



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY**
123 W. Indiana Avenue, DeLand, FL 32720
(386) 943-7059

PUBLIC HEARING: August 14, 2012 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: S-12-025

SUBJECT: Special exception for retail sales and service greater than 15,000 square feet per structure on Osteen Mixed Use Village zoned property.

LOCATION: 641 N. SR 415, Osteen, FL

APPLICANT: Harry Wild

OWNER: Russell and Rebecca Huebner

STAFF: Susan Jackson, AICP, Planner III

I. SUMMARY OF REQUEST

The newly adopted Osteen zoning regulations require county council to approve retail sales and service structures larger than 15,000 square feet by special exception in the Osteen Mixed Use Village (OMV) zoning classification. The applicant proposes a phased, pad-style development plan, which includes five buildings. The primary building of 28,800 square feet will accommodate the relocated Osteen Feed Store. The special exception is required for three of the five proposed buildings.

Phase	Building Size (square feet)	Total Building Square Feet Per Phase
1	28,800	28,800
2	5,120	22,400
2	17,280	
3	10,240	25,600
3	15,360	
Total		76,800

Staff recommendation: Forward to county council with a recommendation of approval subject to the staff recommended conditions.

II. SITE INFORMATION

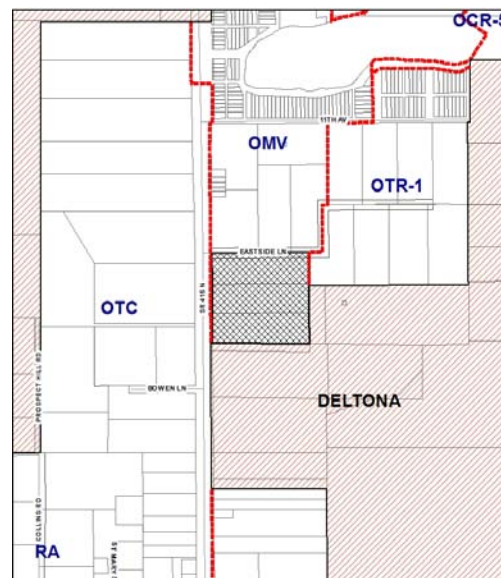
1. Location: The property is located in Osteen, on the southeast corner of the intersection of SR 415 and Eastside Lane.
2. Parcel No(s): 9206-03-00-0030, 9206-03-00-0040, and 9206-03-00-0050
3. Property Size: 7.6 acres
4. Council District: 5
5. Zoning: Osteen Mixed Use Village (OMV)
6. Future Land Use: Osteen Mixed Use Village
7. ECO Overlay: No
8. NRMA Overlay: Yes, in southeast corner
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North	Osteen Mixed Use Village	Osteen Mixed Use Village	Church & abandoned citrus grove
West	Osteen Tech Center	Osteen Tech Center	Large lot residential
South	City of Deltona - Agriculture	City of Deltona - MUV	Citrus grove
East	Osteen Transitional Residential & City of Deltona - Agriculture	Osteen Transitional Residential & City of Deltona - Transitional Residential	Vacant, citrus grove & agriculture uses.

10. Location Maps:



AERIAL MAP



ZONING MAP

III. BACKGROUND AND PREVIOUS ACTIONS

The property is located within the Osteen Local Plan area. It was rezoned to Osteen Mixed Use Village (OMV) from Transitional Agriculture (A-3) in May 2012. The OMV zoning classification allows retail sales and service structures less than or equal to 15,000 square feet as a permitted use. Larger structures must gain approval through the special exception process.

The owner desires to develop a multi-phase commercial development on the property that would consist of five buildings, with three of them proposed larger than 15,000 square feet. The first phase consists of one 28,800-square foot building that would be the anchor store. This building will contain a single use – the Osteen Feed Store. This use exceeds the 15,000-square foot threshold for a permitted use, but the county council may approve it by special exception. The existing Osteen Feed Store located at 115 New Smyrna Boulevard, is owned and operated by the same family.

The second phase consists of two buildings, proposed as 5,120 square feet and 17,280 square feet. The third phase consists of two buildings proposed as 10,240 square feet and 15,360 square feet. The uses for phase 2 and 3 are to be general retail, which may include office and restaurant uses. These buildings will contain tenant bays of approximately 2,000 to 3,000 square feet each. Because a tenant could occupy more than one bay, there is the potential that these buildings may accommodate a single use larger than the 15,000 square foot threshold. Therefore, special exception approval is required for each of the multi-tenant buildings larger than 15,000 square feet.

The buildings will be oriented toward SR 415. However, access will be from Eastside Lane, an existing private access easement. Parking and access to the businesses will be internal to the site. Two pedestrian courtyards will also face SR 415. Stormwater retention is provided in the rear of the property, along with cross access to the abutting property to the south. The first phase will be developed to stand alone, including parking, loading spaces, landscaping and stormwater. It will also include one of the courtyards, which may be developed as a fenced dog park or other public gathering area.

The proposed architecture of the buildings is Florida vernacular. It must meet the City of Deltona's urban design master plan. The architectural design of the buildings will reduce the mass and scale of the larger buildings. In addition, the buildings are separated by courtyards and outdoor plaza features in order to further reduce the massing of the buildings. The site is designed with the potential to provide community event space, with concepts for a dog park, splash-park, farmers market and farm animal topiary pastures.

IV. REVIEW CRITERIA AND ANALYSIS

Per section 72-415(8) *reasons for denial*, the commission may recommend denial and county council may deny any special exception application for one or more of the following reasons:

a. It is inconsistent with the purpose or intent of this ordinance.

The proposed development is consistent with the intent of the zoning regulations for the OMV classification. The purpose of the 15,000-square foot cap on building size is to discourage big box uses and large commercial strip development in a zone that is designed for a mix of commercial and residential uses at a neighborhood scale. The proposed development is a compact pad development, not strip retail. It is designed with internal parking and access to businesses, open plazas and courtyards, and includes architectural treatments that mask the size and scale of the buildings. Access will be from Eastside Lane, rather than SR 415. The architectural design requires that all façades facing rights-of-way or parking areas be designed as front façades. In some cases, these buildings will have two or three front façades. With appropriate conditions, the application is consistent with the purpose and intent of the zoning ordinance.

b. It is inconsistent with any element of the Comprehensive Plan.

In 2009, the county council and City of Deltona adopted the Osteen Local Plan, which assigned the Mixed Use Village (MUV) future land designation to the property. Among other things, the MUV designation does not allow strip commercial uses along major roads, or more specifically, SR 415 (OST 1.1.6). The applicant revised the special exception site plan based on staff and community input before submitting the application to comply with this comprehensive plan policy. The site plan now indicates a pad-style development pattern, not a linear or strip mall design.

The Local Plan also requires limited access to SR 415 with cross access provided to adjacent properties (OST 1.3.1). The special exception site plan provides access to Eastside Lane, not SR 415, and cross access easement to the abutting property to the south. With appropriate conditions, the application is consistent with the comprehensive plan.

c. It will adversely affect the public interest.

Granting the special exception will enable development of a larger, conveniently located, feed store to serve the Osteen agricultural area. As future phases are constructed, it will provide for an aesthetically designed development that will provide many of the basic services and shopping needs of area residents. The application does not adversely affect the public interest.

d. It does not meet the expressed requirements of the applicable special exception.

This criterion is not applicable, as the zoning code does not provide expressed requirements for this special exception.

e. The applicant will not be able to meet all requirements imposed by federal, state, or local governments, or by the county council.

The applicant shall meet all federal, state or county council requirements prior to issuance of a certificate of occupancy.

f. Notwithstanding the provisions of article XIV of the land development code [appendix A], it will generate undue traffic congestion.

The project, upon complete build-out, has the potential to generate in excess of 1,000 two-way trips on a weekday. In accordance with Section 72-612(b), a Traffic Impact Analysis is required at the time of final site plan submission. However, staff does not anticipate that approval of the special exception will generate undue traffic congestion. The Florida Department of Transportation (FDOT) has begun its widening project of SR 415, which will increase capacity of the transportation system. Also, the project will access an existing connection, Eastside Lane, not SR 415. The applicant will comply with the land development code requirements necessary during final site plan review. The application does not generate undue traffic congestion.

g. It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.

This request will not create a hazard, public nuisance, or be dangerous to individuals or the public. The site and the structures will meet all local, state, and federal regulations.

h. It will materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures, or buildings.

There is a mix of existing local commercial uses along SR 415, which include a restaurant, bar, house of worship, and Wal-Mart. The property has 540 feet of frontage on SR 415 and contains a small barn and an agricultural storage shed toward the rear of the property. The Osteen Mixed Use Village (OMV) zoning classification and future land use designation contemplates neighborhood scale commercial development in conjunction with increased residential development. The proposed special exception offers a compact commercial development designed to fit architecturally into the rural community, provide community gathering and event space, and provide basic retail and service needs closer to the community. With appropriate conditions, the application will not materially alter the character of the surrounding neighborhoods, nor adversely affect the value of the surrounding land, structures, or buildings.

i. It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

The property contains an abandoned agriculture use, is cleared, and is void of most vegetation. The proposed development will be required to provide stormwater facilities, install landscape buffers, and meet minimum tree planting standards as part of the site development. Impacts to the natural environment have already occurred due to the previous agricultural operations. The application will not adversely affect the natural environment.

V. STAFF RECOMMENDATION

Staff recommends approval of the special exception for retail sales and service greater than 15,000 square feet per structure on Osteen Mixed Use Village zoned property, subject to the following conditions:

1. Any final site plan application must generally comply with the size, distance separation and layout of the buildings as presented in the attached special exception site plan prepared by Harry Wild Engineer dated Jan 2012. Minor adjustments to the special exception plan often occur during final site plan engineering, which can be approved by the Development Review Committee. A major adjustment of the size, distance separation, or layout of the buildings requires another special exception application, as may be determined by the Zoning Enforcement Official.
2. The architectural style and design of all buildings indicated on the special exception plan must comply with the City of Deltona's urban master plan and generally comply with the proposed architectural renderings attached to the special exception staff report (Exhibit 2).
3. The owner shall combine the properties in accordance with the exempt subdivision process of the Volusia County land development code prior to the issuance of a final site plan development order.

VI. ATTACHMENTS

- Special exception site plan
- Exhibit 2 – Architectural Renderings
- Written Explanation
- Reviewer comments
- Application
- Maps

