TIME: 9:00 a.m.  PROJECT NO.: 2013-F-TRS-0017/RSN 748228
REF.: 2008-F-CPN-0489, 1997-S-EXM-0022
PARCEL NO.: 6938-01-21-0050 & 6938-01-21-0051

PROJECT NAME: Pallet Exchange 1
APPLICANT: Mr. Reginald A. Mills – The Pallet Exchange

DESCRIPTION: Inquiry application for a proposed manufacturing facility with the associated paved drive aisles, parking and stormwater retention on a 4.11-acre site.

LOCATION: East side of Lake Winona Road, approximately 540-feet north of its intersection with N. US Highway 17, in the rural community of DeLeon Springs area.

WATER UTILITIES: Well
SEWER UTILITIES: Septic
ZONING: Light Industrial (I-1)
COUNTY OF VOLUSIA
REQUEST FOR TECHNICAL REVIEW COMMITTEE (TRC) MEETING

Mail the completed form with location map and a proposed plan to:
County of Volusia, Land Development Office, 123 W. Indiana Avenue, Room 202, DeLand, Florida 32720-4604
or
E-mail the completed form with location map and a proposed plan to:
LandDevelopment@co.volusia.fl.us

GENERAL STATEMENT: The TRC meeting is an informal exchange of ideas and information. The owner/developer must
be prepared to discuss the technical details of their project. The information exchanged at the meeting should not be
construed as the official position of the County. The review does not constitute any waiver or variance to any codes. Any
opinion expressed during the meeting may be modified during the review of an actual application. Staff will assign a "time
certain" for your project in accordance with the attached submission deadline calendar. The applicant will receive staff
comments through e-mail prior to the TRC meeting. Staff may visit the site as part of their review.

CONTACT INFORMATION

NAME: Reginald Mills
COMPANY: The Pallet Exchange
ADDRESS: 335 W Michigan Ave
CITY: DeLand STATE: Florida ZIP CODE: 32720
PHONE: 386-804-2854 EXT: FAX: 734-3370 EMAIL: pallet@totcon.com

PROJECT INFORMATION

TAX PARCEL NUMBER(S): 69380120050 69380120051
PROJECT NAME: pallet Exchange 1
DESCRIPTION OF PROJECT & ISSUES YOU WOULD LIKE TO DISCUSS:
Permit for Site Development

UTILITY PROVIDER FOR WATER: Well UTILITY PROVIDER FOR SEWER: Septic
PARCEL SIZE: 4.11 acres ADJACENT MUNICIPALITY:
PROPOSED USE: ☐ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-use ☐ Residential
REVIEW TYPE: ☐ Site Plan ☐ Subdivision ☐ Rezone/Plan Amendment ☐ Other
REQUIRED ATTACHMENTS:
☐ Request Form ☐ Location Map (8 1/2" X 11")
☐ Site Plan - Existing & proposed structures (8 1/2" X 11")

If you have any questions or need additional assistance, please contact the Land Development Office:
DeLand 386-736-5942, Daytona Beach 386-248-8157, New Smyrna Beach 386-423-3872

CURRENT ZONING: I-1 MEETING DATE: 11/28/12
FUTURE LAND USE: RC COMM
PROJECT NUMBER: 2013-F-TRS-0017 MEETING TIME: 9:00
RSN: 748228

Page 1 of 2
*Applicant submitted plan
Current Planning staff has reviewed the requested submission and provides the following comments:

1. The property is zoned Light Industrial (I-1) and has a Rural Community (DeLeon Springs) Future Land Use designation. The I-1 zoning classification permits a contractor's shop, storage and equipment yard as a permitted principal use. The applicant stated that the proposed property use is for pallet repair and sales. The proposed pallet repair and sales use is substantially similar to a contractor's shop/storage yard. Therefore, as authorized by Section 72-172 of Article II Zoning, Chapter 72 Code of Ordinances (ZC), current planning staff finds the proposed use is a permitted principal use.

2. The site consists of two parcels 6938-01-21-0050 and 6938-01-21-0051. Parcel 6938-01-21-0051 is a nonconforming lot, as it does not meet the I-1 zoning classification minimum lot size of one acre. Both parcels 6938-01-21-0050 and 6938-01-21-0051 are considered an undivided lot for purposes of the zoning code, because both parcels are in common ownership and nonconforming parcel 6938-01-21-0051 abuts parcel 6938-01-21-0050. The parcels must be combined into a unified parcel, by submission and approval of a subdivision exemption application. In addition, no portion of the property shall be sold or subdivided in a manner that does not comply with the lot width or lot area requirements of the I-1 zoning classification found in Section 72-206 of the ZC.

