TECHNICAL REVIEW COMMITTEE AGENDA
VOLUSIA COUNTY LAND DEVELOPMENT

MEETING DATE: December 12, 2012
TIME: 9:00 a.m.
PLACE: Thomas C. Kelley Administration Center
       123 W. Indiana Avenue
       Room 202 – DRC Conference Room
       DeLand, Florida 32720-4604


TIME: 9:00 a.m.  PROJECT NO.: 2012-F-FSP-0041/RSN 748385
REF.: 2011-F-CPN-0161, V-11-069
PARCEL NOS.: 6035-01-26-0120 & 6035-01-27-0250

PROJECT NAME: Dollar General at ISB and Kepler Road
APPLICANTS:
   Mr. Tim Greene - Millennium Venture Group, Inc.
   Mr. Brian Cassidy, P.E. - CPH Engineers, Inc.

DESCRIPTION: Final site plan application for a 9,002 square foot retail sales building with the
              associated paved drive aisles, parking and stormwater improvements on a
              1.54-acre site.

LOCATION: Southeast corner of E. International Speedway Boulevard and N. Kepler Road,
          in the DeLand area.

WATER UTILITIES: City of DeLand
SEWER UTILITIES: Septic
ZONING: General Commercial-Thoroughfare Overlay Zone (B-4C) & Urban Single-Family
        Residential-Thoroughfare Overlay Zone (R-4C)
* The following project will only be discussed at the TRC meeting *

| TIME: 9:30 a.m. | PROJECT NO.: 2013-F-TRS-0022/RSN 748871 |

| PROJECT NAME: Giant Recreational World – Destination Daytona | APPLICANT: Mr. Jake Wise, P.E. – Construction Engineering Group |
| DESCRIPTION: Inquiry application for a proposed recreational vehicle sales and service center on a 14.01-acre site. | |
| LOCATION: Northwest terminus of Destination Daytona Lane and adjacent to the Bruce Rossmeyer's Harley-Davidson dealership, approximately one mile east of its intersection with N. U.S. Highway 1, in the Ormond Beach area. | |
| WATER UTILITIES: City of Ormond Beach | SEWER UTILITIES: City of Ormond Beach |
| ZONING: Strasser Mixed Use Planned Unit Development (MPUD) |
TO: Development Review Committee

FROM: Palmer M. Panton
       Director, Planning and Development Services

SUBJECT: DRC Meeting Date: December 18, 2012
       Final Site Plan Application
       Dollar General at ISB and Kepler Road
       2012-F-FSP-0041, RSN 748385

This is a final site plan application for a 9,002-square-foot retail sales building with the associated paved drive aisles, parking and stormwater improvements on a 1.08-acre site. The project is located at the southeast corner of International Speedway Boulevard and N. Kepler Road, in the DeLand area. Potable water is proposed to be provided by DeLand Utilities. Sewage disposal is proposed to be provided by an on-site septic system. The zoning classifications are General Commercial-Thoroughfare Overlay Zone (B-4C) and Urban Single-Family Residential-Thoroughfare Overlay Zone (R-4C). The future land use designations are Commercial on the western portion (commercial zoned) and Urban Low Intensity on the eastern portion (residential zoned) of this development.

On January 10, 2012, the Planning and Land Development Regulation Commission (PLDRC) approved variance case (V-11-069) subject to eight (8) conditions. The approved variances are as follows:

a. A variance for an east front yard setback from the required 35-ft. to 11.78-ft. for a principle building.
b. A variance for a south front yard setback from the required 35-ft. to 21.09-ft. for a principle building.
c. A variance for a south front yard setback from the required 35-ft. to 14.7-ft. for an accessory structure.
d. A variance for a west front yard setback from the required 35-ft. to 15.96-ft. for an accessory structure.
e. A variance to the minimum off-street parking spaces from the required 40 spaces to 30 spaces for a retail sales use.

The variance approved by the PLDRC on January 10, 2012, included a requirement for the applicant to submit an application to the Public Works Department, within 30 days, for the vacation of rights-of-way of the two roads Calle Revilla and Calle Narauja. The Petition of
Abandonment has been received and is scheduled for the December 20, 2012, Volusia County Council meeting. Attached is the variance rendition letter dated January 27, 2012.

The vacation of Calle Narauja is required for the approval of the final site plan because, without it, additional conflicts in Article II Zoning and Article III Land Development, Chapter 72 Code of Ordinances arise, such as setbacks, backing into the right-of-way, using the right-of-way for parking, and the lack of required landscape buffers.