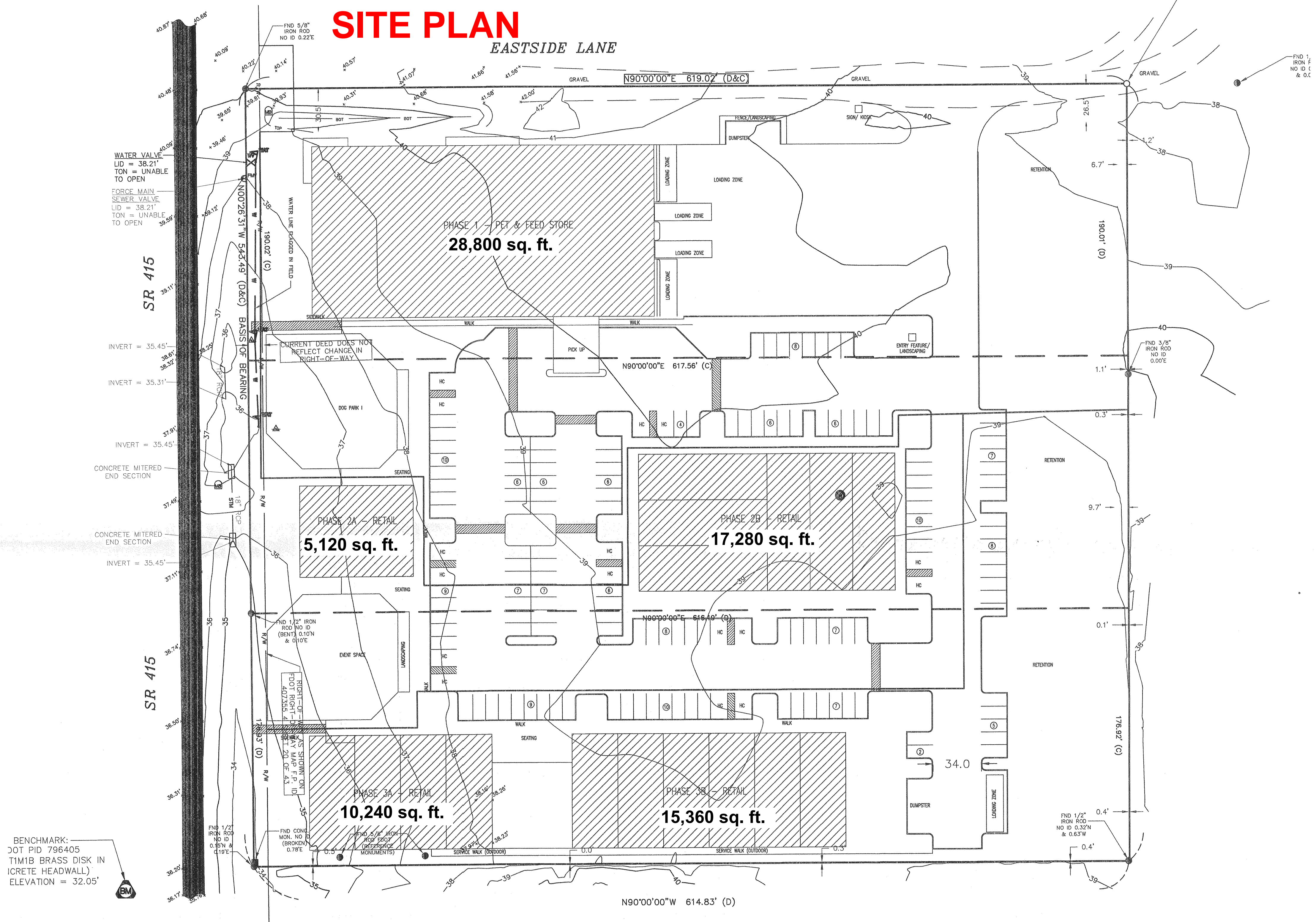
VII. AUTHORITY AND PROCEDURE

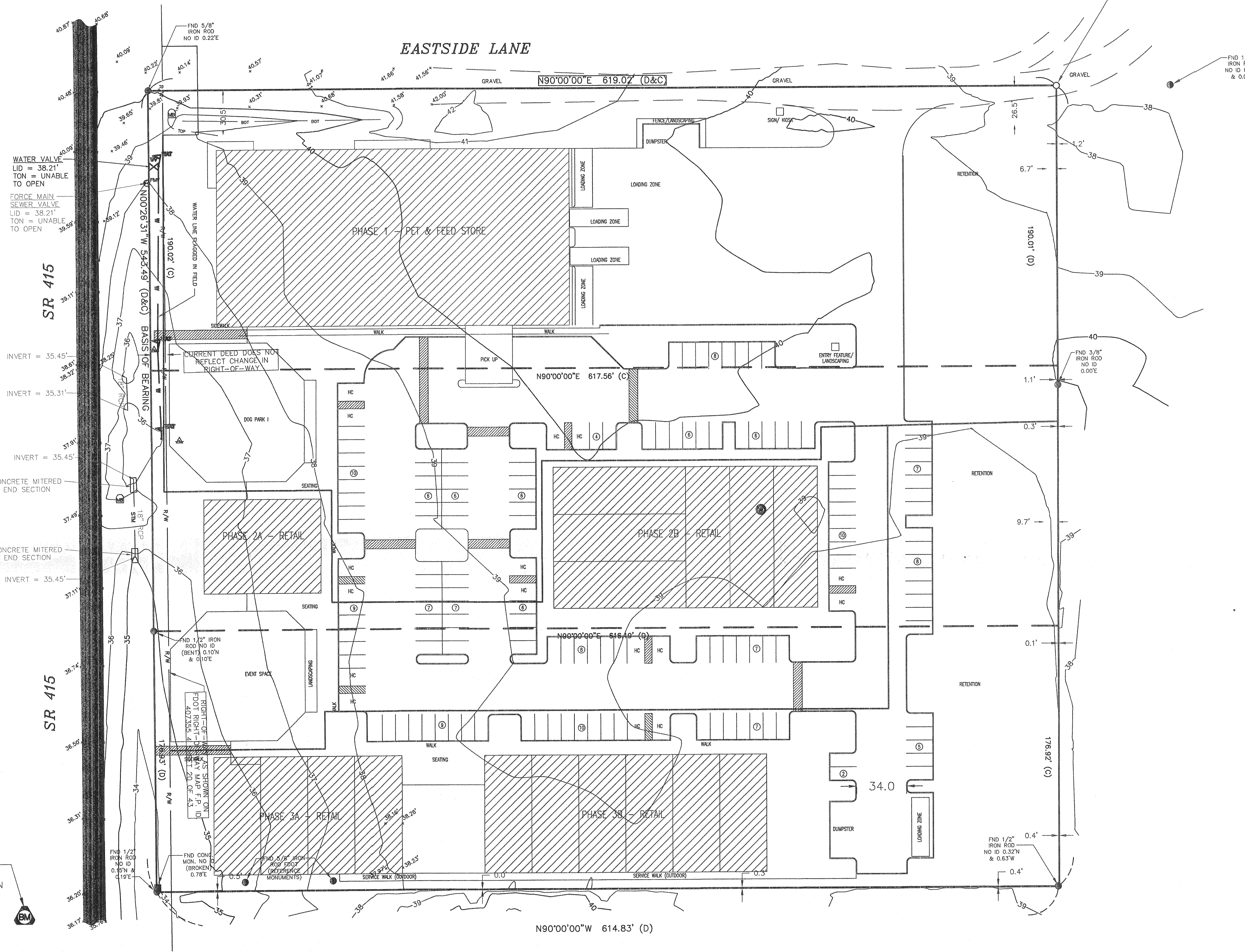
Pursuant to section 72-415 of the zoning ordinance, as amended, the county council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return or seek additional information on those recommendations. No approval of a special exception shall be made unless, upon motion, four members of the county council concur. The county council will thereafter forward its decision to the applicant.

Any new information to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

Any new information to be presented at the county council meeting that was not previously presented to the planning and land development regulation commission for any application will be grounds to return an application to the planning and land development regulation commission for further review. Applicants shall inform and provide staff with the new information prior to the council meeting.

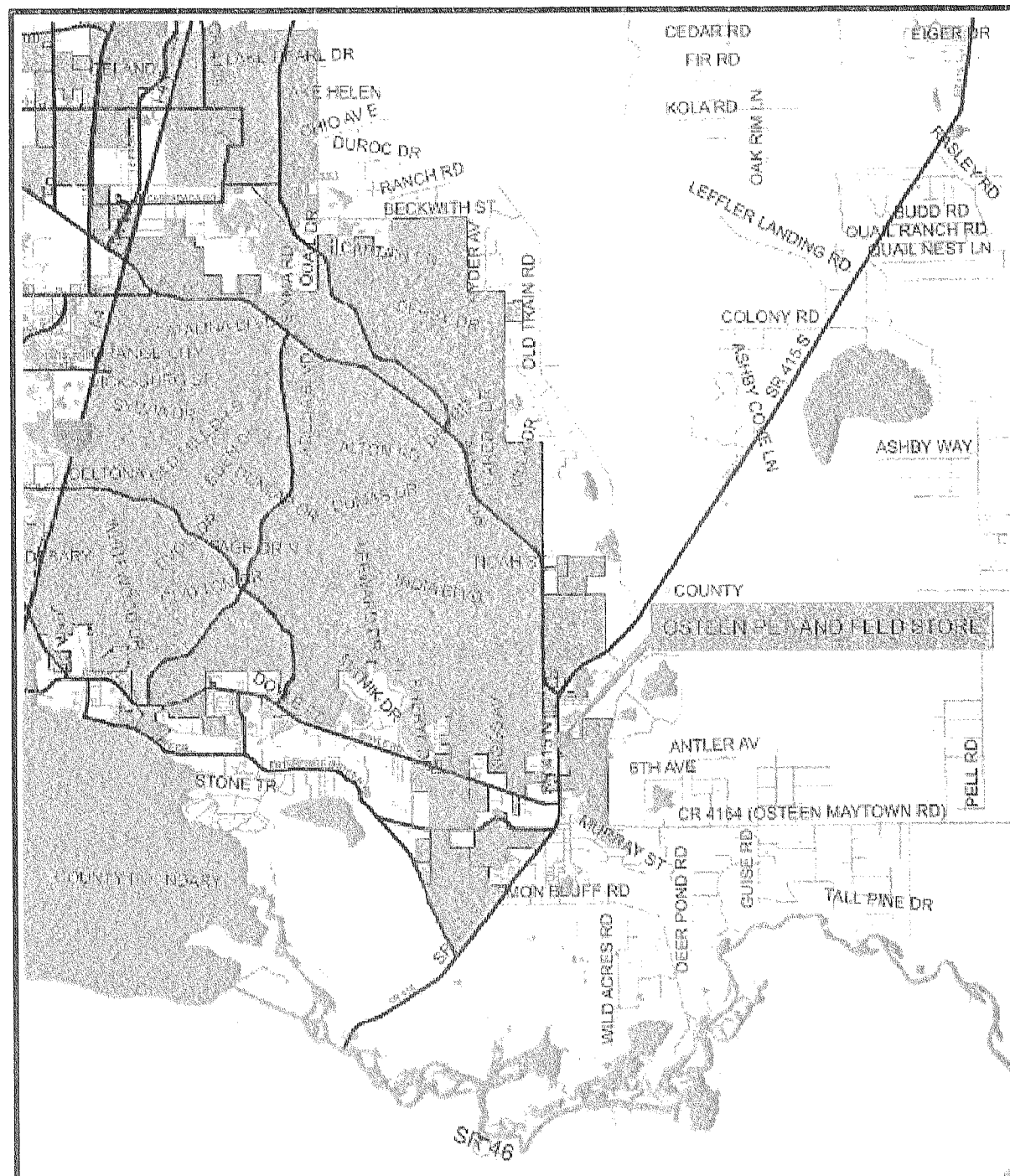
SPECIAL EXCEPTION SITE PLAN



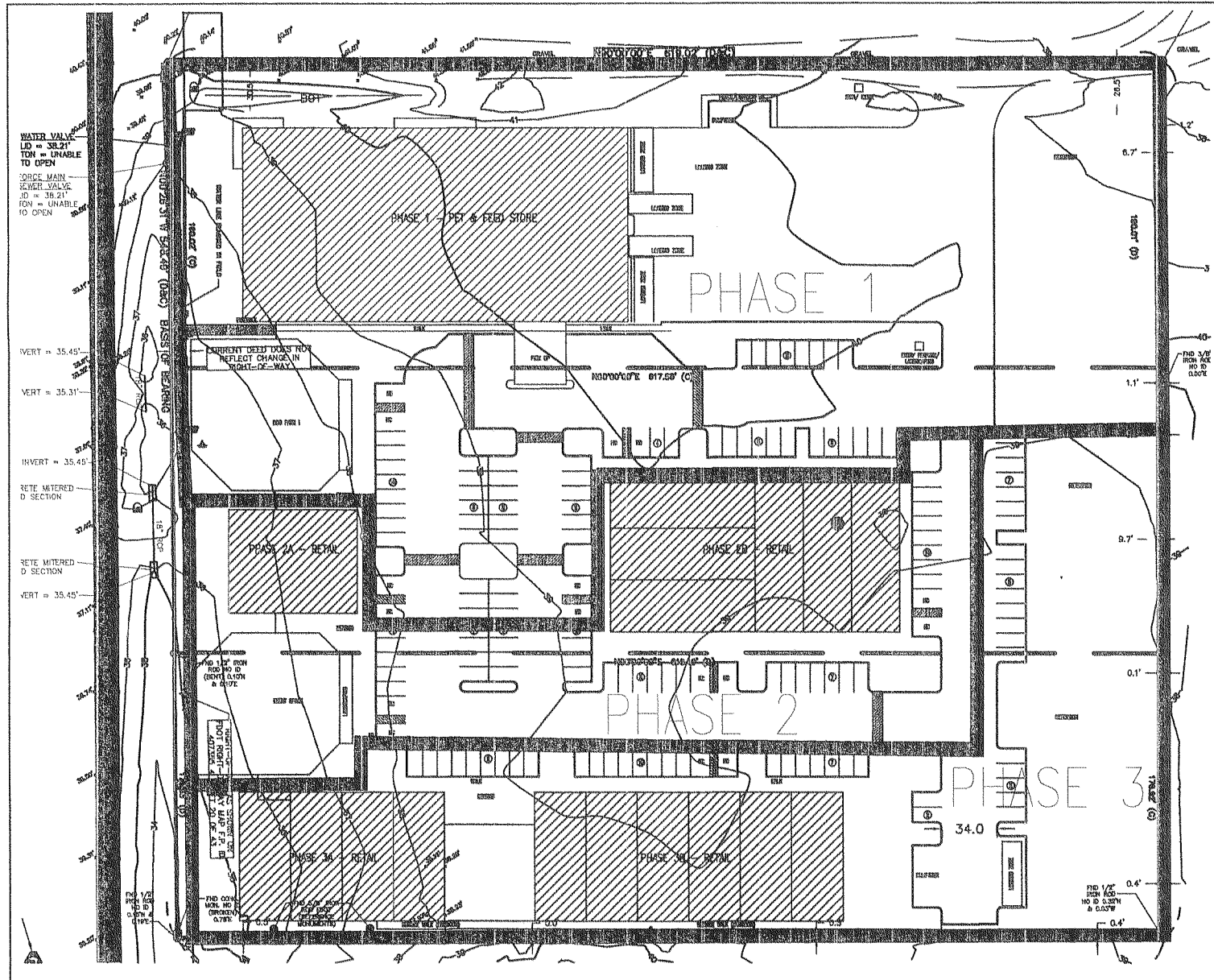


BENCHMARK:
DOT PID 796405
11M1B BRASS DISK IN
CONCRETE HEADWALL
ELEVATION = 32.05'

PHASE 1	PHASE 2	PHASE 3	TOTAL ALL PHASES
AREA OF BUILDING = 28,800	AREA OF BUILDING = 22,400	AREA OF BUILDING = 25,600	AREA OF BUILDING = 76,800
PARKING REQUIRED = 58 (55+3HC)	PARKING REQUIRED = 45 (43+2HC)	PARKING REQUIRED = 52 (50+2HC)	PARKING REQUIRED = 154 (148+6HC)
PARKING PROVIDED = 62	PARKING PROVIDED = 45	PARKING PROVIDED = 48	PARKING PROVIDED = 154
REGULAR PARKING = 54	REGULAR PARKING = 37	REGULAR PARKING = 46	REGULAR PARKING = 137
HANDICAPPED PARKING = 8	HANDICAPPED PARKING = 8	HANDICAPPED PARKING = 2	HANDICAPPED PARKING = 18



VICINITY MAP
N.T.S.



PHASE MAP
N.T.S.

NO.	DATE	HW	REVISION
DATE: JAN 2012			
CHECKED: HW			
DRAWN: BAT			
SCALE: 1"=30'			
HW			
REVISION			
Harry Wild Engineer CIVIL - CONSULTING ENGINEERING P.O. BOX 2995, ORLANDO BEACH, FL 32175 PHONE (386) 441-7325 CA 9735 FAX (386) 441-8137			
OSTEEN PET & FEED STORE			
OSTEEN FLORIDA			
641 N STATE RT. 415			
OSTEEN, FL			
DWG: Submittal 1.0			
FILE NO. 211070			
Sht. 1 of 1			

RECEIVED BY E-MAIL

Current Planning

Date 07/25/12

EXHIBIT 2

OSTEEN OUTPOST Osteen Farm & Pet Outlet

Concepts for Consideration
25 July 2012

Presented By:

KTH
ARCHITECTS





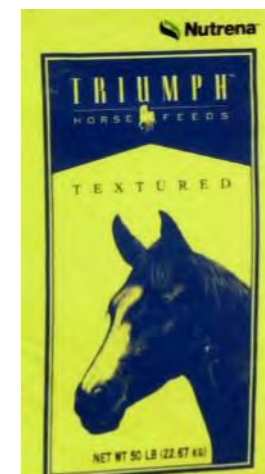
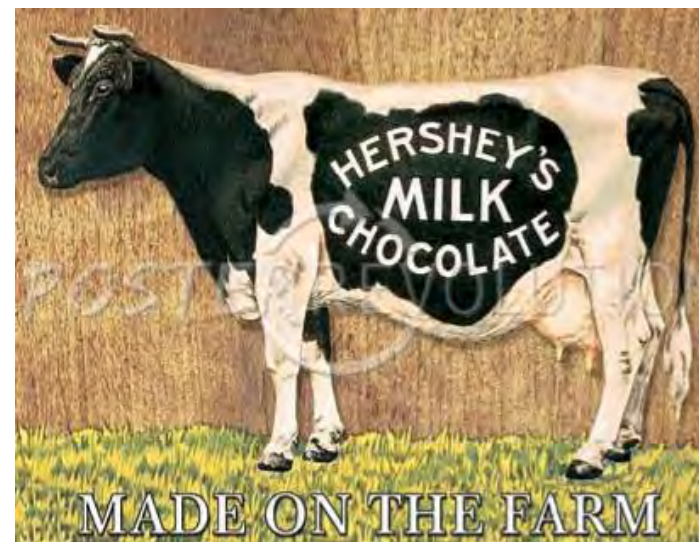
Project Goals:

- Create a place that is safe, inviting, and successful.
- Appropriate concepts and ideas that are sensitive to the Osteen community but affordable to construct.
- Create a walkable Main Street type environment that encourages business and activity.
- Warm, attractive and appropriate materials and colors.
- Recognition that the store and project entrances set the impression for the entire environment.
- Ideas and concepts that are economical to construct.
- Create architecture that meets the Florida Vernacular requirement.