3. The parcel is not eligible for building permits as configured, based on an August 6, 2008, letter from Palmer Panton. Jesse Bowers, of the Land Development office, stated the applicant is working with county staff to resolve the lot configuration situation.

4. A sealed property boundary survey is required with a final site plan (FSP) application (Section 72-577(2)(e) of Article III Land Development, Chapter 72 Code of Ordinances (LDC). The survey shall include structures and easements on the
property. Principal and accessory structures other than walkways are not allowed in platted easements on this property (Section 72-279 of the ZC).

5. Based on Clerk of the Court records, the property is part of a platted subdivision and appears to include a 50-foot wide right-of-way easement, which runs in an east to west direction over the northern part of the property. A previous property owner conveyed the right-of-way easement to Volusia County. The easement agreement is recorded in Volusia County Official Records Book 4142, Pages 4174 and 4175. The project must comply with the minimum yard requirements of the I-1 zoning classification. The proposed building and structures are required to be setback a minimum of 30 feet from the referenced right-of-way easement, to comply with applicable minimum front yard requirements of the zoning code.

6. The project must comply with the minimum and maximum off-street parking requirements of Section 72-286 of the ZC. The applicant is required to submit proposed building elevations and floor plan drawings with the FSP application, for staff to verify the minimum and maximum amounts of required off-street parking. Per Section 72-286 of the ZC, the off street parking requirements for a contractor's shop/storage yard is a minimum of one parking space per 1,000 square feet of building gross floor area, plus one loading space per 2,000 square feet of gross floor area for designated truck parking area, and two parking spaces per 1,000 square feet of building gross floor area of retail display/sales area (if any). In addition, the amount of parking provided cannot exceed a maximum 125 percent of the minimum number of required parking spaces. The 13 parking spaces shown on the plan exceed the maximum 5 permitted off-street parking spaces.

7. The property is located on Lake Winona Road, which is a county thoroughfare. Therefore, building orientation, site layout, architectural design, site circulation and access, off-street parking, service, utility display and storage areas, landscaping buffers and signs shall comply with the requirements found in Section 72-303 non-residential design standards of the ZC. With the FSP, also submit architectural building elevations and building color samples for staff review. For this property, the I-1 zoning classification allows a maximum permitted building height of 45 feet.

8. With the FSP, the building shall face a public right-of-way and no more than 50 percent of the required off-street parking shall be located between the front facade of the establishment and the abutting street (Sections 72-303(c)(1) and (g)(9) of the ZC).

9. With the FSP, loading areas or docks, outdoor storage, waste disposal, mechanical equipment, truck parking, satellite dishes and other service support equipment shall be located behind the building line and fully screened from view of adjacent properties both at ground and roof top levels by masonry, brick, or durable man made material wall(s) (Section 72-303(h)(2) of the ZC). Solid waste pads, containers and container screens shall also comply with the requirements found in Section 72-284(8) of the ZC.
10. On the FSP, demonstrate that areas for outdoor storage, trash collection and loading are incorporated into the primary building design and that these areas are constructed with materials of comparable quality and appearance as that of the primary building (Section 72-303(h)(3) of the ZC).

11. With the FSP, design the site to comply with the off-street circulation, parking and loading requirements of Section 72-618 of the LDC, including Section 72-618(e) *interconnected parking areas*.

12. With the FSP, submit sign information and exhibits, which at a minimum shall include location(s), height(s), and copy area(s) for proposed project signs. The maximum permitted copy area for a ground sign is 40 square feet. The maximum permitted height of a ground sign is 8 feet (Section 72-303(j) of the ZC).

13. As part of the FSP submittal, the applicant must provide a landscape plan that complies with the requirements found in Section 72-303(i) and Section 72-284 of the ZC. Existing trees and vegetation in required landscape buffers and vehicle use areas are required to the extent possible, to be used to meet minimum landscaping requirements. Per Section 72-284, the landscape plan shall also provide the minimum buffer, and tree and shrub plantings as listed below:

<table>
<thead>
<tr>
<th>Buffer</th>
<th>Width</th>
<th>Minimum Number of Trees and Vegetation Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>15 feet</td>
<td>6 Group B trees and 18 Group C or D plants per 100 and South lineal ft. of buffer or fraction thereof; and optional screening consisting of a continuous 6 ft. high landscape hedge, pressure treated wood fence, brick or masonry wall, or landscaped earthen berm or combination thereof unless existing vegetation serves as adequate screening within the required buffer.</td>
</tr>
<tr>
<td>East &amp; South</td>
<td>10 feet</td>
<td>6 Group B trees and 18 Group C or D plants per 100 and South lineal ft. of buffer or fraction thereof; and optional screening consisting of a continuous 6 ft. high landscape hedge, pressure treated wood fence, brick or masonry wall, or landscaped earthen berm or combination thereof unless existing vegetation serves as adequate screening within the required buffer.</td>
</tr>
<tr>
<td>West</td>
<td>20 feet</td>
<td>4 Group A trees and 4 Group B trees and 27 Group C or D plants per 100 lineal ft. of buffer or fraction thereof; unless existing vegetation provides equivalent screening within the required buffer.</td>
</tr>
</tbody>
</table>

14. The required landscape plan shall be signed and sealed by a landscape architect (Section 72-577(jj) of the LDC).
15. A landscape irrigation plan must be provided that complies with Section 72-284(4) irrigation system plan of the ZC. The irrigation plans shall specify sprinkler head type, pipe size, radius of throw, valve location, and location of the required rain sensor device.

16. New utility services shall be installed underground and shall comply with the requirements of Section 72-303(h)(8) of the ZC.

17. If artificial lighting is provided for the off-street parking area, it shall be arranged and installed to minimize or eliminate glare on surrounding residential property and to motorists traveling on adjacent streets. Show any proposed light fixtures and poles on the FSP (Section 72-286(1) of the ZC).

18. Lake Winona Road is a county maintained roadway that lies within a 59-foot wide prescriptive easement.

* * * * * *

DEVELOPMENT ENGINEERING

Joe Spiller, Civil Engineer II November 26, 2012

Pallet Exchange 1 2013-F-TRS-0017

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

1. The parcels need to be combined to conform to legal lot A as created per Espinal Unrecorded, 97-S-EXM-0022.

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 Lake Winona Road abutting the proposed project is classified as a thoroughfare collector roadway. The site falls within a Rural Land Use category and is within 2 miles of a school.

   a. Per LDC Tables II & III, a minimum of 80 foot of right-of-way is required for a thoroughfare collector roadway.

   b. Per LDC Table V-B, the minimum centerline spacing between minor driveways shall be at least 335 feet.
c. Per Section 72-620(b)(2) of the LDC, a five-foot sidewalk shall be required within the Lake Winona Road right-of-way along the abutting side of the property. Per Section 72-620(b)(3) of the LDC, the proposed sidewalks shall be located a minimum of 1 foot from the right-of-way line and any above ground obstruction.

4. The proposed driveway culvert will need to be sized to convey the 100YR/24HR peak flow from the contributing watershed. The size of the conveyance will further be determined by the greater flow rate generated by the contributing basin area or the existing ditch capacity.

5. The drainage easements shown on the plan are required and shall provide for maintenance access as well as the existing canal sections.

6. Per Section 72-777(b)(1)f of the LDC, 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.

7. Per Section 72-618(a)(2) of the LDC, a minimum 15 foot radius/depth is required at end row parking spaces for turnaround maneuvering at the ends of the driveway isles.

8. A Use Permit will be required for any work proposed within the Lake Winona Road right-of-way.

9. Any construction activity disturbing more than one acre will 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 November 20, 2012

Pallet Exchange 1 2013-F-TRS-0017

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

1. Per Section 72-837 of the LDC, fifteen (15) percent of the total site shall be designated for the protection of existing trees. The tree preservation areas must be clearly labeled on the plans.
2. The project must comply with County specimen tree preservation requirements found in Section 72-843 of the LDC. Specimen trees shall only be removed or relocated in accordance with a permit issued by the County Forester.

3. 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.

4. 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 diameter).

5. 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.

6. Per Section 72-838 of the LDC, 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.

7. Tree replacement stock shall have a minimum caliper of two (2) inches and a height of at least six (6) feet.

8. The plans should include a tree protection detail consistent with Section 72-844 of the LDC. The root zone of the tree is approximated by one foot of radius per inch of tree diameter.

9. This property has been identified as containing suitable habitat for the gopher tortoise (GT), a threatened species. Per Section 72-1140 of the LDC, 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

November 15, 2012

Pallet Exchange 1

2013-F-TS-0017

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

1. Fire Services will require more information on the project before comment. Please describe the proposed business plan and include what types and quantities of pallets are to be stored or manufactured on site. Please show this information on a revised site plan to allow for the fire protection review. Any additional information relative will be helpful.

