Development Associate

Mitchell Reynolds
Cole Valley Partners, LLC
Development Manager