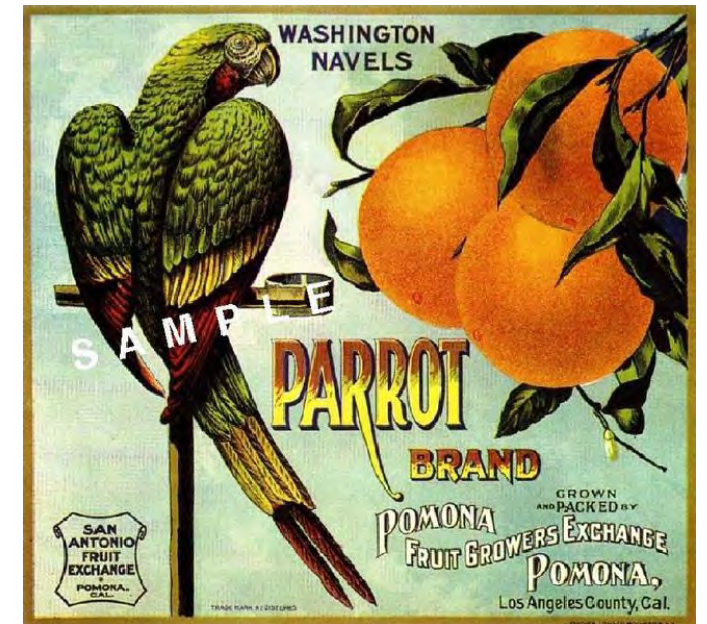
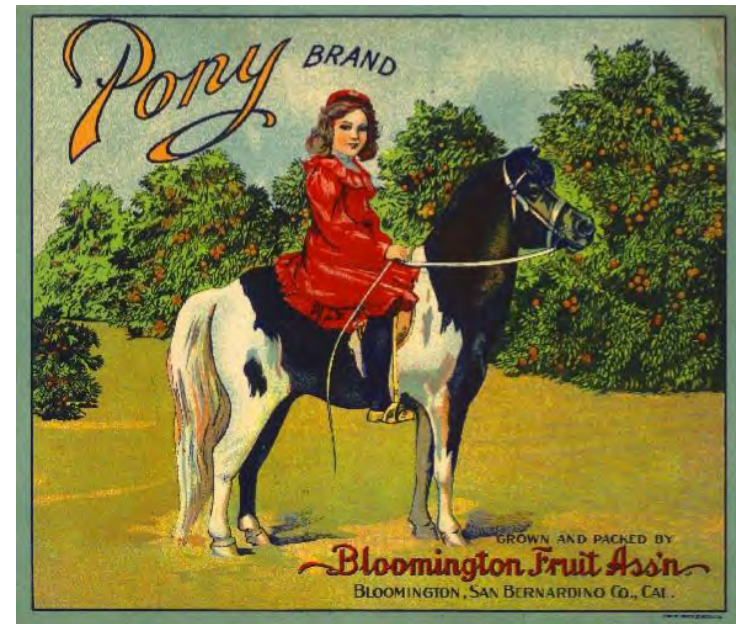
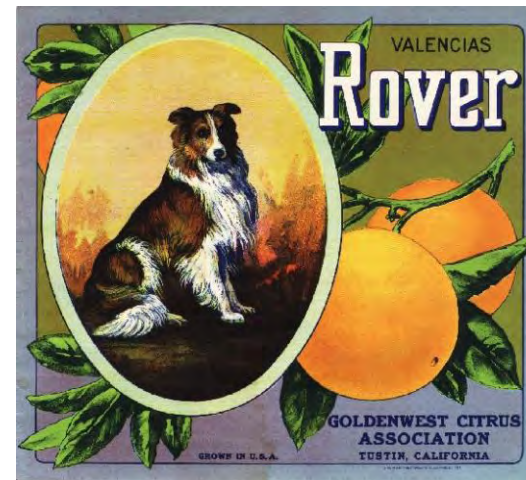
Concepts Site Plan



The Feed Store North Elevation presents itself with an opportunity to place vintage reproduction murals on the side of the building to add to the vernacular feel of the project as shown in the black and white historical Purina image. These murals can be tailored to different companies as it's an opportunity to have them paid for and by each company.

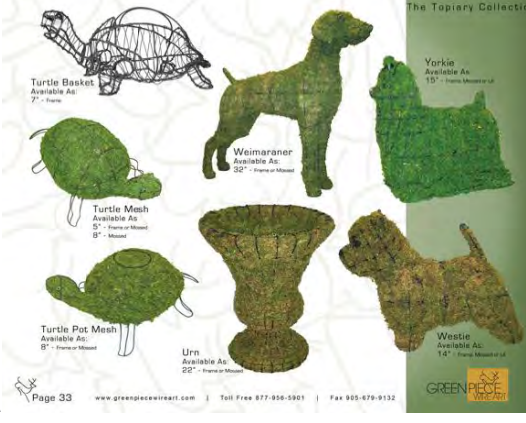
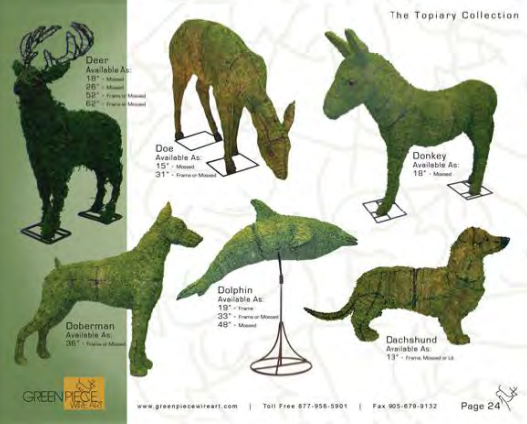


Concepts Vintage / Retro Murals



Citrus crate labels from local Osteen farms and/or Florida are recommended for the murals.

Concepts Vintage / Retro Murals



Animal Topiary:

-Animal topiary serve as a whimsical, fun and sculptural addition to the project.

-Topiary animals representative of the farm can be strategically placed around the project site to reinforce the Pet and Feed Store concept.

-Horse(s) and cow(s) can be placed in the retention area towards the back of the site to appear as though they are grazing naturally.

-The topiary animals are economical and easy to maintain and they can be changed according to seasons and/or lights can be added during events and holidays.

-Topiary animals are suggested to be placed at the project entrance to enhance a sense of arrival to the site.

-Various topiary dogs can be placed in the dog park to reinforce the idea when not in use as they are life size.

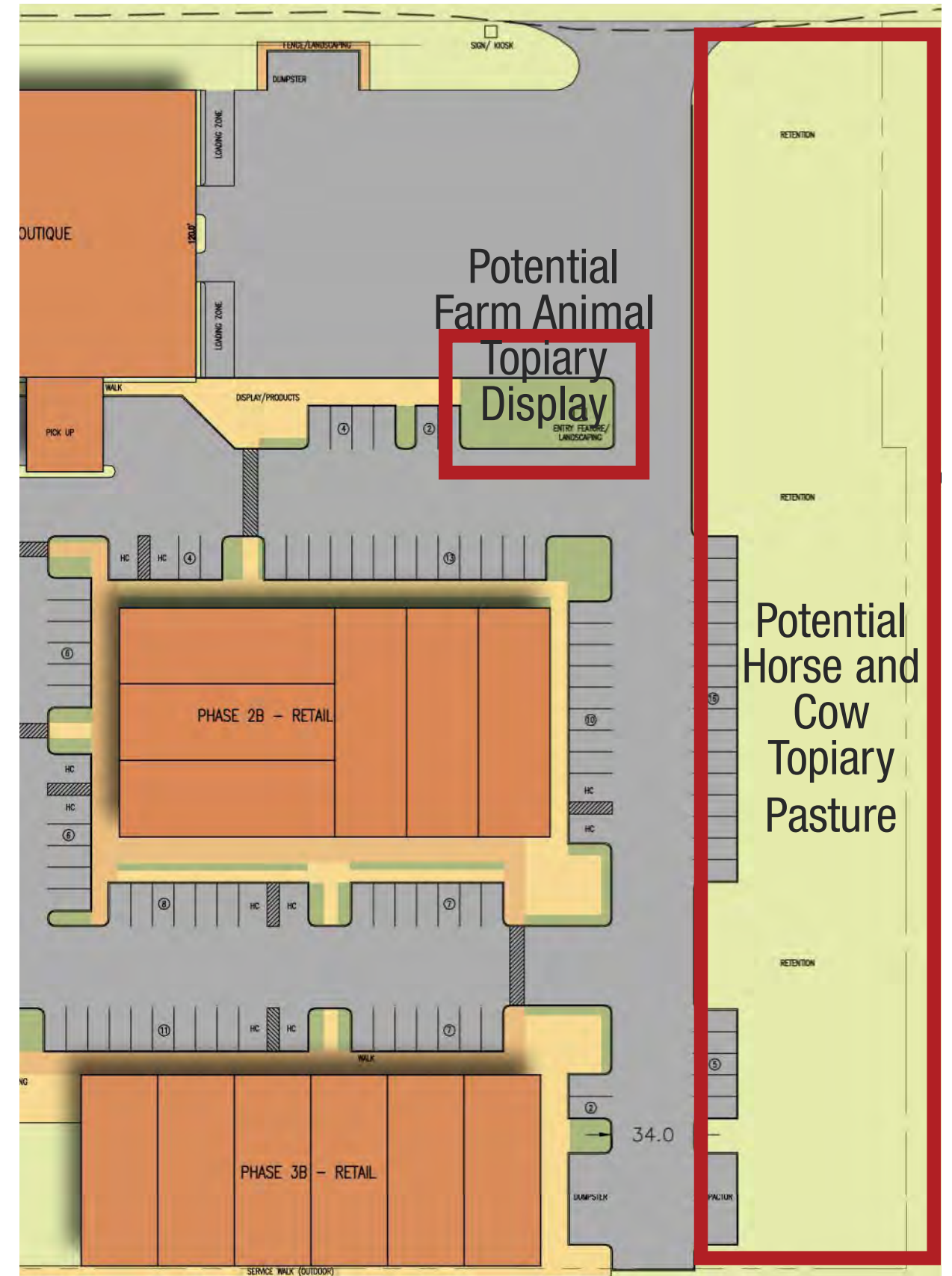
Approximate Wholesale Animal Topiary Pricing (Life sized animals):

Horse:	With green moss	\$770.50	Wire Only	\$348.50
Cow:		\$920.50		
Labrador Retriever:		\$170.00		
Cat:		\$208.50		