* * * * * *

HEALTH

James McRae, Environmental Health Manager

November 19, 2012

DOH/Volusia County Public Health Unit

Pallet Exchange 1

2013-F-TS-0017

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

1. Potable water to be supplied by construction of a “Limited Use Commercial Well”. Obtain a well construction permit from the Health Department. Contact Brian Volkman at 386-736-5082 for well testing requirements. The well must be at least 100 feet from the septic system.

2. Sewage disposal to be provided by construction of an onsite septic system. Obtain a septic system construction permit from the Health Department. The septic system must be located at least 75 feet from the retention pond.

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

1. The subject site consists of two parcels encompassing the approved Parcel A, Espinal Unrecorded, 97-S-EXM-0022. The applicant has requested that the two parcels be recombined. This office sent a memo to the Property Appraiser requesting that the parcels be recombined to comply the approved lot configuration.

2. It should be noted that the N 50’ of Lot 5, Block 21, aka parcel 6938-01-21-0051, is encompassed by a right-of-way easement for road, bicycle path, and utility purposes in favor of Volusia County in O.R. Book 4142, Page 4174. The applicant still retains ownership of the parcel and it should be included in the application and shown on the site plan.

* * * * * *

School Board

Marian Ridgeway, VC School District

This is a non residential project and is not subject to School District review.
SOILS

Dave Griffis, County Extension Director  
November 19, 2012

Pallet Exchange 1  
2013-F-TRS-0017

As requested I reviewed the proposed plan. 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.

2. #49 Pomona fine sand. This nearly level, poorly drained soil occurs in low, broad areas within the flatwoods. The water table is within a depth of 10 inches in the wet season. The potential is low for community development. Excessive wetness and the moderately slowly permeable subsoil are the major limitations.

3. #63 Tavares fine sand, 0 to 5 percent slopes. This moderately well drained, nearly level to gently sloping sandy soil occurs on higher positions on low sand hills. The water table is between 40 and 60 inches in wet seasons. This soil has a high potential for community development.

* * * * * *

SURVEY

David H. Kraft, PSM, County Surveyor Manager  
November 16, 2012

Pallet Exchange 1  
2013-F-TRS-0017

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 and must be prepared by a Florida registered surveyor, showing the boundaries of the project and any existing streets, buildings, watercourses, easements and section lines.

2. Lake Winona Road is considered a county thoroughfare collector road requiring 80 feet of right-of-way, 40 feet each side of the centerline of road. I request the consideration of an additional 10.50 feet of right-of-way donation be deeded to the County of Volusia to meet this requirement. The developer may contact me, David Kraft, at 386-736-5967 ext. 15846 for assistance in this matter. After a deed is executed and recorded, the additional right-of-way and the recording information must be placed on a revised Boundary survey or plat by your surveyor and 8 certified copies provided to the Land Development office.
Traffic Engineering staff has reviewed the requested submission and provides the following comments:

1. As specified in Section 72-619(b)(1) of the LDC, a commercial driveway shall be 24 feet wide and have a 30-inch STOP sign (R1-1), 24-inch wide white thermoplastic stop bar and 25 feet of 6-inch thermoplastic double yellow centerline striping will be required for each driveway.

2. As specified in Section 72-612(m) of the LDC, provide a street light at the driveway entrance for safety and nighttime visibility.

3. As specified in Section 72-620(b)(2), a 5-foot wide sidewalk is required along the street frontage (this location is within two miles of a school). Payment into the Volusia County Sidewalk Improvement Trust Fund must be approved by the DRC. A handicap accessible route must be provided to the site from the sidewalk.

4. As specified in Section 72-618(a)(2)f of the LDC, parking lot striping shall be 6 inches wide.

5. As specified in Section 72-618(a)(3)e of the LDC, on the north end of the parking lot, the area beyond the 15-foot radii will have to be extended 15 feet to meet code requirements.

6. On the site plan, designate the loading area for trucks.

7. As specified in Section 72-618(b)(3) of the LDC, provide a turning movement detail showing turning capabilities for the types of trucks anticipated.

8. Additional comments may be provided at subsequent stages of the development.

* * * * * * *
Utility staff has reviewed the requested submission and has no comment. Well and septic is proposed for this development.
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. 394.