The conceptual site plan application for this project was submitted on August 15, 2011. The final site plan application was submitted on January 31, 2012, and was subsequently withdrawn by the applicant at the Technical Review Committee meeting of February 15, 2012, pending the resolution of outstanding staff comments. On May 6, 2012, revised plans were submitted, but the application was withdrawn by the applicant after discussions with the technical review staff revealed significant issues with the site design. On October 11, 2012, revised plans were submitted. The project attorney requested this application be scheduled for a future Development Review Committee (DRC) meeting, pending Volusia County action of the petition to vacate Calle Narauja right-of-way. On November 15, 2012, revised plans were submitted addressing staff comments from an earlier revision, and the application is scheduled for the DRC meeting of December 18, 2012.

The following is a summary of the attached Technical Review Committee comments:

**Summary:**

1. The site shall comply with the City of DeLand’s Emerging Gateway District’s design standards as to the architectural elements, interior landscaping requirements, and thoroughfare landscaping buffer requirements.

2. The tree removal/replacement calculations must be corrected.

3. A 40-foot by 40-foot corner clip on the southeast corner of N. Kepler Road and International Speedway Boulevard is required for traffic control equipment. The easement must be fully executed and recorded in the public records of Volusia County.

4. The discrepancies in the descriptions found in Exhibit A, B, and C of the proposed Access, Utility, and Stormwater Easement must be corrected.

5. The underlying lots in Deltona Subdivision must be combined for both parcels. Ownership of the property encumbered by “pond 2” must be conveyed to the Dollar General development, Millennium Venture Group, LLC, if that is the proposed ownership. A determination of the submitted subdivision exemption application will be provided under separate correspondence.

6. A drainage easement is required for the two developments with a right of discharge for the County.
Informational:

1. The applicant has requested the following waiver to Article III *Land Development*, Chapter 72 Code of Ordinances (LDC), in order to accommodate this development:
   
   - Section 72-620 (b)(1) of the LDC, five (5)-foot wide sidewalks is required on both sides of Calle Revilla. The proposed plan depicts a five (5)-foot wide sidewalk along the north side of Calle Revilla only.

2. A request to modify the landscape buffer requirements found in Section 72-284 of Article II *Zoning*, Chapter 72 Code of Ordinances, for the proposed location of the solid waste container has been received and is under review by the Zoning Enforcement Official. A determination will be provided under separate correspondence.

3. The Access, Utility and Stormwater Easement document must be fully executed and recorded in the public records of Volusia County prior to issuance of the Final Site Plan Development Order.

4. A county use permit is required for the proposed improvements within the Calle Revilla, Calle Narauja, and N. Kepler Road rights-of-way and will be issued with the Final Site Plan Development Order.

Recommendation:

Staff recommends that the DRC APPROVE WITH CONDITIONS the final site plan application with the conditions stated in the consolidated report and the attached Technical Review Committee comments, with the following waivers or modifications:

1. The Petition of Abandonment must be granted by the Volusia County Council.

2. A waiver to the requirements of Section 72-620(b)(1) of Article III *Land Development*, Chapter 72 Code of Ordinances, to allow a five (5)-foot wide sidewalk on the north side of Calle Revilla only is approved.
TECHNICAL REVIEW STAFF COMMENTS

December 12, 2012
Dollar General at ISB and Kepler Road
2012-F-FSP-0041, RSN 748385

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BUILDING CODE ADMINISTRATION

Randy Roberts, Commercial Plans Examiner November 20, 2012
Dollar General at ISB and Kepler Road 2012-F-FSP-0041

Building Code Administration staff has reviewed the requested submission and has no comment.

* * * * * *

CURRENT PLANNING

John H. Stockham, ASLA, Planner III December 10, 2012
Dollar General at ISB and Kepler Road 2012-F-FSP-0041

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

1. Per Section 72-284(4) of Article II Zoning, Chapter 72 Code of Ordinances (ZC), an irrigation system plan is required. This is described in this section to include the following: sprinkler head type, pipe size, radius of throw, valve and backflow preventer location, location of well or source of water and other relevant information for an irrigation system. If an automatic sprinkler system is used, a rain sensor device or switch that will override the irrigation cycle when adequate rainfall has been accrued shall be installed as required by F.S. § 373.62.

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

1. As the applicant is aware, a combination of lots will be required to combine the lots into two unified building sites.

2. As the applicant is aware, the final site plan should not be approved until the vacation of Calle Narauja has been approved by the County.

3. As the applicant is aware, a Performance Guarantee to be followed by a minimum 1-year Maintenance Guarantee will need to be provided for the Calle Revilla roadway improvements, including the intersection and transition areas.

4. The proposed roadway cross slope shown on the Section A-A detail on Sheet C-13 is inconsistent with the urban roadway section as shown on the County ROW Typical Section detail on the same plan sheet. The County ROW Typical Section detail will need to show the sidewalk on the north side.

5. The applicant is requesting a waiver to the requirement to construct a sidewalk on the south side of Calle Revilla. Per Section 72-620(b)(1) of Article III Land Development, Chapter 72 Code of Ordinances (LDC), five foot wide sidewalks shall be installed on both sides of a street within a new development that intersects with a thoroughfare.