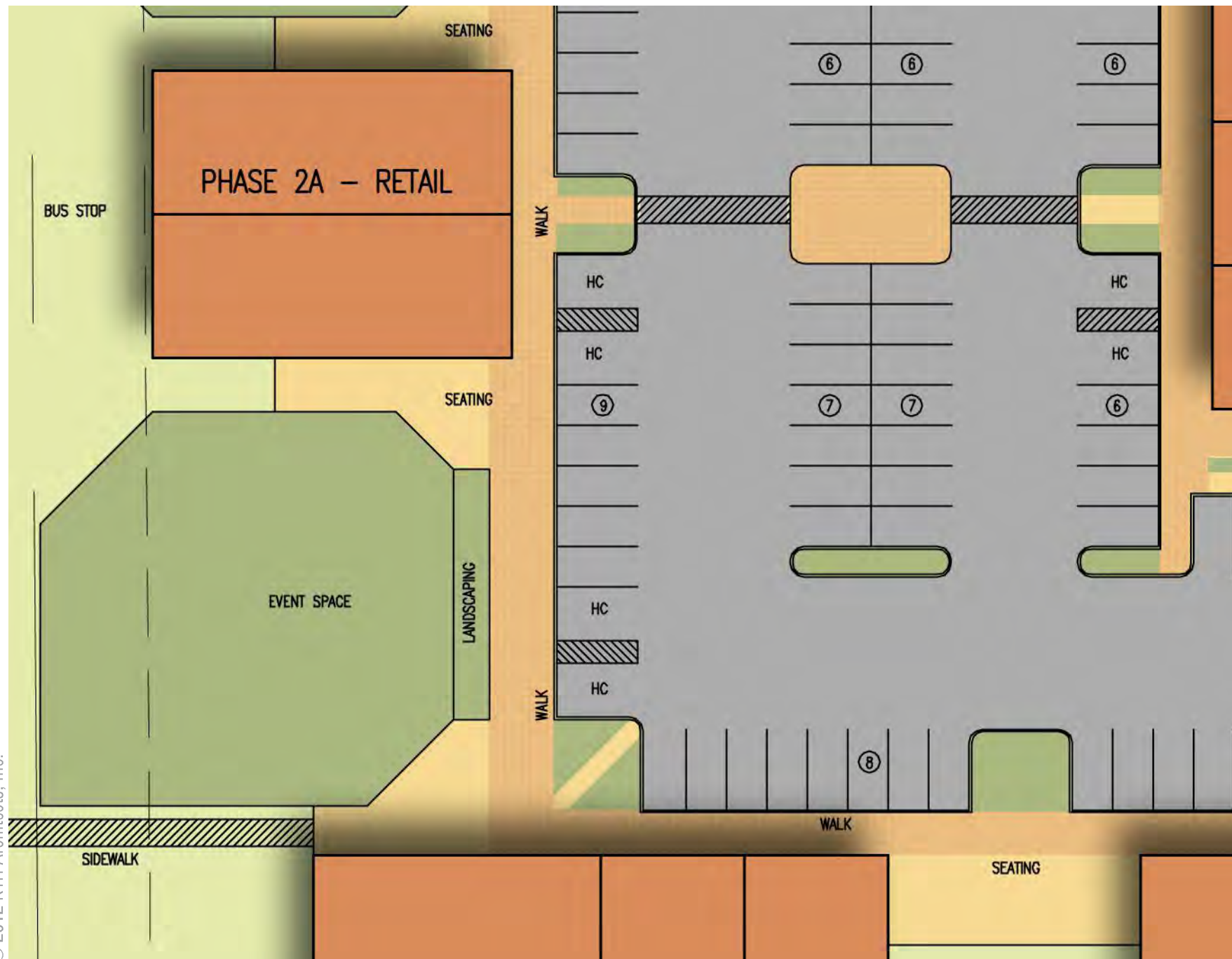
Concepts Farm Animal Topiary



Animal Topiary shown in a Retail / Office development

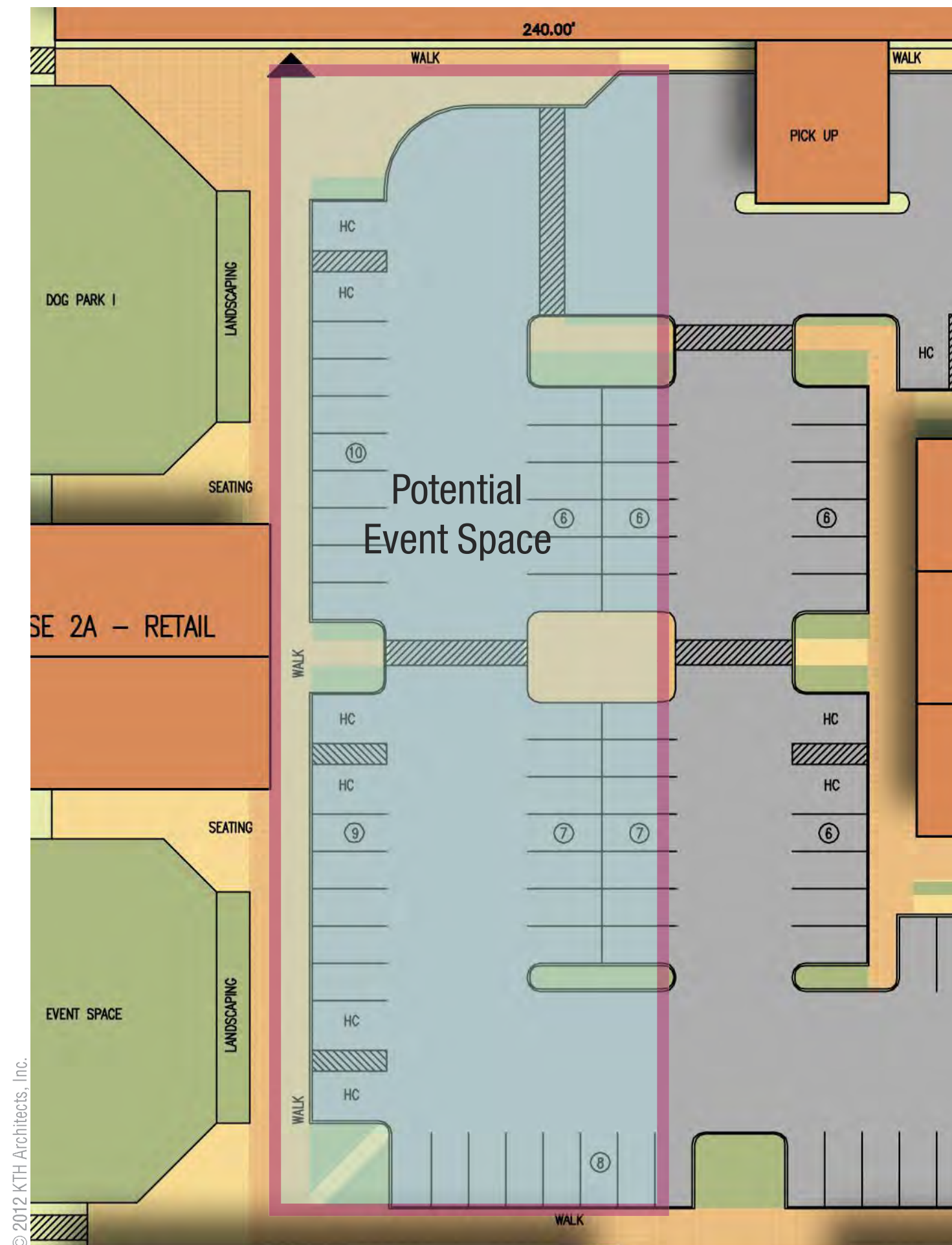


Concepts Farm Animal Topiary



The Splash Park Spectacle:

The Project Site is situated such that a kid's splash park can be incorporated on the site to encourage business and activity. A simple splash park can also serve as a water feature for the project and fun for children.



The Event Space Spectacle:

The Project Site is situated such that an Event Space can be situated in the parking lot. The Western parking lot can be closed off as one large space and cars can still properly access and loop through the site.

The Event Space is situated so that the activity and spectacle can be seen from State Road 415 to help encourage business and activity.

Areas around the space are situated so that seating and viewing can occur.

This space can be used for Music festivals, concerts, Farmer's markets, Community Rummage Sales and other exciting community events.

Concepts Event Space





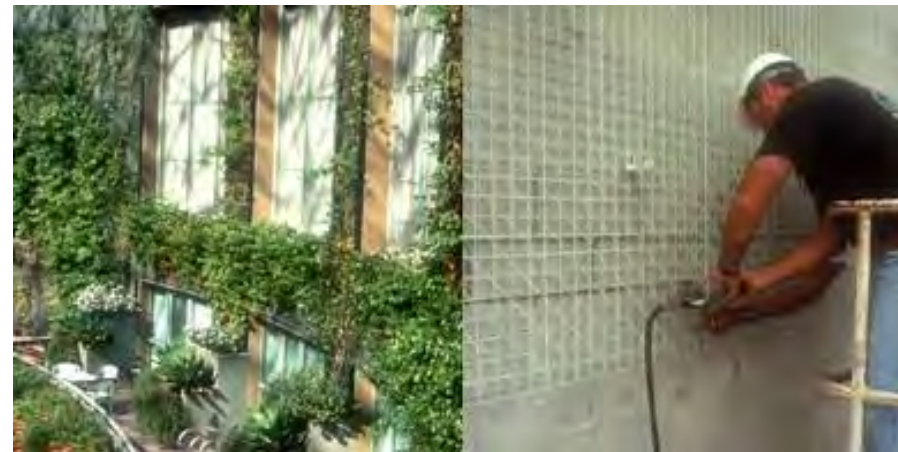




Colorful and prolific growing Bougainvillea vines can be grown at the entrance and other areas to naturally add focus to the building.



Green screen on the exterior creates a natural aesthetically pleasing exterior wall that also aides in reducing energy consumption in the building as the vines absorb heat instead of the exterior building walls.



Similar elevation detail to proposed concept elevations.



Exterior building lights to highlight murals and other areas.

Concepts Elevation Details



© 2012 KTH Architects, Inc.

Concepts Precedent Images





Eustis, Florida Farm & Pet Outlet.



Osteen, Florida Farm & Pet Outlet.



Concepts Aerial Rendering





Harry E. Wild P.E.
Consulting Engineer
PO Box 2995
Ormond Beach, FL 32175
(386) 441-7325 fax (386) 441-8137
e mail address: hwildpe@mindspring.com

.....

Harry Wild Engineering, Inc.

Consulting Engineering

April 26, 2011

Mr. Palmer Panton
Director, Planning and Development Services
Volusia County
123 W. Indiana Ave.
Deland, FL

Re: Osteen Pet and Feed Store

Palmer,

Enclosed are the following: Pre-Application meeting form, Special Exception Application form, two copies of the signed and sealed survey, Notarized authorization form, five signed and sealed copies of the site plan, one 8 1/2"x11" reduced copy of the survey, and a check for \$963.00 made payable to Volusia County.

The request for the special exception is to allow the total of the buildings to exceed the maximum allowable square footage as required in the ordinance. The proposed hours of operation for the pet and feed store are 9-7 Monday through Saturday and 10-5 on Sunday.

If there is anything I can do to assist, please don't hesitate to call me at 386-441-7325 or fax me at 386-441-8137.

Sincerely,

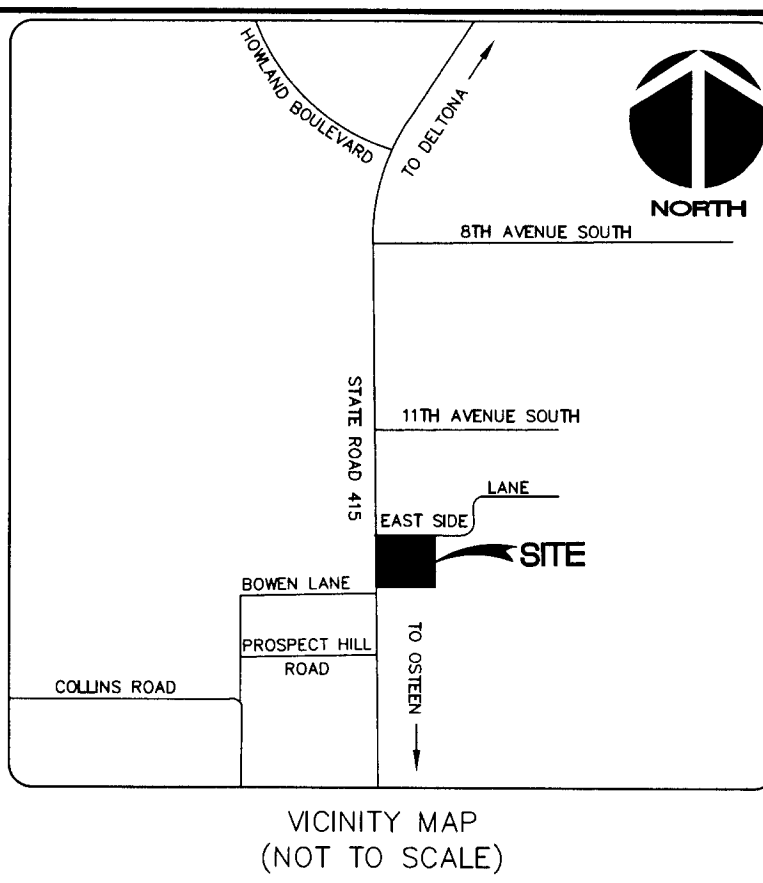


Harry Wild, P.E.

Consulting Engineer

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

PART OF PELL'S HILLTOP UNRECORDED SUBDIVISION
AND 3RD ADDITION TO CARNELL
SECTION 6, TOWNSHIP 19 SOUTH, RANGE 32 EAST
OSTEEN, VOLUSIA COUNTY, FLORIDA



LEGAL DESCRIPTIONS (PROVIDED BY CLIENT)

O.R.B. 5723, PGS 2525-2526

LOT 3, PELL'S HILLTOP, UNRECORDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:--FROM THE NORTHEAST CORNER OF BLOCK 27, 3RD ADDITION TO CARNELL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 129, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN EAST ON AN EXTENSION OF THE NORTH LINE OF SAID BLOCK 27, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID PLAT OF CARNELL, SAID POINT BEING IN 3RD STREET EAST, THENCE RUN SOUTH ALONG SAID EAST LINE OF SAID PLAT OF CARNELL, 990.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF 14TH AVENUE SOUTH AND THE EAST LINE OF SAID PLAT OF CARNELL, THENCE RUN WEST ALONG SAID CENTERLINE OF 14TH AVENUE SOUTH 990.00 FEET, THENCE RUN NORTH 13.46 FEET TO A POINT OF BEGINNING, THENCE CONTINUE NORTH 190.01 FEET, THENCE RUN WEST 619.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 415, THENCE SOUTH 00 DEGREES 26 MINUTES 31 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 415, A DISTANCE OF 190.01 FEET, THENCE RUN EAST 617.55 FEET TO THE POINT OF BEGINNING.

LOT 4, PELL'S HILLTOP, UNRECORDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:--FROM THE NORTHEAST CORNER OF BLOCK 27, 3RD ADDITION TO CARNELL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 129, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN EAST ON AN EXTENSION OF THE NORTH LINE OF SAID BLOCK 27, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID PLAT OF CARNELL, SAID POINT BEING IN 3RD STREET EAST, THENCE RUN SOUTH ALONG SAID EAST LINE OF SAID PLAT OF CARNELL, 990.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF 14TH AVENUE SOUTH AND THE EAST LINE OF SAID PLAT OF CARNELL, THENCE RUN WEST ALONG SAID CENTERLINE OF 14TH AVENUE SOUTH 990.00 FEET, THENCE RUN NORTH 13.46 FEET FOR A POINT OF BEGINNING, THENCE RUN WEST 617.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 415, THENCE RUN S 00 DEGREES 26'31" E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 415, A DISTANCE OF 176.54 FEET, THENCE RUN EAST 616.19 FEET, THENCE RUN NORTH 176.54 FEET TO THE POINT OF BEGINNING.