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.
August 6, 2008

Mr. and Mrs. Reginald A. Mills
335 W. Michigan Ave.
Deland, FL 32720

Re: Conceptual Site Plan Application
2008-F-CPN-0489
The Pallet Exchange

Dear Mr. & Mrs. Mills:

I have reviewed the above referenced Conceptual Site Plan application for the proposed construction of a 10,080 sq. ft. floor area of manufacturing and office on a 4.09-acre parcel located on Lake Winona Road in DeLeon Springs. Central water and sewer will be provided by

The following additional comments on the Conceptual Site Plan are provided for preparation of the Final Site Plan Application:

1. Parcel listed as 6938-01-21-0051 is not a legal parcel. As currently configured it is not eligible for building permits. The legal parcel includes a 50' wide strip to the north. Staff suggests you check with Jesse Bowers at (386) 736-5926, ext. 2288, for information on the subdivision status.
2. This site plan proposes to relocate an existing ditch. Wetland Alteration Permits will be required from the County and St. John's River Water Management District. A 25-foot upland buffer is required from wetlands.
3. An easement over the relocated ditch may be required.
4. An easement to work within the adjacent property will be required.
5. Depict the proposed well and septic system on the site plan.
6. A signed and sealed boundary survey performed within the last two years will be required to be submitted with the Final Site Plan Application showing existing structures and easements with book and page.
7. Show driveways/median cuts within 300’ of the site.
8. A Maintenance of Traffic detail must be provided based upon FDOT Standard Index #603 Version 2006. The FDOT has recently published the 2006 version of the Design Standards, which may be obtained at:
9. 30-foot pavement radius returns are required for 24' driveways as specified in Section 409.04(2)(a) LDC, however, since truck, car/truck trailer combinations and RVs will be using the facility, 50-foot radius returns will be required.

10. Provide a 30” STOP sign; a 24’ wide, white, thermoplastic stop bar and 25-feet of 6’ wide double-yellow centerline striping for the exit lane of the driveway.

11. Intersection will be perpendicular with 30’ radii.

12. The minimum parking space size is 9’ x 19’ and the handicapped space will be 12’ x 20’ with a 5’ wide access aisle. A CAD detail for the required handicapped parking is available from Renee Mann, Traffic Engineering. Spaces must have wheel stops or curbing.

13. A floor plan shall be provided for staff to verify the off-street parking requirements of Section 810 of the Zoning Ordinance.

14. Parking must meet the requirements of Section 810 of the Zoning Ordinance.

15. Drive aisles must be set back 5’ from structures.

16. At least 25’ of vehicular stacking area measured from the property line must be provided in the driveway throat before the first drive aisle or parking space. A minimum stacking area of 50 feet must be provided if a fence is proposed across the driveways.

17. Parking areas must have a 15’ long back-up area with a 15’ radii.

18. A 5’ wide sidewalk is required along the street frontage. Payment into the fund must be approved by the DRC. A handicapped accessible route must be provided to the site from the sidewalk.

19. **NOTE:** Contact Karen Munson, Fire Safety at (386) 736-5941, ext. 2910, for information on public safety requirements, fire lanes, water supplies and fire hydrants. Fire Safety does not review Conceptual Site Plans. Show existing hydrants within 300 feet to the site. The curves in the drive aisles must a 50’ outside radii and 30’ inside radii.

20. The County has adopted stormwater regulations for land locked basins. Land locked basins will require total retention including off-site contributing areas. Previous improvements will not be grandfathered. The applicant is required to submit an exhibit and/or brief narrative to clarify if the site has a positive outfall. The lack of a positive outfall would result in the site being considered a closed basin when evaluating the stormwater design. A closed basin as defined by the LDC is any basin that during a 10-year, 24-hour storm event does not ultimately discharge to a river or the Atlantic Ocean. Per LDC Section 804.01 (3)(c), should the site be determined to be a closed basin, the discharge hydrograph produced for the developed 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, 100-year frequency storm.

21. No stormwater is allowed in the required landscape buffers.

22. Grading for the retention areas must provide enough room for handicapped access from buildings.
23. A permit is required from SJRWMD. A copy of the permit must be submitted to the Land Development office before any construction may begin.

24. Plans must show the required erosion control plan.

25. The geotech report submitted must be consistent with the Volusia County Soil Survey. For more information on soils, you may contact David Griffis, Extension Director, at 386-822-5778.

26. A biological survey must be provided, unless previously exempted by Environmental Staff.

27. An area equal to 15% of the total site will be designated for the protection of existing trees. Each lot shall contain a minimum of one tree for each 2,500 square feet of lot area.