6. As previously discussed, the existing stormwater pond on the adjacent veterinarian clinic will be impacted by the proposed improvements and the applicant was required to demonstrate that the site remains in compliance with the original stormwater permit. Although this office can agree that the calculations demonstrate a peak rate and volume reduction in runoff from the two sites overall, this only addresses attenuation and the redesign as now shown provides no pollution abatement of runoff from the existing development that is to remain on the veterinarian clinic site. Per Section 72-779(a)(1)a of the LDC, stormwater runoff shall be subjected to best management practice prior to discharge into natural or artificial drainage systems.
7. As the applicant is aware, a Right of Discharge Agreement will need to be provided to the County for the stormwater treatment and attenuation of runoff from the County right-of-ways to the proposed onsite pond.

8. The tabulations of stage/storage shown for Proposed Retention Pond-1 and Proposed Retention Pond-2 in the stormwater calculations are incorrect and will need to be revised for file and future reference.

9. The proposed outfall Structures S-17 and S-18 within Pond-2 need to be mitered end sections (MES). These structures, including MES Structure S-8, will need to be constructed with childproof grating. The MES detail on Sheet C-13 needs to show 7 inches on center for bar spacing which allows for a 4 ½-inch spacing between FDOT standard 2 ½-inch bars.

10. The 5-foot wide maintenance berm and back slope to match existing ground along the perimeter of Pond 2 on Sheet C-8 will need to be shown on the plan view to demonstrate that the improvements will not encroach onto the County right-of-way or the adjacent private property.

11. Per previous comment, the engineer will need to identify the location of emergency overflows should extreme events exceed the capacity of the under vault system (ACF Raintanks). Although the engineer’s response provides a suitable location, the plans show the construction of a raised curb in the area described.

12. As the applicant is aware, a Use Permit is required for the work proposed within the Kepler Road, Calle Revilla and Calle Narauja right-of-ways. When the final site plan is approved the Use Permit may be issued.

13. As the applicant is aware, a copy of the approved FDOT Connection Permits for work in the US 92 right-of-way needs to be submitted to this office.

* * * * * *
ENVIRONMENTAL PERMITTING

Danielle Dangleman, Environmental Specialist III  December 4, 2012

Dollar General at ISB and Kepler Road  2012-F-FSP-0041

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

1. The tree removal/replacement calculations are incorrect. Removal is calculated by determining the cross-sectional square inches (CSSI) of each tree removed, not diameter at breast height. The formula for this calculation is $\pi$ times radius squared. Use the total number of CSSI removed to show the 15% replacement required. Demonstrate there will be enough planted trees on site to meet this requirement.

2. Sheet L-2 states under the tree barricade approval that the city will approve the tree barricades prior to clearing. This needs to be changed to the county.

Informational:

1. A tree removal fee of $625.00 will need to be paid prior to the issuance of the tree permit.

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FIRE SAFETY

Michael Garrett, Fire Safety Inspector  November 25, 2012

Dollar General at ISB and Kepler Road  2012-F-FSP-0041

Fire Safety Inspection staff has reviewed the requested submission and has no comment.

* * * * * * *
HEALTH

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

November 19, 2012

Dollar General at ISB and Kepler Road

2012-F-FSP-0041

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

1. Potable water to be supplied by City of Deland Utility. A well abandonment permit is required to abandon the well for the veterinary clinic.

2. Sewage disposal to be supplied by the construction of a septic system. Where the water line and waste water line cross, both lines shall be schedule 40-inch PVC or stronger and the water line placed a minimum of 12 inches above the waste water line. Obtain a septic system construction permit from the health department.

3. Obtain a lawn irrigation permit from the health department prior to construction.

* * * * * *

LAND DEVELOPMENT

Jesse Bowers, Land Development Assistant

November 20, 2012

Dollar General at ISB and Kepler Road

2012-F-FSP-0041

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

1. The vacation of the Calla Narauja is scheduled for the Volusia County Council meeting of December 20, 2012.

* * * * * *
PUBLIC WORKS – MOSQUITO CONTROL

Bill Greening, Environmental Specialist II  
November 26, 2012

Dollar General at ISB and Kepler Road  
2012-F-FSP-0041

Mosquito Control staff has reviewed the requested submission and has no comment.

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PUBLIC WORKS – ROAD & BRIDGE

Tom Morrissey, Construction Engineer II  
December 5, 2012

Dollar General at ISB and Kepler Road  
2012-F-FSP-0041

Road & Bridge staff has reviewed the requested submission and has no comment.

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PUBLIC WORKS – ROAD IMPACT

Scott Martin, P.E., Engineering Section Manager  
November 27, 2012

Dollar General at ISB and Kepler Road  
2012-F-FSP-0041

Road Impact staff has reviewed the requested submission and has no comment. I support Development Engineering and Traffic Engineering staff comments.