LOT 5, PELL'S HILLTOP, UNRECORDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:--FROM THE NORTHEAST CORNER OF BLOCK 27, 3RD ADDITION TO CARNELL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 129, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN EAST ON AN EXTENSION OF THE NORTH LINE OF SAID BLOCK 27, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID PLAT OF CARNELL, SAID POINT BEING IN 3RD STREET EAST, THENCE RUN SOUTH ALONG SAID EAST LINE OF SAID PLAT OF CARNELL, 990.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF 14TH AVENUE SOUTH AND THE EAST LINE OF SAID PLAT OF CARNELL, THENCE RUN WEST ALONG SAID CENTERLINE OF 14TH AVENUE SOUTH 990.00 FEET, THENCE RUN SOUTH 163.07 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 176.93 FEET TO THE SOUTH LINE OF SAID PLAT OF CARNELL, THENCE RUN WEST ALONG SAID SOUTH LINE, 614.83 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 415, THENCE RUN N 00 DEGREES 26' 31" W., ALONG SAID EAST LINE, 176.93 FEET, THENCE RUN EAST 616.19 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY. THE PURPOSE OF THIS SURVEY IS TO 1) SHOW THE EXISTING PROPERTY GEOMETRY AND ROAD RIGHT-OF-WAY LIMITS AS DEFINED BY EXISTING MONUMENTATION AND RECORD DOCUMENTS PROVIDED BY THE CLIENT, 2) SHOW EXISTING SITE CONDITIONS AS REQUESTED BY THE CLIENT FOR THE FUTURE ENGINEERING DESIGN OF SITE IMPROVEMENTS AND 3) SHOW EXISTING TREES LARGER THAN 4" IN DIAMETER AT BREST HEIGHT (DBH).
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT OR OPINION.
- THE LANDS SHOWN HEREON ARE CONSIDERED RURAL/LOW RISK. THE CALCULATED ERROR OF CLOSURE MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS.
- THE LEGAL DESCRIPTION FOR THIS SURVEY WAS PROVIDED BY THE CLIENT.
- EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT, INSTRUMENTS OF RECORD PROVIDED TO THE SURVEYOR, OR INFORMATION OBTAINED BY A CURSORY SEARCH OF THE PUBLIC RECORDS OF THIS COUNTY.
- NO OTHER INSTRUMENTS OF RECORD WERE PROVIDED TO THIS SURVEYOR.
- THERE MAY BE ADDITIONAL COVENANTS, EASEMENTS, RESERVATIONS AND/OR, RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°26'31"W, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 PER THE UNRECORDED PLAT OF PELL'S HILLTOP SUBDIVISION.
- THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
- ALL DIMENSIONS SHOWN HEREON ARE STATED IN U.S. SURVEY FEET AND DECIMALS THEREOF. FOOT TO METER CONVERSION FORMULA IS 1 US FT = 0.304800609601 M.
- BUILDING DIMENSIONS AND TIES TO PROPERTY LINES ARE MEASURED TO THE NEAREST ±0.05 FEET.
- ALL STREETS AND RIGHT OF WAYS ARE OPEN AND ACCESSIBLE UNLESS NOTED OTHERWISE.
- ALL LINES SHOWN HEREON ARE TANGENT OR RADIAL TO INTERSECTING CURVED LINES UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) BENCHMARK FDOT PID 796405 (USGS DISK TT1M1B), HAVING A PUBLISHED ELEVATION OF 32.05 FEET PER FDOT (33.09 FEET NGVD 1929).
- THE VERTICAL ERROR OF CLOSURE FOR THIS SURVEY IS LESS THAN OR EQUAL TO .05' TIMES THE SQUARE ROOT OF THE BENCH LOOP IN MILES.
- UNDERGROUND FOUNDATIONS, IF ANY, WERE NOT LOCATED.
- ANY REFERENCE TO UTILITIES THAT MAY APPEAR ON THIS MAP, HAVE BEEN LOCATED FROM VISIBLE SURFACE EVIDENCE THAT EXISTED AT OR ABOVE THE SURFACE OF THE EARTH AT THE TIME OF THIS SURVEY. NO UNDERGROUND UTILITY INFORMATION WAS COLLECTED OR VERIFIED AS PART OF THIS SURVEY.
- NO "SOFT DIG" OF UNDERGROUND UTILITIES WAS PERFORMED. PRIOR TO RELYING ON THE INFORMATION SHOWN FOR UNDERGROUND UTILITIES ON THIS MAP FOR THE PURPOSE OF CONSTRUCTION, CONNECTION OR EXTENSION, THE UTILITY MUST BE EXPOSED AND THE INFORMATION VERIFIED.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (NO BASE FLOOD ELEVATION), PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, (NFIP FIRM) MAP NUMBER 12127C0760H, WITH A REVISED DATE OF SEPTEMBER 29, 2011.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF HARRY WILD ENGINEERING, LLC AND IS NON-TRANSFERABLE TO ANY OTHER PARTY(IES). THIS SURVEY SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. ANY RE-USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THIS SURVEY WAS CONDUCTED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR NAMED BELOW.
- THIS SURVEY IS NOT VALID UNLESS SIGNED BY THE PROFESSIONAL SURVEYOR AND MAPPER NOTED, AND EMBOSSED WITH THE SURVEYOR'S SEAL.
- THIS SURVEY MAP WAS PREPARED AT A SCALE OF 1 INCH EQUALS 40 FEET ON 24 INCH BY 36 INCH MEDIA. THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.

SYMBOL LEGEND	
	CONCRETE MONUMENT FOUND
	FORCE MAIN SEWER VALVE
	FORCE MAIN SEWER MARKER
	GUY ANCHOR
	IRON ROD FOUND
	IRON ROD SET - 1/2" X 18"
	W/CAP MARKED LB7900
	MAILBOX
	OAK TREE
	MAPLE TREE
	PALM TREE
	WOOD UTILITY POLE
	WATER LINE FLAG
	WATER METER
	WATER VALVE
	WATER WELL

COMMON LINE TYPES	
	BOTTOM OF BANK/SLOPE
	TOP OF BANK/SLOPE
	WOOD FENCE
	RIGHT OF WAY
	STORM SEWER LINE
	TREE/VEGETATION LINE
	OVERHEAD UTILITY WIRES

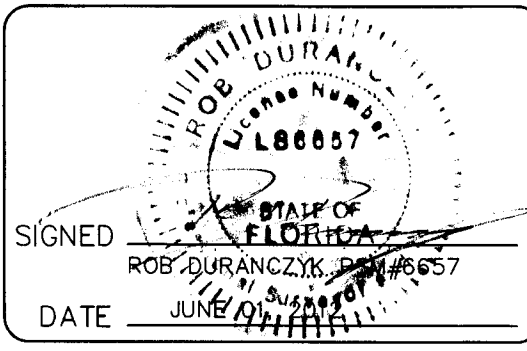
COMMON SYMBOLS AND ABBREVIATIONS

A	DELTA ANGLE	E	EASTING	LS	LAND SURVEYOR	PE	PROFESSIONAL ENGINEER	SLY	SOUTHERLY
+	DEGREE(S)	E	EAST	LT	LEFT	PG/PGS	PAGE/PAGES	STA	SUBDIVISION
'	MINUTES	EA	EDGE OF ASPHALT	LAT	LATITUDE	PI	POINT OF INTERSECTION	STM	STATION
"	SECONDS	EG	EDGE OF CONCRETE	LFT	LINEAR FEET	PL	PLACE	STY	STORM
±	PLUS OR MINUS	EG	EDGE OF GRAVEL	LONG	LONGITUDE	PAR	POINT OF TANGENCY	SELY	SOUTHEASTERLY
B	BOUNDARY LINE	EL	ELEVATION	M	MEASURED	PCC	POINT OF COMPOUND CURVE	SWLY	SOUTHWESTERLY
C	CENTER LINE	ELE	EASTERLY	(M)	MAP BOOK	PCP	PERMANENT CONTROL POINT		
E	PROPERTY LINE	ELEC	ELECTRIC	MB	MAXIMUM	PER	PERPENDICULAR	I	T
F	FLOW LINE	ERCL	EROSION CONTROL LINE	MES	MERIDIAN	PKG	PARKING	T	TANGENT
		ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	MLW	METERED END SECTION	PKY	PARKWAY	TB	TANGENT BEARING
A	ARC LENGTH	ESMT	EASEMENT	MHW	MEAN HIGH WATER	PLS	PROFESSIONAL LAND SURVEYOR	TEB	TEMPORARY BENCHMARK
AC	ACRES			MIN	MINIMUM	POB	POINT OF BEGINNING	TEL	TELECOMMUNICATIONS
ASB	AS-BUILT	E	FIELD MEASURED	MLW	MEAN LOW WATER	POC	POINT OF COMMENCEMENT	TER	TERRACE
ASP	ASPHALT	(F)	FLORIDA	MOL	MORE OR LESS	POL	POINT ON LINE	TOB	TOP OF BANK
AVE	AVENUE	FL	FORCE MAIN	MHHW	MEAN HIGHER HIGH WATER	PRC	POINT OF REVERSE CURVE	TON	TOP OF PIPE
AVG	AVERAGE	FM	FIBER OPTIC	MLLW	MEAN LOWER LOW WATER	PRM	PERMANENT REFERENCE MONUMENT	TRL	TRAIL
B	BASE FLOOD ELEVATION	FT	FEET			PSM	PROFESSIONAL SURVEYOR AND MAPPER	TWP	TOWNSHIP
BFP	BACK FLOW PREVENTER	FAC	FLORIDA ADMINISTRATIVE CODE	N	NORTHING	PVC	POLYVINYL CHLORIDE PIPE	TYP	TYPICAL
BOB	BOTTOM OF BANK	FFE	FINISHED FLOOR ELEVATION	(NR)	NON-RADIAL			UND	UNDERGROUND
BLVD	BOULEVARD	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	N	NORTH	R	RADIAL	UTIL	UTILITY/UTILITIES
				NO	NORTHWEST	(R)	RIGHT OF WAY		
C	CALCULATED CURVE	G	NATURAL GAS	NW	NORTHWEST	R/W	RIGHT OF WAY	V	VARIES
(C)	CHORD BEARING	GOV	GOVERNMENT	NGS	NATIONAL GEODETIC	RD	ROAD	VAR	VITRIFIED CLAY PIPE
CB	CHORD DISTANCE	GRAV	GRAVEL	NTS	NORTH	RR	RAILROAD	VCP	VERTICAL
CH	COUNTRY ROAD			NAVJ	NOT TO SCALE	RT	RIGHT	VERT	VERTICAL
CT	COURT	H	HIGH POINT	NEL	NORTHEASTERLY	RAD	RADIUS	W	WEST
CIR	CIRCLE	HP	HEIGHT	NGVD	NATIONAL GEODETIC	REC	REINFORCED CONCRETE PIPE	WC	WITNESS CORNER
CMP	CORRUGATED METAL PIPE	HGT	HORIZONTAL	NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION	REG	REGISTERED	WD	WOOD
COL	COLUMN	HOR	HIGHWAY	NWLY	NORTHWESTERLY	RNG	RANGE	WAT	WATER
CPP	CORRUGATED PLASTIC PIPE	HWY	HIGHWAY			RTE	ROUTE	WLY	WESTERLY
		HDWD	HARDWOOD			RVR	RIVER	WSP	WOOD STAVE PIPE
		HDWL	HEAD WALL			RCLM	RECLAIMED WATER	WTP	WATER TREATMENT PLANT
CRK	CREEK	I	INTERSTATE	Q	OFFSET	S	SOUTH	WWTP	WASTE WATER TREATMENT PLANT
CCCL	COASTAL CONSTRUCTION CONTROL LINE	INT	INVERT	O/S	OFFICIAL RECORD	S/W	SIDEWALK		
CONC	CONCRETE	INV	INTRACOASTAL WATER WAY	OH	OVERHEAD ELECTRIC	SB	SETBACK	Z	ELEVATION
		IRR	IRRIGATION	OHE	ORDINARY HIGH WATER	SE	SOUTHEAST	Z:	
		ICWW		ORL	PETROLEUM	SQ	SQUARE		
D	DEED/DESCRIPTION	L	LENGTH	OS	OFFICIAL RECORD BOOK	SR	STATE ROAD		
(D)	DEED BOOK	L	LENGTH	P	PLAT	ST	STREET		
DB	DRIVE	LB	LICENSED BUSINESS	(P)	PLAT BOOK	SW	SOUTHWEST		
DIA	DIAMETER	LK	LAKE	PL	POINT OF CURVATURE	SAN	SANITARY		
DIP	DUCTILE IRON PIPE	LP	LOW POINT	PC		SEC	SECTION		
DWY	DRIVEWAY					SHW	SEASONAL HIGH WATER		

DATE	REVISION	BY

ATS Land Surveying, LLC
P.O. BOX 353714
PALM COAST, FL 32137
386.264.8490
LB#7900

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES SECTION 472.027, BEING SUBJECT TO THE QUALIFICATIONS NOTED HEREON.



BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
FOR
HARRY WILD ENGINEERING, LLC
P.O. BOX 2995
ORMOND BEACH, FLORIDA 32175

ATS NO. 2012-WLD-0001
DRAWN JJW
CHECKED RD
SHEET NO 1 OF 2
FILE LOCATION S:\Survey_Projects\2012\2012-WLD-0001
2012-WLD-0001-BND-TOPO-TREE.DWG

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

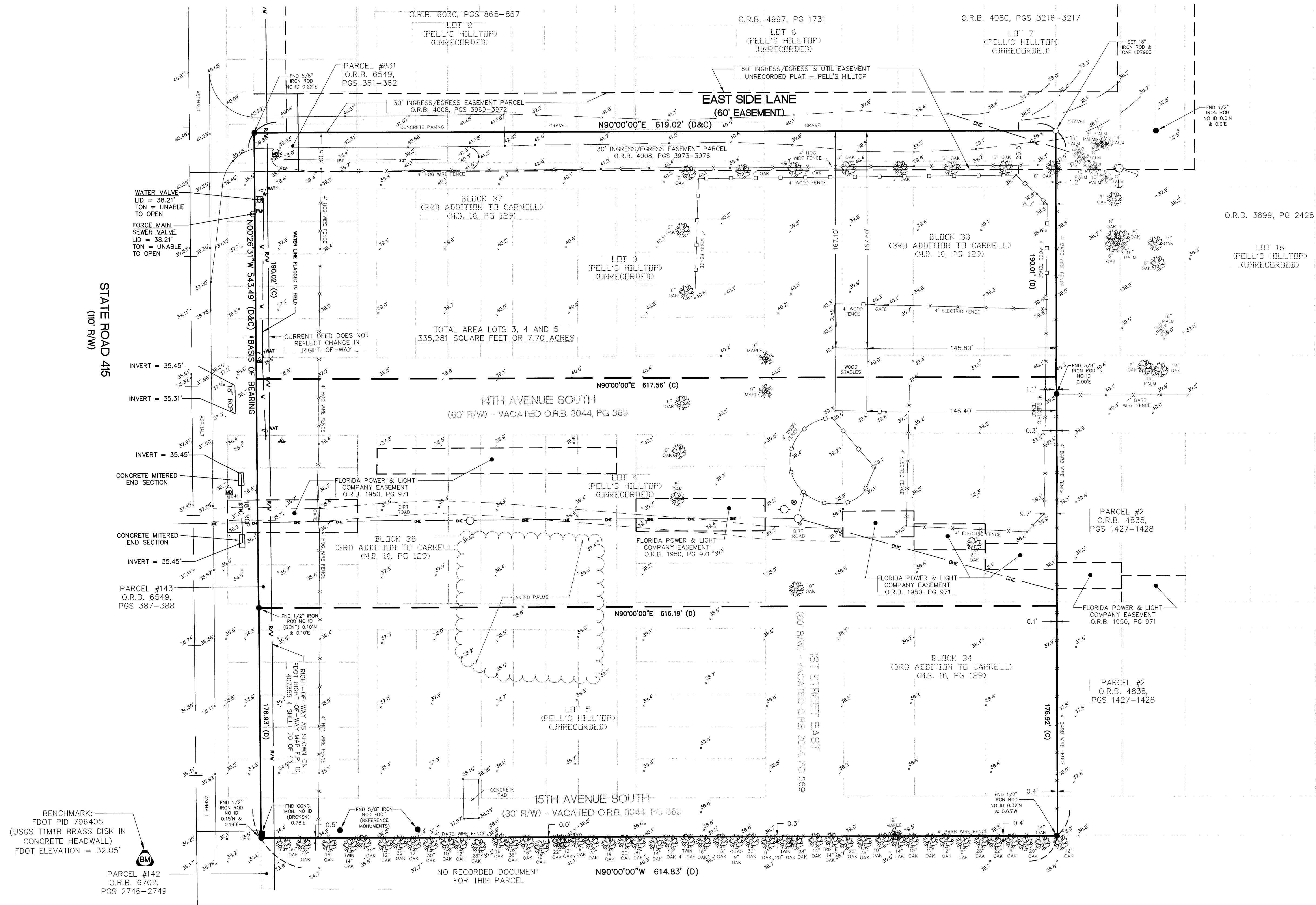
PART OF PELL'S HILLTOP UNRECORDED SUBDIVISION

AND 3RD ADDITION TO CARNELL

SECTION 6, TOWNSHIP 19 SOUTH, RANGE 32 EAST

OSTEEN, VOLUSIA COUNTY, FLORIDA

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND,
LINE TYPE LEGEND AND ABBREVIATIONS