28. A tree survey will be required for trees over 6" DBH with specimen and historical trees noted. The tree survey must identify pine and hardwoods trees by specific species.

29. Tree removal and replacement calculations must be submitted for all trees over 6" DBH removed on site. Existing trees between 2" – 6" may count toward replacement.

30. The plans should include a tree protection detail consistent with Sec. 1014 of the Land Development Code. The root zone of the tree is approximated by one foot of radius per inch of tree diameter.

31. Underground irrigation will require a permit meeting the County’s Water Wise Ordinance from the Health Department. A rain sensor will be required to be shown on the plans.

32. For information on impacts fees, please contact Maybeth Irizarry Binon at 386-736-5929 ext 2723 or check “Permitting Center” at www.volusia.org for information on current rates.

33. See the attached comments from John Stockham, Planner III.

It is my determination that as the next step in the plan review process, a Final Site Plan Application should be submitted as outlined in Article III of the Code. Forms, checklists, meeting and fee schedules are now available on www.volusia.org, “Land Development” homepage. Please review the checklist and all Articles of the Code very carefully prior to submitting your Final Site Plan Application as that application must be consistent with the Conceptual Plan and all applicable Articles of the Code. Eighteen (18) folded copies of the Final Site Plan will be required in lieu of the number stated in the checklist. The Final Site Plan submittal must also include a response letter to the comments in this letter.

This development will be subject to Concurrency Testing as required by Article XIV of the Code. Forms and checklist for additional instructions to guide you in preparation of the required submittals for Concurrency Testing are available at “Land Development” homepage at www.volusia.org.

NOTE: A Development permit fee for construction and inspection will be paid before the Development Order is issued. This will require the applicant to submit an estimated cost
of the improvements along with the fee. The fee is 1% of the first $100,000 of improvements and 0.25% over $100,000 up to $500,000.

Contact Regina Montgomery at (386) 943-4905 to determine the recycling requirements for this development.

Please note that an Occupational License must be issued prior to approval of a Certificate of Occupancy for this project.

Should you desire to discuss the above stated comments or any other provisions of the Code with the Technical Review staff prior to submitting the Final Site Plan Application, please feel free to contact the individual staff members. You may also meet with the entire Technical Review staff at regularly scheduled meetings beginning at 9:00 a.m., in the D.R.C. conference room on the second floor of the County Administration Building, 123 West Indiana Avenue, Room 202, DeLand. Applications for TRS meeting are on the web at “Land Development” www.volusia.org.

Please feel free to call the Land Development Office if you have any questions. The project name and number should be referenced on all inquiries.

Sincerely,

Palmer M. Panton
Land Development Manager

PMP/MRW/vjb

Enclosures: List of Technical Review Staff Members

c: Scott Ashley, Planning Manager
   Mr. Michael Joseph Wojtuniak, P.E., 220 S. Woodland Blvd., Suite D, Deland, FL 32720
ZONING

John Stockham, Planner III

Specific:
1. The proposal for a container manufacturing and wood products facility is an acceptable use per the L-1 zoning classification.
2. Section 827 of the Zoning Ordinance is applicable since the project is a non-residential project and is located on Lake Winona Road, which is a County Thoroughfare. Therefore, the site layout, architectural style, signs, and other items shall follow the requirements of this section of the Zoning Ordinance. Architectural building elevations as well as color samples are required for review.
3. A lot combination is required since the parcel ending in -0051 does not meet the zoning minimum size on its own. The site is currently part of the Espinal Unrecorded Subdivision.
4. The off-street parking required is thirteen (13) total stalls, based on nine for the manufacturing floor and four stalls for the office space. This shall be corrected on the plans and the parking shall be shifted to the side and/or back of the building per the requirements of Section 827 of the Zoning Ordinance.
5. Although the landscape buffer table calls for 5 ft.-wide landscape buffers adjacent to other L-1 property, the minimum acceptable width is 10 ft. per Section 808.02 (a.) of the Zoning Ordinance. This shall be corrected and shown on the landscape planting plan.
6. A landscape plan and an irrigation plan shall be submitted for review per the requirements of Section 808 of the Zoning Ordinance. The plants shall be selected from the County's plant list and at least 50% of the shrubs specified shall be native. The irrigation system shall utilize reclaimed water if it is available to the site.
7. The locations and screening of the solid waste container and the HVAC equipment for the building shall be shown on the plans per the requirements of Section 808.08 and Section 827.07 of the Zoning Ordinance.
8. More comments may follow after review of the next set of plans.