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PUBLIC WORKS – STORMWATER

Dan Nimlos, Senior Engineering Inspector  
November 20, 2012

Dollar General at ISB and Kepler Road  
2012-F-FSP-0041

Stormwater Inspection staff has reviewed the requested submission and has no comment.

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SCHOOL BOARD

Marian Ridgeway, VC School District  
November 29, 2012  
Dollar General at ISB and Kepler Road  
2012-F-FSP-0041  
This is a non-residential project and is not subject to school district review.

* * * * * *

SOILS

Dave Griffis, County Extension Director  
November 21, 2012  
Dollar General at ISB and Kepler Road  
2012-F-FSP-0041  
As requested, I visited the site. Soils were found to be:

1. #57 Satellite sand. This nearly level, somewhat poorly drained sandy soil occurs on low sand hills in the flatwoods. The water table is 10 to 40 inches below the surface in wet seasons. The potential is medium for community development. Wetness is a limitation.

The site was previously developed.

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SURVEY

David H. Kraft, PSM, Surveyor Manager  
December 4, 2012  
Dollar General at ISB and Kepler Road  
2012-F-FSP-0041  
County Survey staff has reviewed the requested submission and provides the following comments:

1. A review of the Boundary Survey submittal reveals that there was a discrepancy between the Legal Description and the Surveyor’s Notes #4 Bearing Bases.
TRAFFIC

Melissa Winsett, Transportation Planner November 30, 2012

Dollar General at ISB and Kepler Road 2012-F-FSP-0041

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

1. As specified in Section 72-612(f)(4) of the LDC, convey the corner clip as proposed to Volusia County.

2. Specify the 36-inch STOP sign at Kepler and Calle Revilla using the Keynote Legend number 12 on sheet C-6. The reference to see detail sheet (C-10) is ambiguous.

3. Final site plan approval is subject to the Volusia County Council approval of the pending Calle Narauja vacation.

4. Final site plan approval subject to a signed and recorded cross-access agreement.

Informational:

1. An FDOT Permit will be required for the proposed connection on International Speedway Boulevard/US-92. A copy of the approved FDOT Permit will be required prior to approval of the Final site plan. The developer should contact Mr. Richard Wiskeman, FDOT Permits Manager, at 386-740-3403 regarding the FDOT Permit.

* * * * * *

UTILITIES

Scott Mayes, Civil Engineer III November 29, 2012

Dollar General at ISB and Kepler Road 2012-F-FSP-0041

Utilities Engineering staff has reviewed the requested submission and finds that it is not within Volusia County's utility service area. Utilities are to be constructed in accordance within the City of DeLand's Utility requirements.

* * * * * *
January 27, 2012

Mr. Mark Watts
Cobb Cole
351 East New York Avenue, Suite 200
DeLand, Florida 32724

RE: PLDRC Rendition for variance case V-11-069
Parcel No.: 6035-01-26-0120

Dear Mr. Watts:

At its hearing of January 10, 2012, the Planning and Land Development Regulation Commission (PLDRC) took the following final action:

Approved a variance for an east front yard setback from the required 35 ft. to 11.78 ft. for a principal building (Variance 1); a variance for a south front yard setback from the required 35 ft. to 21.09 ft. for a principal building (Variance 2); a variance for a south front yard setback from the required 35 ft. to 14.7 ft. for an accessory structure (Variance 3); a variance for a west front yard setback from the required 35 ft. to 15.96 ft. for an accessory structure (Variance 4); and a variance to the minimum off-street parking spaces from the required 40 spaces to 30 spaces for a retail sales use (Variance 5) on General Commercial / Thoroughfare Overlay Zone (B-4C) zoned property, subject to the following conditions:

1. The applicant shall submit a final site plan for review per the requirements of the land development code and seek waivers/modifications to the required landscape buffers. The conceptual plan dated August 2011 and landscape-planting plan dated December 20, 2011, may be modified during site plan review per requirements of the land development code and other requirements of the zoning code.

2. The applicant shall not expand the building without another variance approval.

3. The development shall comply with the City of DeLand’s Emerging Gateway standards to the maximum extent possible.

4. The drive aisle width shall be reduced to 27 ft. parallel with Kepler Road and 28 ft. parallel with International Speedway Boulevard (ISB) or as may be required to be further reduced in accordance with the land development code.
5. The solid waste container enclosure shall be constructed with the same materials and painted with the same color scheme as the principal building.

6. The density and plant materials selected for the landscape buffers shall be maximized to meet the City's standards, as determined by the City and County during final site plan review.

7. The applicant shall submit an application (within 30 days) to the Public Works office for the vacation of rights-of-way of the two roads of Calla Revilla and Calla Narauja.

8. The architectural elevations submitted with the application will be used, subject to final approval by DeLand's project review architects.

**EXPIRATION OF VARIANCE:** Per section 72-379, zoning code, if a variance 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 provided, however, that the zoning enforcement official may extend the variance 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 variance. Good faith reliance may include, but is not limited to, the securing of any required permits from other governmental agencies/jurisdictions or the expenditure of substantial funds upon reliance of the approved variance.