BENCHMARK:
FDOT PID 796405
(USGS T1M1B BRASS DISK IN
CONCRETE HEADWALL)
FDOT ELEVATION = 32.05'

PARCEL #142
O.R.B. 6702,
PGS 2746-2749

ATS Land
Surveying, LLC
P.O. BOX 353714
PALM COAST, FL 32137
386.264.8490
LB#7900

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION AS SHOWN
HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET
FORTH IN THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, ADOPTED BY THE BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, BEING
SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

SIGNED
DATE
JUNE 01, 2012

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
FOR
HARRY WILD ENGINEERING, LLC
P.O. BOX 2995
ORMOND BEACH, FLORIDA 32175

ATS NO. 2012-WLD-0001
DRAWN JJW
CHECKED RD
SHEET NO 2 of 2
FILE LOCATION S:\Survey_Projects\2012\2012-WLD-0001
2012-WLD-0001-BND-TOPG-TREE.DWG

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***Inter-Office
Memorandum***



TO: Susan Jackson, Planner III **DATE:** July 19, 2012

FROM: Danielle Dangleman, Environmental Specialist III

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: August 14, 2012
Parcel #: 9206-03-00-0030, 9206-03-00-0040 and
9206-03-00-0050,
Case #: S-12-025, owner Russell and Rebecca Huebner

Environmental Permitting (EP) has conducted a site visit and reviewed the Special Exception application for the Huebner property. EP has no objection to this request.

INTER-OFFICE MEMORANDUM



TO: Susan Jackson
Planner III

DATE: July 18, 2012

FROM: Melissa Winsett
Transportation Planner

FILE: s-12-025.doc
RSN: 737517

SUBJECT: Osteen Pet and Feed Store, S-12-025

LOCATION: On the east side of SR-415 (State arterial) south of Eastside Lane (Private local)

SITE INFORMATION

The applicant is requesting a Special Exception for a building exceeding 15,000 square feet on a 7.6 acre lot located at the southeast quadrant of SR-415 and Eastside Lane.

TRANSPORTATION ANALYSIS

The transportation impact of the proposed development was computed using ITE Trip Generation, 8th Edition.

Table 1

Proposed Use	Density	Trip Generation Rate	Net Trips	Daily
Specialty Retail Center	28,800 SF	44.32/SF	1276	

Roadway Analysis

The 2011 Volusia County Traffic Counts were used to determine the Average Annual Daily Traffic (AADT) and the Level of Service (LOS). The Volusia County Comprehensive Plan Maximum Capacity was used to determine the potential LOS after addition of the anticipated project trips to the 2011 AADT for each thoroughfare roadway.

Table 2

SR-415 (from Howland Boulevard to Enterprise-Osteen Road)				
2011 AADT	2011 LOS	Comp. Plan Max. Capacity	Comp. Plan Allowable LOS	Potential LOS
15,100	C	22,200	D	C

CONCLUSIONS

If this Special Exception is approved the developer will be required to provide the following at the Final Site Plan stage:

1. Our calculations indicate that the proposed development has the potential to generate in excess of 1,000 two-way trips on a weekday. In accordance with Section 72-612(b), a Traffic Impact Analysis (TIA) will be required. Please note: All TIAs must first receive an approved TIA Methodology by Volusia County Traffic Engineering prior to TIA submission.

2. The TIA must include an analysis to determine if right and/or left turn lanes are required for this development on SR-415 and Eastside Lane.
3. According to Section 72-612(a), primary access to a subdivision or development shall be from a paved street. If not already paved, this street shall be paved by the developer from the entrance of the development to the nearest public paved street.
4. An FDOT Permit will be required for any work within the SR-415 right of way. The developer should contact Mr. Richard Wiskeman, FDOT Permits Manager, at 386-740-3403 regarding the FDOT Permit.
5. Additional comments may be provided at the Final Site Plan stage of this development.

MW/rsm

S-12-025

Summary of Trip Generation Calculation

For 28.8 Th.Sq.Ft. GLA of Specialty Retail Center

July 18, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	44.32	15.52	1.00	1276
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	1.19	0.00	1.00	34
4-6 PM Peak Hour Exit	1.52	0.00	1.00	44
4-6 PM Peak Hour Total	2.71	1.83	1.00	78
AM Pk Hr, Generator, Enter	3.28	0.00	1.00	94
AM Pk Hr, Generator, Exit	3.56	0.00	1.00	103
AM Pk Hr, Generator, Total	6.84	3.55	1.00	197
PM Pk Hr, Generator, Enter	2.81	0.00	1.00	81
PM Pk Hr, Generator, Exit	2.21	0.00	1.00	64
PM Pk Hr, Generator, Total	5.02	2.31	1.00	145
Saturday 2-Way Volume	42.04	13.97	1.00	1211
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	20.43	10.27	1.00	588
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers

Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

REVIEW STAFF COMMENTS

WILD - HUEBNER

S-12-025

HEALTH DEPARTMENT

Noble Bielby

July 23, 2012

Comments:

Proposal for a 15,000 square foot retail store - project will be served by municipal water and sewer. This office has no objection to the request for a special exception to the zoning ordinance of Volusia County.

July 11, 2012

Comments:

Municipal water and sewer will be provided. This department offers no objection to the request for a special exception to the zoning ordinance.

TECHNICAL REVIEW STAFF COMMENTS

June 27, 2012
Osteen Pet and Feed Store
2012-F-TRS-0101, RSN: 735980

CITY OF DELTONA - PLANNING

Chris Bowley, AICP, Director, Planning & Development Services June 18, 2012

City of Deltona Planning staff has reviewed the requested submission and provides the following comments:

1. The review package includes a copy of the application and one overall sheet showing the general layout of the campus. Therefore, Deltona's Planning review will be limited in scope that information provided.
2. Ensure that the campus is consistent with the Volusia County Land Development Regulations recently adopted by Volusia County for unincorporated lands within the Osteen Joint Planning.
3. Ensure that compatibility with adjacent land uses (both existing and potential per entitlements) is provided. This includes adequate perimeter landscaping and lighting requirements.
4. Ensure that full commercially serving utilities are available for the proposed intensity and non-residential use. Section 68-125, of the City's Code of Ordinances includes the following language, "Annexation agreement. Any person or corporation desiring to have a parcel of property located within the unincorporated portion of the service area connected to the city's water system shall enter into a covenant or an agreement to annex the property in question into the city".
5. Ensure safe ingress and egress to and from the site.
6. Ensure all site permits are provided to the County.

* * * * *

CURRENT PLANNING

Scott Ashley, AICP, Planning Manager

June 21, 2012

Current Planning staff has reviewed the requested submission and provides the following comments:

1. The property is currently zoned Osteen Mixed Use Village (OMV), which allows retail sales and service as a permitted use subject to the design requirements of the Osteen Local Plan policies, zoning overlay, and the Deltona Pattern Book. However, the OMV classification does not allow a retail sales and service structure over 15,000 sq. ft. The phase 1 feed store exceeds that amount, which requires submission and approval of a special exception application by the county council before this project may proceed.
2. Development shall comply with the City of Deltona Urban Design Pattern Book, section 3.0, including architectural style (Section 3.2), building design (Section 3.3), site design (Section 3.4), and signage (Section 3.5). The county Osteen Overlay Zone standards, shall also apply, including parking and access management (Section 72-1308), landscape buffer area (Section 72-1309). Where conflict between the city and county standards occur, the more restrictive standard shall apply.
3. Submission of a landscape plan and a landscape irrigation plan addressing the perimeter and interior parking landscape area requirements of Section 72-284 of the zoning code and Section 72-1309 of the Osteen Overlay standards are required with a final site plan. The size and height of plant material must comply with the Deltona Pattern Book, Section 3.4.12. The plan shall indicate the type, size, and location of plant materials and shall include plans which specify sprinkler head type, pipe size, radius of throw, valve location, and location of the rain sensor device. Per the Osteen standards, the following are the minimum planting requirements applicable to this project:

Buffer	Width	Number of Trees and Shrubs Required
North	10 feet	6 Group B/ 18 Group C or D per 100 linear ft., OFT
South	10 feet	6 Group B/ 18 Group C or D per 100 linear ft., OFT
East	10 feet	6 Group B/ 18 Group C or D per 100 linear ft., OFT (adj. OMV)
East	25 feet	6 Group A/ 6 Group B/ 27 Group C or D per 100 linear ft., OFT (adj. OTR)
West	10 feet	6 Group A/ 6 Group B/ 27 Group C or D per 100 linear ft., OFT

Existing trees may be credited toward the requirement provided they are located within the buffer and are sufficient in size.

4. As the project is to be phased, clearly label and delineate the boundary of each phase, states the planned improvements for each phase, and the timetable for the construction of each project phase shall be included as a FSP exhibit.
5. Per the plan phasing notes, the minimum amount of off-street standard and handicap parking spaces required under Section 72-286(5) and (10) of the zoning code is being provided.
6. Based on the building square footage and the type of uses proposed, a minimum of five (5) off-street loading spaces are required per Section 72-286(9), but the proposed plan depicts only two (2). The spaces must be delineated on the plan with a dimension of 12 feet by 40 feet per Section 72-618 (b)(1)(b) of the county land development code.
7. Parking areas shall be designed to connect to adjacent properties via a dedicated access easement. The shared access connection shall be built to the shared property line in accordance with the Osteen Overlay Zone requirements (Section 72-1308).
8. Per Section 72-1309 (f) of the Osteen Overlay Zone, the proposed buildings shall be located close to the street with a maximum 30-foot front yard setback. The Phase 1 and 3a buildings must comply with this code provision adjacent to SR-415.
9. The City of Deltona is the utility service provider. Provide documentation on availability of potable water and wastewater service.
10. The developer shall coordinate plans with Votran for transit service and transit amenity location.
11. Submission of building schematic floor plans, and building elevation drawings and proposed signage is required with the FSP.
12. This office will provide additional comments upon review of a future final site plan.

* * * * *

DEVELOPMENT ENGINEERING

Joe Spiller, Civil Engineer II

June 18, 2012

Development Engineering staff has reviewed the requested submission and provides the following comments:

1. The parcels are legal lots per Pell's Hilltop Unrecorded #1766. A combination of lots will be required to combine the three parcels into one unified building site.
2. FEMA Flood Insurance Rate Maps indicate that the entire site is located within a Zone X designation; areas determined to be outside of the 500 year floodplain.
3. The portion of SR 415 abutting the proposed project is classified as a thoroughfare arterial roadway. The site falls within an Urban Land Use category and is within 2 miles of a school.
4. Per LDC Section 72-612(a), primary access to a subdivision or development shall be from a street paved to the standards of Division 4. This street, if not already paved, shall be paved by the developer from the entrance of the development to the nearest public paved street. Per LDC Section 72-612(g)(1), every lot or parcel shall have access from a publicly dedicated street.
5. Per LDC Section 72-618(a)(3)c, the minimum distance from a driveway to a structure shall be 5 feet. Raised curbs at the pick-up area will need to be provided. The offset from the face of curb to any raised obstruction at the drive-up service area shall be at least 1 1/2-feet.
6. Per LDC Section 72-777(b)(1)f, the one-time construction of any structure or pavement which exceeds 1,000 square feet of impervious area on or parallel to the ground will require a Stormwater Permit. Review of Performance and Design Standards as mandated in LDC Division 8 cannot be provided at this time. Preliminary comments based upon information at hand, are as follows:
 - a. For basins having a positive outfall and per LDC Section 72-779(a)(3)a, the discharge hydrograph produced for the developed or redeveloped site shall not exceed, in terms of peak flow and total volume, the hydrograph produced by conditions existing before any development occurred on site for a 24-hour, 25-year frequency storm. Recovery analysis of the retention volumes shall also be submitted for review.
 - b. Per LDC Section 72-778(3)c3, the applicant shall submit a geotechnical investigation report, signed by an engineer or geologist registered in the state of Florida and experienced in soils, hydrogeology and groundwater

hydrology. The report shall analyze the characteristics and limitations of the soil at the proposed site with respect to percolation, infiltration, and seasonal high water tables. If submitted estimates of seasonal high groundwater elevations differ by more than six inches from the values published in the official soil survey of Volusia County, Florida, additional evaluations explaining the discrepancy are required.