Enclosed is a copy of the approved site plan. At permitting time, please submit copies of the approved site plan and this letter. This will assist in obtaining Zoning approval for your building permit application. If modifications are made to this approved plan, those changes must meet the requirements of the applicable regulations of the zoning code.

Please feel free to call John H. Stockham, ASLA, Planner III at (386) 943-7059, ext. 12617 if you have any questions.

Sincerely,

Scott Ashley, AICP
Planning Manager

Attachment(s): Variance Site Plan

c: Barbara and Luke Thornton, 450 Osprey Point, Ponte Vedra, FL 32082
   Mary Robinson, Director, Building & Zoning Division
   Janice Cornelius, Property Appraiser's Office
   Case File V-11-069
VARIANCE SITE PLAN

VARIAENCE 5: parking spaces required

DOLLAR GENERAL
9,002 sf
PFE: 76.00

APPROVED SITE PLAN
CASE # V-11-069 DATE 01-10-12
BY XX PLDRC COUNTY COUNCIL
ANY CHANGES TO THIS PLAN MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE 9C-9, AS AMENDED. THE SITE PLAN MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REGULATIONS.

Page 1 of 2
DOLLAR GENERAL AT ISB AND KEPLER ROAD
2012-F-FSP-0041

1 inch = 2 miles
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**

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<thead>
<tr>
<th>NAME</th>
<th>Jake Wise, PE</th>
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<tbody>
<tr>
<td>COMPANY</td>
<td>Construction Engineering Group</td>
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<tr>
<td>ADDRESS</td>
<td>2651 W Eau Gallie Blvd SW</td>
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<tr>
<td>CITY</td>
<td>Melbourne</td>
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<td>FAX</td>
<td>321-253-3123</td>
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<tr>
<td>EMAIL</td>
<td><a href="mailto:jwise@cegengineering.com">jwise@cegengineering.com</a></td>
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**PROJECT INFORMATION**

| TAX PARCEL NUMBER(S): | 6510482 3125 02 74 0013 |
| PROJECT NAME:         | Giant Recreational World- Destination Daytona Lane |
| DESCRIPTION OF PROJECT & ISSUES YOU WOULD LIKE TO DISCUSS: | See General Statement of conceptual plan CP-1 |
| UTILITY PROVIDER FOR WATER: | City of Ormond Beach |
| UTILITY PROVIDER FOR SEWER: | City of Ormond Beach |
| PARCEL SIZE:          | site 14.01 |
| ADJACENT MUNICIPALITY: | Ormond Beach |
| PROPOSED USE:         | Commercial/Retail |
| REVIEW TYPE:          | Site Plan |
| REQUIRED ATTACHMENTS: | Request Form, Location Map (8 1/2" X 11"") |
| FUTURE LAND USE:      | L1L |
| MEETING DATE:         | 12-12-12 |
| MEETING TIME:         | 9:00 a.m. |
| PROJECT NUMBER:       | 2013-F-TRS-0022 |
| RSN:                  | 748871 |

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
Building Code Administration staff has reviewed the requested submission. The following will need to be addressed when submitting for the Building Permit Application:

1. Location on lot. (VCCO Sections 72-341, 72-503, 107.3.5 FBC-B); Commercial: Land Development and/or Zoning approved site plans to include accessible parking, aisle and route(s), setbacks, building separations. (104 VCLDC, 104.3 FBC).

2. Survey. (VCCO Sec. 72-341, VCCO Sec. 22-2, 106.2); Sealed survey w/original signature; flood zone determination, pre-construction elevation certificate if applicable (See Special Flood Hazard section or CCCL sections as appropriate).

3. Special Flood Hazard Area. (VCCO Sec. 72-743); Design and documentation requirements for structures located within or partially located within a designated flood zone per the Flood Insurance Rate Maps.

4. 1609 FBC-B Wind loads. Design by Florida registered architect or engineer (ASCE 7-10) or exceptions. Basic wind speed in mph per applicable figure 1609 A, B, or C maps depending on the risk category of buildings or other structures (VCCO Sec. 22-3). Wind exposure category (C or D capacity). Components and cladding; design wind pressures. Wind-borne debris protection. Verify exposure, pressures, glazing protection and complete Component and Cladding Design Information form.

5. Section 503 FBC-B. General Height and Area Limitations. Special industrial, buildings on same lot, Type I construction, basements, group A & E basements.
6. T503, 504, 505, 506, 507, 508 509 FBC-B. Allowable Height and Building Areas. Special unlimited height, automatic sprinkler system increase, roof structures, mezzanines, area modifications, unlimited area buildings, mixed use and occupancy, non-separated occupancies, separated occupancies, special provisions.

Note: The required plan review for Florida Building Code compliance will be performed at the time of permit application for the proposed structures. Items such as a handicapped accessibility, vertical accessibility within the building, automatic sprinkler systems, fire alarm systems, emergency exit lighting, accessible means of egress, minimum plumbing facilities, outdoor ventilation air and 2010 Florida Building Code-EB requirements if applicable. Plans/drawings are required for all permit applications. In general, the plans will need to be of professional grade/quality, meet the minimum submission requirements of 107.3.5 2010 FBC (as applicable) and will need to be reviewed for code requirements by a FL registered architect or engineer (requires raised seal). The permit application normally needs to be filed by a licensed contractor (owner/occupiers may apply for the permit if the exemption requirements of SS 489 are met.

* * * * * *

CITY OF ORMOND BEACH

Steven Spraker, AICP, Planner       December 4, 2012

Giant Recreational World - Destination Daytona Lane           2013-F-TRS-0022

City of Ormond Beach staff has reviewed the requested submission and provides the following comments:

1. An engineering permit is required for utilities connection outside of the City limits. The site plan review committee (SPRC) would review any utility plan and the review fee is $400. Please provide five sets for review and a PDF (e-mail or disc) to me for review by the SPRC. Once the utility plan is approved, the engineering permit would be issued. The fees associated with the engineering permit include the site inspection fee (based on the cost of the utility improvements) and water and sewer impact fees (based on number of fixtures).

2. The subject property abuts I-95 and is part of the Greenbelt and Gateway Preservation District. Please clarify if the property is part of the Destination Daytona BPUD? As part of the Greenbelt district, the city reviews the following:

   a. Architecture: If part of the Destination Daytona BPUD, the architectural standards of the BPUD would apply. If not, the project would be required to comply with one of the City’s required architectural styles.
b. Site Signage: If part of the BPUD, please reference the development agreement for signage. If not part of the BPUD, only monument signage is allowed as site signage. If the property abuts the interstate, then additional interstate signage is available.

b. Landscaping: A 25 foot landscape buffer is required along I-95 frontage.

3. The City requires an annexation agreement for properties outside the City for the connection to City utilities. When the property becomes contiguous to the City boundaries, annexation would occur. Please verify if this property was a part of the Destination Daytona annexation agreement (starts at Book 5579, Page 2759). If no annexation agreement exists, an agreement would be required.

4. Water and Sewer connections are available on the south east corner of the property.

5. A pump out is shown. What is proposed to be pumped and where will it go? The City does not allow septage or RV waste products to be discharged into the sanitary sewer system.

6. Potable water service requires a reduced pressure zone backflow preventer.

7. An oil skimmer will be required if the repair bays are connected to the sanitary sewer.

8. Show the water, sewer and fire connections from the water and sewer mains to the building.

9. Show the location of the existing water and sewer mains.


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

1. The property is zoned with the Mixed Use Planned Unit Development and is subject to a preliminary plan exhibit and written development agreement approved by the Volusia County Council under Resolution No. 2006-91 (resolution) and is referred to as the Strasser Development Parcel D Mixed Use Planned Unit Development. Development of the property is required to comply with this resolution and all other applicable county regulations. The proposed recreational vehicle (RV) sales, rental and automotive service station use is a permitted principal use for the property.

2. A sealed property boundary survey is required with a final site plan (FSP) application per Section 72-577(c)(2)(e) of Article III Land Development Code, Chapter 72 Code of Ordinances (LDC). The survey shall include structures and easements on the property.

3. The resolution allows for shared, interconnected property access and parking facilities with the adjoining Lots 3 to the south of the property, as stated in Paragraph L Shared Parking of the resolution and shown on the PUD plan exhibit. The shared parking area is located behind the proposed building on the PUD preliminary plan. In addition to shared parking, each use on each lot in the MPUD classified development shall individually meet its own parking requirements. If shared parking will be provided, the shared parking shall be labeled on the site plan, and separated from the required off-street area for the intended use.

4. With the FSP, submit copies of off-site, shared, and exclusive parking use and easement agreements between the MPUD property owners and/or the adjacent Loves Having Fun BPUD development to enable staff to verify the location(s) of such off-site, shared, and exclusive parking use areas and easements.

5. The property is subject to an Access and Parking Lot Easement Agreement (Agreement) as recorded in Volusia County Official Records Book 6068, Pages 1650-1658. The Agreement allows shared access and parking use of the property and includes a drainage, utility and access easement that appears to preclude the proposed property improvements shown on the submitted plan. With the FSP, revise the site development plans to comply with the Agreement or submit additional information that shows the Agreement and foregoing access, parking, drainage and utility easements are not applicable to the property.
6. Off-street parking, other than the potential shared off-site parking allowed by the resolution, must comply with the minimum and maximum off-street parking requirements of Section 72-286 of Article II Zoning Ordinance, Chapter 72 Code of Ordinances (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 vehicle sales and rental use are a minimum of two parking spaces per 1,000 square feet of indoor building gross floor area, and a minimum of one parking space per 1,000 square feet of outdoor sales area plus two parking spaces per service bay. In addition, the amount of parking provided cannot exceed a maximum 125 percent of the minimum number of required parking spaces. Depending on how the proposed display area is used, the 123 on-site parking spaces shown on the plan, may exceed the maximum 132 permitted off-street parking spaces for the proposed RV sales and service use.