- c. Volusia County does not allow infiltration during the design event.
 - d. A minimum of 1 foot of freeboard should be provided between the pond design high water and the top of bank.
 - e. The engineer of record is advised that any computer modeling must be supported by valid land use weighting for CNs, time of concentration calculations, drainage maps having areas and flow paths identified, stage/storage calculations, coefficients, etc.
- 7. A copy of the approved FDOT Connection Permits for work in the FDOT right-of-way will need to be submitted to this office.
 - 8. Per LDC Section 72-778(3)h, a copy of an approved St Johns River Water Management Permit or letter of exemption for the proposed improvements will need to be submitted to this office.
 - 9. Any construction activity disturbing more than one acre shall require application to the Florida Department of Environmental Protection (FDEP) for a Notice of Intent (NOI) To Use Generic Permit For Stormwater Discharge From Large And Small Construction Activities.

* * * * *

ENVIRONMENTAL PERMITTING

Danielle Dangleman, Environmental Specialist III

June 19, 2012

Environmental Permitting staff has reviewed the requested submission and provides the following comments:

- 1. A tree survey will be required for all trees at least 6 inches in diameter at breast height with specimen and historic trees noted. The tree survey must identify pine and hardwood trees by specific species.
- 2. A tree removal permit and replacement is required for trees proposed for removal or for encroachment into tree drip lines (approximated as one foot of radius per inch of tree).

3. Tree removal and replacement calculations must be submitted for all trees at least 6 inches in diameter at breast height removed on site. Existing trees between 2 inches and 6 inches may count toward replacement.
4. Per Land Development Regulations Section 72-838, this site must meet the minimum tree coverage standard of one tree per 2,500 square feet of parcel area (rounded up to the nearest whole tree). Please demonstrate that there are a sufficient number of trees on site to meet this requirement.
5. Tree replacement stock shall have a minimum caliper of two (2) inches and a height of at least six (6) feet.
6. The plans should include a tree protection detail consistent with Section 72-844 of the Land Development Regulations. The root zone of the tree is approximated by one foot of radius per inch of tree diameter.
7. This property has been identified as containing a suitable habitat for the gopher tortoise (GT), a threatened species. Per Section 72-1140 of the Land Development Regulations, a 100% GT burrow survey is required to be conducted by an Authorized Agent to determine if GT burrows or their 25 foot buffers are located on the property. If any GT burrows are found on site and their 25 foot buffers cannot be avoided, a Florida Fish and Wildlife Conservation Commission GT relocation permit will be required. Please be aware that Environmental Permitting may request the applicant redesign the project to avoid GT burrow impacts.

* * * * *

FIRE SAFETY

Michael Garrett, Fire Safety Inspector

June 20, 2012

Fire Safety staff has reviewed the requested submission and provides the following comments:

1. Per previous comment, a fire protection water supply is required for the proposed project in accordance with Section 18.3.1 of NFPA 1 Florida Edition 2010. Said water supplies shall be determined from calculating the needed fire flow requirements from Table 18.4 .5.1.2 of NFPA 1.
2. Per previous comment, the site plan shall reflect the type and location of all proposed fire hydrants needed to meet the required fire flow and or other connections to reliable water sources. Fire hydrants if installed shall be no further than 300 feet from the most remote portion of any proposed structure. Distance is measured along fire apparatus access roadways. Submit specifications on fire hydrants and their corresponding main sizes.
3. Per previous comment, as a side note relative to building construction permitting: The proposed retail building with a current footprint of 28,000 square feet, may trigger the fire sprinkler requirements of NFPA 1 Section 13.3.2.21.1(2) for requiring automatic sprinklers in the building. You are encouraged to consult with your selected design professional for additional information.

* * * * *

HEALTH

James McRae, Environmental Health Manager
DOH/Volusia County Public Health Unit

June 14, 2012

Public Health Unit staff has reviewed the requested submission and provides the following comments:

1. Potable water to be supplied by Deltona Utility.
2. There is conflicting information in the packet as to whether sewer is available to the site. A letter from Deltona Utility will be required stating whether sewer is available.
3. A lawn irrigation permit will be required from the Health Department prior to construction of the irrigation system.

* * * * *

LAND DEVELOPMENT

Jesse Bowers, Land Development Assistant

June 18, 2012

Land Development staff has reviewed the requested submission and provides the following comments:

1. Per previous comment, the subject project consists of three parcels in Pell's Hilltop Unrecorded. These parcels need to be combined into one (1) unified building site.
2. Access from Eastside Lane will need to be paved to current standards from the existing pavement to the proposed driveway connection.

* * * * *

SCHOOL BOARD

Helen LaValley, VC Schools

June 19, 2012

The school district does not have any objection or comments to the non-residential (retail) project.

* * * * *

SOILS

Dave Griffis, County Extension Director

June 18, 2012

As requested, I visited the site. Soils were found to be:

1. #4 Astatula fine sand, 0 to 8 percent slopes. This excessively drained, nearly level to sloping sandy soil occurs on sand hills. The water table is usually below a depth of 72 inches. This soil has a high potential for community development.

The property has been developed.

* * * * *

SURVEY

David H. Kraft, PSM, Surveyor Manager

June 20, 2012

County Survey staff has reviewed the requested submission and provides the following comments:

1. A certified Boundary and Location Survey of the subject property performed within the last two years is required for this project. The survey must be prepared by a Florida registered surveyor and mapper showing the boundaries of the project and any existing streets, buildings, watercourses, easements and section lines.

* * * * *

TRAFFIC

Renee Mann, Engineering Assistant

June 20, 2012

Traffic Engineering staff has reviewed the requested submission and provides the following comments:

1. Our calculations indicate that the proposed development has the potential to generate in excess of 1,000 two-way trips on a weekday. In accordance with Section 72-612(b), a Traffic Impact Analysis (TIA) will be required in accordance with the attached TIA Guidelines prior to our recommendation for approval.
 - a. Please note: All TIAs must first receive an approved TIA Methodology by Volusia County Traffic Engineering prior to TIA submission.
2. According to Section 72-612(a), primary access to a subdivision or development shall be from a paved street. If not already paved, this street shall be paved by the developer from the entrance of the development to the nearest public paved street.
3. According to Section 72-619, a commercial driveway is required. The driveway must be a minimum of 24 feet wide with minimum 30-foot radii.
4. According to Section 72-612(p), a 30-inch STOP sign, 24-inch wide white thermoplastic stop bar and 25 feet of 6-inch wide double yellow centerline striping is required for the exit lane of the driveway.
5. According to Section 72-619(e)(2)(a), a minimum of 25 feet of vehicular stacking must be provided from the right of way line to the first parking stall or interior drive aisle.

6. In accordance with Section 72-618(b)(1)(b), please provide the minimum overhead clearance of 14 feet for the covered pick up/loading area.
7. The proposed backup/turnaround area must be 15 feet deep in accordance with Appendix C of the VCLDC.
8. As previously noted, there is an open area of concrete on the northeastern portion of the site. Please show how traffic will be directed through this area, such as Trucks Only signs or Delivery Only signs.
9. Handicap parking will be required in accordance with the attached detail.
10. An FDOT Permit will be required for any work within the SR-415 right-of-way.

* * * * *

UTILITIES

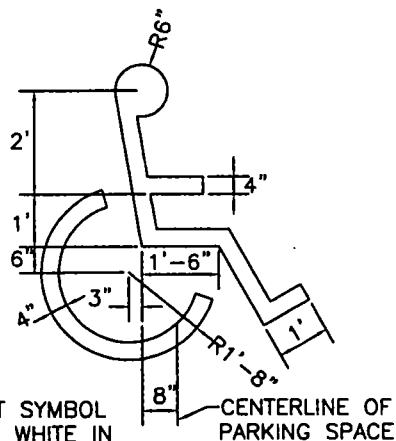
Scott Mays, P.E., Utilities Engineer

June 20, 2012

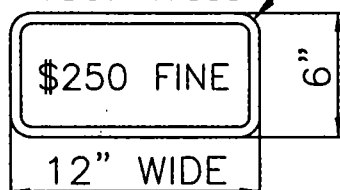
Utility Engineering staff has reviewed the requested submission and provides the following comments:

1. The proposed development is located within the City of Deltona's Utility Service Area. Connection to the City's water main is proposed for potable water service.
2. The revised plan depicts a sewer force main in the SR-415 right-of-way adjacent to the proposed development. This office recommends connection to the sewer force main for sewer service if the City will allow the connection.

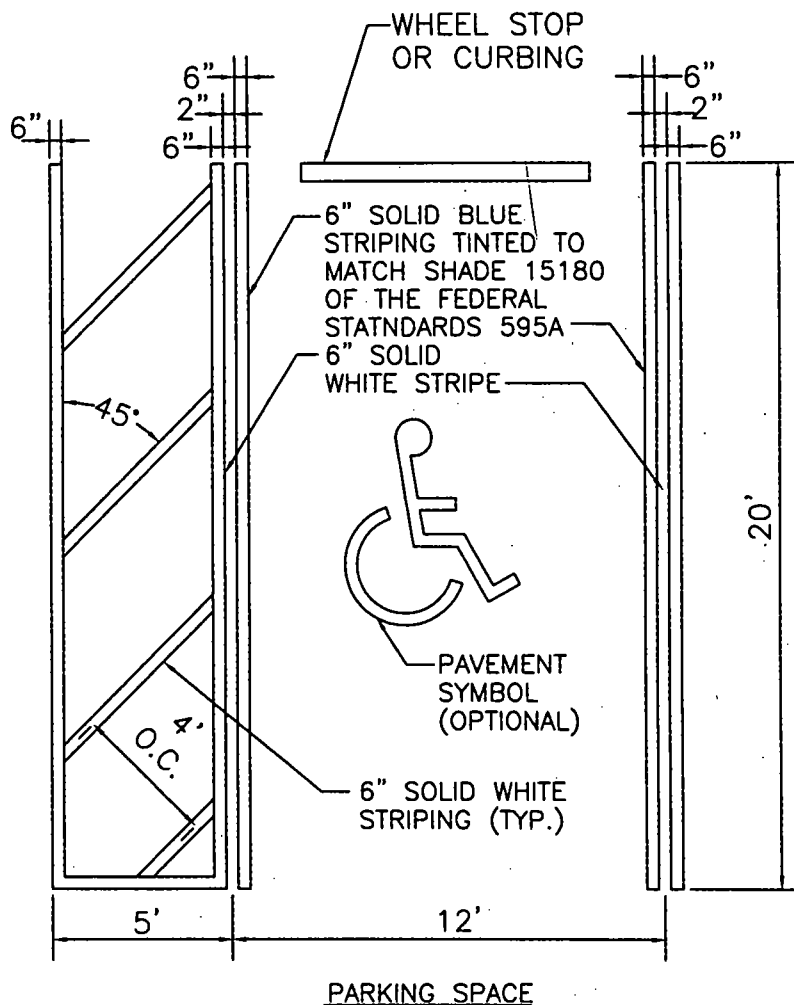
PAVEMENT SYMBOL
SHALL BE WHITE IN
COLOR AND INSTALLED
PER FDOT INDEX NO. 17346



FTP - 25
FDOT-17355



SUPPLEMENTAL PLATE WITH
1" BLUE OR BLACK LEGEND AND
A 1/2" BLUE OR BLACK BORDER
ON A WHITE BACKGROUND.



NOTES:

1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. PERPENDICULAR AND DIAGONAL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 20 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL. THE 5 FT. WIDE ACCESS AISLE MAY BE SHARED BY TWO ADJACENT HANDICAPPED PARKING STALLS.
3. PARALLEL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 22 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL.
4. ALL HANDICAPPED PARKING STALLS, 5 FT. WIDE ACCESS AISLES, HANDICAPPED RAMPS, AND ACCESSIBLE ROUTES MUST BE PAVED.
5. ALL HANDICAPPED RAMPS SHALL BE A MINIMUM OF 60" WIDE EXCLUSIVE OF THE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1 RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 304.
6. ONE FTP-25 OR FTP-26 SIGN WITH SUPPLEMENTAL SIGN IS REQUIRED FOR EACH HANDICAPPED PARKING STALL.
7. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT.
8. BLUE STRIPING SHALL BE TINTED TO MATCH SHADE 15180 OF THE FEDERAL STANDARDS 595C.



SPECIAL EXCEPTION APPLICATION
THE ZONING ORDINANCE OF VOLUSIA COUNTY, FLORIDA

PLEASE PRINT OR TYPE

Pre-Application Meeting Date: June 27, 2012

APPLICANT: HARRY WILD hwildpe@mindspring.com
Name E-Mail Address
PO BOX 2995 386-566-4554
Street Address Phone
ORMOND BEACH FL 32175
City State Zip

STATUS: ☐ Owner ☒ Agent for Owner ☐ Attorney for Owner ☐ Contract Purchaser

OWNER: Russell Huebner
Name
204 Odham Dr
Street Address Phone
SANFORD FL 32773
City State Zip

This is a request for a Special Exception for building exceeding 15,000 sq ft

on OMV zoned property. The Comprehensive Plan Land Use Designation is LPA
Zoning Classification(s)

Size of Parcel 7.6 AC Tax Parcel #: 9206-03-00-0030, 0040, 0050

Address of Property: 641 N. SR 415 OSTEEN, FL 32764

Sq. ft. of building, if applicable: TOTAL 76,800-5 buildings Group Home, Private School, or Daycare Center, # of proposed clients/members: _____

This property is located on the EAST side of SR 415 Rd/St./Ave., approximately 25 (ft.) mi. N-S E-W from its intersection with EASTSIDE LN Rd/St./Ave. The property is near _____ in the community of OSTEEN, and/or adjacent to the City of _____.

Circle applicable Utility: ☒ Private Septic Well ☒ Central Sewer/Water by: Deltona Other: _____

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL OF THE FOLLOWING ARE ATTACHED:

- ☐ Two (2) signed and sealed surveys of the property (no more than 2 years old).
- ☐ Two (2) copies of the legal description (furnished electronically in MS Word format).
- ☐ Notarized Authorization of Owner (if applicant is other than the owner or attorney for the owner).
- ☐ 5 Copies of site plan (to scale) complying with section 72-415(1)d of the zoning code and 1 reduced to 8 1/2" x 11".
- ☐ Nonconforming lot letter, if applicable.
- ☐ Written explanation.
- ☐ Pre-Application Meeting Form
- ☐ Application fee. \$ 963.00

Case # S-12-025

ALL SUBMITTALS MUST BE MADE IN PERSON BY 12:00 NOON ON DEADLINE DATE AND FEES MUST BE PAID BEFORE APPLICATION WILL BE ACCEPTED.

IF THIS APPLICATION IS APPROVED, ALL OTHER COUNTY ORDINANCES SHALL BE COMPLIED WITH AND FEES PAID.