7. With the FSP, design the site to comply with the off-street circulation, parking and loading requirements of Section 72-618 of the LDC. Vehicles parked or offered for sales or rental purposes on the property shall also not be parked in a manner that creates a traffic hazard or interferes with any vehicle maneuvering area necessary for service bay access or use of any required off-street parking spaces (Section 72-290(2)(f) of the ZC).

8. With the FSP, design the site to comply with the solid waste container requirements found in Section 72-284(8) of the ZC. Recycle and solid waste containers and screens cannot be located in a required yard (setback) area. Label the enclosure yard measurement from the adjacent north property line, and provide a plan detail of the proposed screened enclosure.

9. 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. Proposed signs shall comply with Paragraph F Signage Requirements of the resolution.

10. The project shall comply with Paragraph G Appearance Standards of the resolution. The FSP shall include plans for proposed mechanical equipment, fences, walls, perimeter building landscaping, accessory structures, outdoor storage and work areas that demonstrates compliance with these requirements, or as approved by the Development Review Committee.
11. As part of the FSP submittal, the applicant must provide a landscape plan; including required vehicle use landscaping that complies with applicable resolution requirements 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 the resolution and Section 72-284 of the ZC, 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>East *Along I-95</td>
<td>25 feet</td>
<td>4 Group A trees and 4 Group B trees and 25 Group C or D plants per 100 lineal ft. of buffer or fraction thereof; unless existing vegetation serves as adequate screening within the required buffer.</td>
</tr>
<tr>
<td>East *Along Destination Daytona Ln.</td>
<td>15 feet</td>
<td>Same as above (driveway frontages do not count as part of the required landscape buffer).</td>
</tr>
<tr>
<td>South</td>
<td>N/A</td>
<td>No landscape buffer required per resolution.</td>
</tr>
<tr>
<td>West</td>
<td>25 feet</td>
<td>Preserve uplands and wetlands as stated in Paragraph H <em>Environmental Considerations</em> of the resolution</td>
</tr>
<tr>
<td>North</td>
<td>N/A</td>
<td>No landscape buffer required per resolution.</td>
</tr>
</tbody>
</table>

12. On the FSP, provide details of the proposed berm and elevated sales display area adjacent to the Destination Daytona Lane frontage. The use of this area and its proposed improvements shall comply with the resolution and applicable county code requirements. Per Section 72-284(2)(f) of the ZC, a minimum of 50 percent of a required landscape buffer shall remain at a natural slope or 6:1 slope, while the remaining buffer area shall not exceed a 4:1 slope.

13. The required landscape plan shall be signed and sealed by a landscape architect (Section 72-577(c)(2)(jj) of the LDC). New trees in the required landscape area shall have a minimum caliper of two inches in diameter at breast height, per the resolution.

14. The required landscape irrigation plan shall specify sprinkler head type, pipe size, radius of throw, valve location, and location of the required rain sensor device.

15. Utilities on the site including the proposed wastewater pump-out station, shall comply with Paragraph G(7) *Utilities requirements* of the resolution.

16. Proposed site lighting shall be arranged and installed to minimize or eliminate glare to motorists traveling on adjacent streets. Provide site lighting information and show proposed light fixtures and poles on the FSP (Section 72-286(1) of the ZC).
Development Engineering staff has reviewed the requested submission and provides the following comments:

1. The subject parcel is Parcel D3 from Strasser Development Parcel B Unrecorded, 2005-S-EXM-0952.

2. FEMA Flood Insurance Rate Maps indicate that portions of the site fall within Zone A designations; areas of 100-year flood, base flood elevations and flood hazard factors not determined. At the time of Final Site Plan application, the applicant will need to demonstrate that the 100-year floodplain is contained within the Conservation Easement.

3. Per Section 72-619(e)(2) of the LDC, a 24-foot wide commercial driveway entrance with minimum 50-foot radii and minimum 25 foot of separation from the right-of-way line to any interior drive or parking space will need to be constructed. Per Section 72-618(a)(3)c of the LDC, the minimum distance from a driveway to a structure or property line shall be 5 feet. The minimum 50-foot return radii should not encroach into the frontage of the adjacent property.

4. The Elevated Display area (crosshatched) needs to be removed from the 60-foot Access & Utility Easement, Destination Daytona Lane.

5. The applicant is requested to clarify if there are any existing agreements for common access and/or parking. Previous development of the site as proposed under Destination Daytona RV Sales, 2009-F-FSP-0033, indicated a proposed “off-site parking lot”. The current development proposes to construct a gate at the common access with the developed lands to the south.