This request will be considered at the Planning and Land Development Regulation Commission (PLDRC) Public Hearing on Aug 14, 2012 (mo/day/yr), in the County Council Chambers of the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, DeLand, Florida, beginning at 9:00 a.m.


The recommendation of the aforesaid commission will be considered at the Volusia County Council Public Hearing held on Sept 6, 2012 (mo/day/yr), in the County Council Chambers of the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, DeLand, Florida beginning at 10:30 a.m.

Under Section 72-415(10), if a Special Exception does not begin to serve the purpose for which it was granted within 12 months from the date of rendition, or if its use is abandoned for 12 consecutive months from the date of rendition, it shall expire.) However, the zoning enforcement official may extend the Special Exception for up to an additional 12 month period of time if the applicant can demonstrate that a good-faith reliance has been on-going to accomplish the approved Special Exception.

ANY NEW INFORMATION TO BE PRESENTED AT THE COUNTY COUNCIL MEETING THAT WAS NOT PREVIOUSLY PRESENTED TO THE PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION FOR ANY APPLICATION WILL BE GROUNDS TO RETURN AN APPLICATION TO THE PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION FOR FURTHER REVIEW. APPLICANTS SHALL INFORM AND PROVIDE STAFF WITH THE NEW INFORMATION PRIOR TO THE COUNCIL MEETING.

APPLICANT'S RIGHTS FOR APPEAL OR REHEARING AND RES JUDICATA ARE STATED IN SECTIONS 72-378 AND 72-416 OF THE ZONING CODE, AS AMENDED.

BY SIGNING, I HEREBY AUTHORIZE VOLUSIA COUNTY STAFF PERMISSION TO VIEW AND ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF INVESTIGATING AND REVIEWING THIS REQUEST.

Signature of Applicant:  Harry Wild
PRINT NAME

Signature of Applicant: _____
PRINT NAME

----- **DO NOT WRITE BELOW THIS LINE** -----

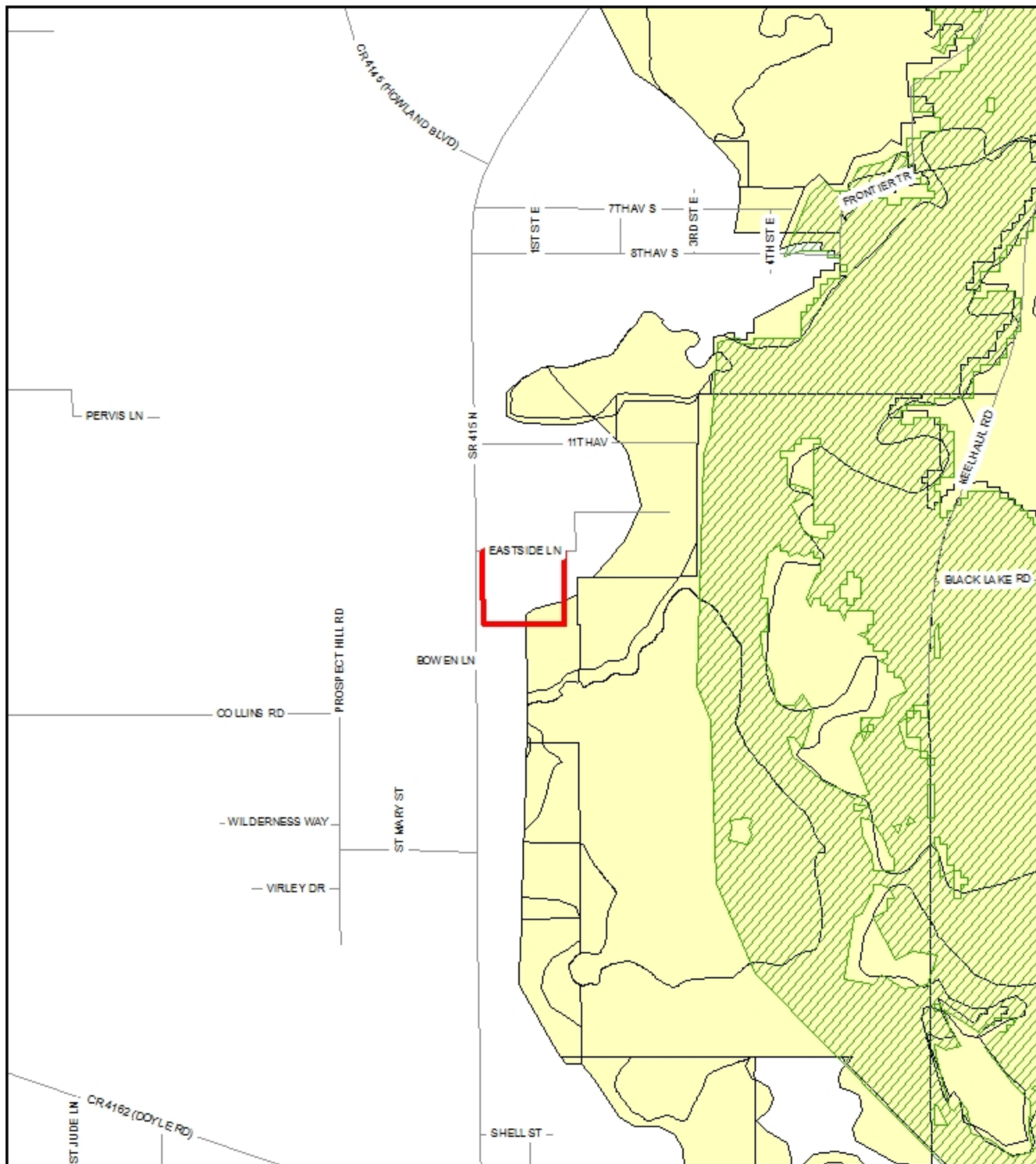
Date Submitted: 6/29/12 Accepted/Reviewed By: YS

FILING FEE PAID: 963.⁰⁰ RECEIPT#: _____ OFFICE: DeLand

AMANDA ROW ID: 737517

CITY NOTIFICATION REQUIRED (1,320 ft.) YES X NO _____

NAME OF CITY Deltona



ECO/NRMA

1" = 1000'



REQUEST AREA



ECO

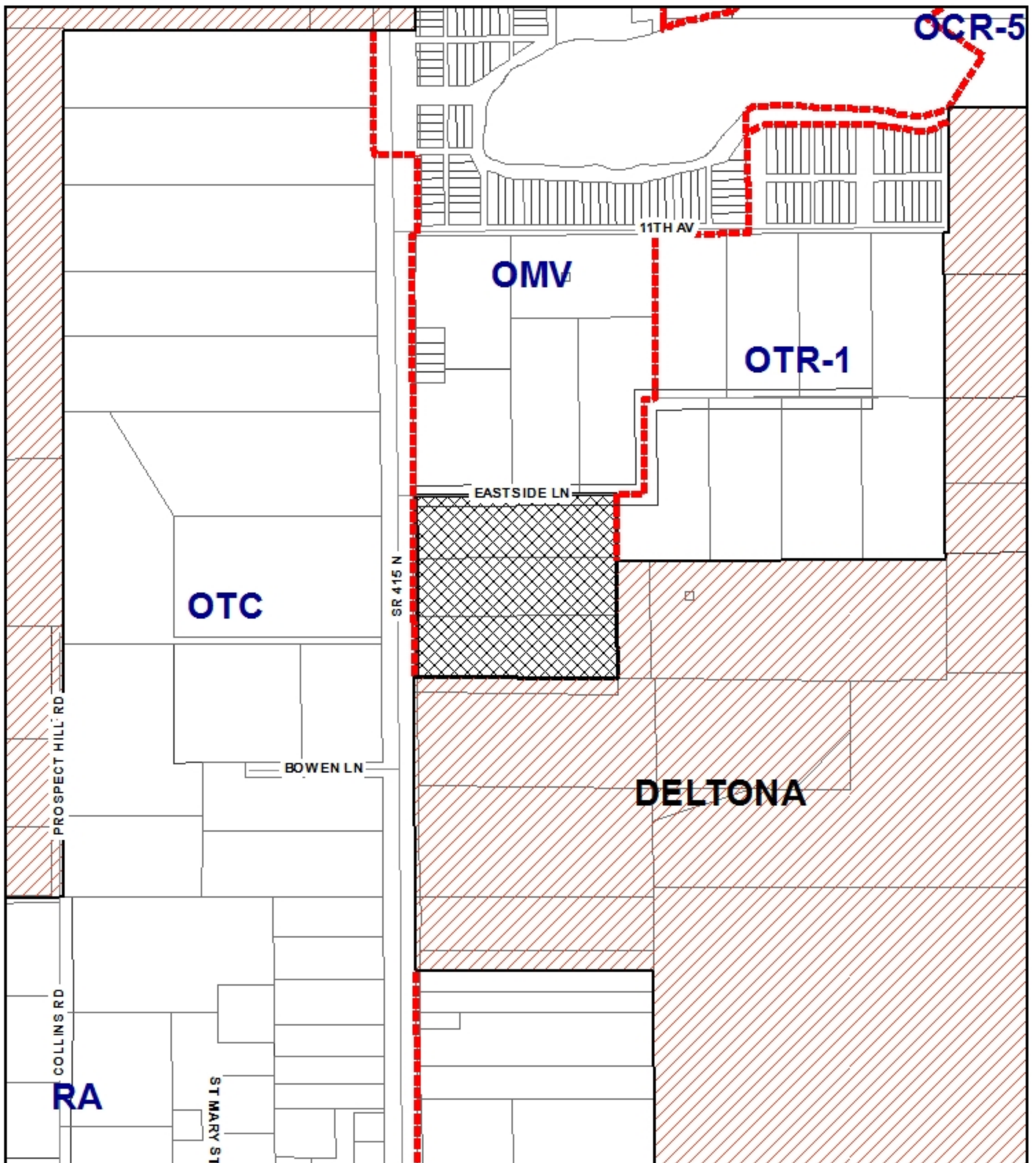


NRMA



**SPECIAL EXCEPTION
CASE NUMBER**

S-12-025



ZONING CLASSIFICATION

1"= 400'



REQUEST AREA



SPECIAL EXCEPTION

CASE NUMBER


S-12-025



AERIAL

IMAGE YEAR: 2010

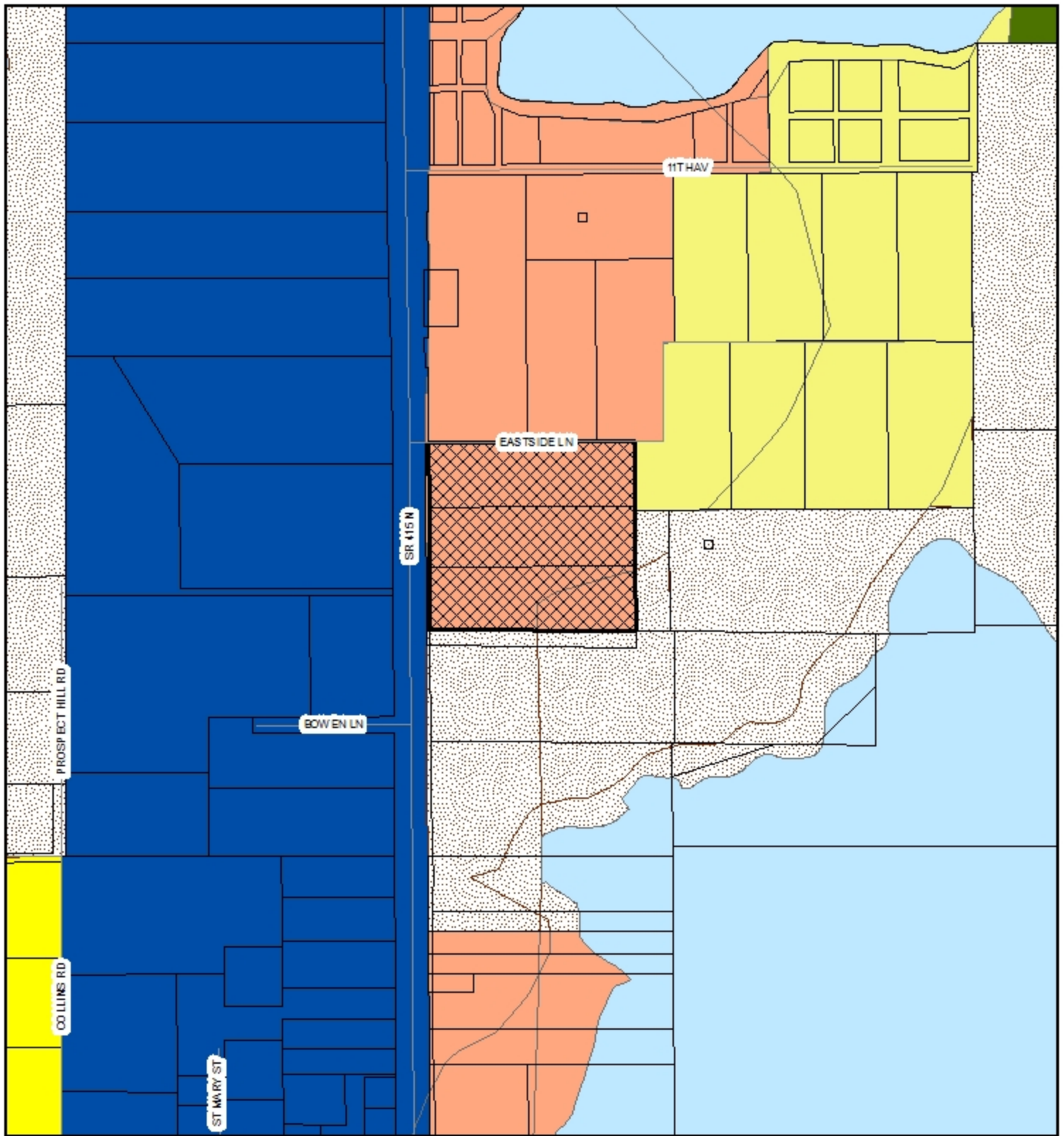
1" = 200'

 REQUEST AREA



**SPECIAL EXCEPTION
CASE NUMBER**

S-12-025











FUTURE LAND USE DESIGNATION

1"= 400'

SPECIAL EXCEPTION CASE NUMBER

S-12-025

- | | |
|--|--|
|  CLUSTER RESIDENTIAL 1 |  TRANSITIONAL RESIDENTIAL |
|  INCORPORATED |  URBAN LOW INTENSITY |
|  MIXED USE VILLAGE |  WATER |
|  TECH CENTER | |

 REQUEST AREA