6. 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. The applicant will need to demonstrate that the location of the proposed gates does not encroach into the 15-foot radius/depth at the end row parking spaces.

7. The applicant will need to demonstrate with the final site plan application that the proposed development is in compliance with the Stormwater Master Plan approval for Destination Daytona Subdivision, 2004-S-PPL-0455.

* * * * * * *
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 per 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. It appears there are wetlands in the area of development that are not shown on the plan. This wetland needs to be delineated by the state and the amount of impact quantified. A wetland alteration permit will be required from Environmental Permitting and St. Johns River Water Management District.
10. A biological survey must be provided. This survey should document the types of habitat on the site and indicate compliance with state and federal rules concerning protection of threatened and endangered species.

11. 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.

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FIRE SAFETY


Giant Recreational World - Destination Daytona Lane 2013-F-TRS-0022

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

1. A fire protection water supply capable of meeting the needed fire flow for the building will be required. Please indicate water supply source, applicable water lines and sizes and location of all proposed fire hydrants on the civil site plans.

2. The proposed building may require automatic fire sprinklers depending on the building occupancy classification and construction type. The building design professional should be consulted for proper code application of this requirement.

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HEALTH

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

December 3, 2012

Giant Recreational World - Destination Daytona Lane

2013-F-TRS-0022

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

1. Potable water to be provided by Ormond Beach Utility.
2. Sewage disposal to be provided by Ormond Beach Utility.

*     *     *     *     *     *

LAND DEVELOPMENT

Jesse Bowers, Land Development Assistant

December 5, 2012

Giant Recreational World - Destination Daytona Lane

2013-F-TRS-0022

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

1. The subject parcel is Parcel D3, Strasser Development Parcel B Unrecorded, 2005-S-EXM-0952. The subject parcel has legal standing status.

*     *     *     *     *     *

SCHOOL BOARD

Marian Ridgeway, VC School District

December 5, 2012

Giant Recreational World - Destination Daytona Lane

2013-F-TRS-0022

This is a non-residential use and is not subject to school concurrency review.

*     *     *     *     *     *
SOILS

David Griffis, County Extension Director
December 5, 2012

Giant Recreational World - Destination Daytona Lane
2013-F-TRS-0022

No comments were received at the time of printing.

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SURVEY

David H. Kraft, PSM, County Surveyor Manager
December 4, 2012

Giant Recreational World - Destination Daytona Lane
2013-F-TRS-0022

1. The Access, Utility, and Maintenance Agreement is recorded (OR Book 5957, Page 2177).

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

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TRAFFIC

Melissa Winsett, Transportation Planner
December 5, 2012

Giant Recreational World - Destination Daytona Lane
2013-F-TRS-0022

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

1. Provide a Traffic Impact Analysis. Per our comments dated February 27, 2003, on JK Industrial Park rezoning case, PUD-02-137, the developer has agreed to have his traffic engineer monitor the southbound left turn lanes on US-1 for the entering southbound ramp on I-95 in order for this office to determine if dual left turn lanes are needed and determine before Phase 2 of this development if more than 15-percent of the development traffic will be heavy vehicles (trucks/RVs) through monitoring of the project entrance.
2. A commercial driveway is required. The driveway must be a minimum of 24-feet wide with minimum 50-foot radii (due to the anticipated RV use).

3. The minimum distance between centerlines of two-way driveways shall be 155 feet in accordance with Table V-A of the LDC.

4. A 36-inch STOP sign, 24-inch wide white thermoplastic stop bar and 25 feet of 6-inch double yellow thermoplastic centerline striping will be required for the driveway.

5. Please provide a street light at the driveway entrance for safety and nighttime visibility.

6. If the development will be gated, the gate must be a minimum of 125 feet from the right-of-way.

7. The proposed backup/turnaround area must be 15-feet deep in accordance with the detail found in Section 72-618 Parking Dimensions of the LDC for typical vehicles. We will be looking for the engineering to provide proof that the RVs will be able to easily maneuver on site.

8. All off-street parking areas shall be so arranged, marked as to provide for orderly safe loading, unloading, parking and storage of vehicles with individual parking stalls clearly defined (6-inch striping required) and directional arrows and traffic signs provided as necessary for traffic control.

9. Handicap parking will be required in accordance with the attached detail.

10. The minimum distance from a driveway to a structure or property line shall be 5 feet.

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

* * * * * *

UTILITIES

Scott Mays, P.E., Utilities Engineer  December 4, 2012

Giant Recreational World - Destination Daytona Lane  2013-F-TRS-0022

Utility Engineering staff has reviewed the requested submission and has determined the project is outside of the County’s utility service area. Central utility service will be provided by the City of Ormond Beach. Therefore, we have no comments.

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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 RAMP 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.
GIANT RECREATION WORLD - DESTINATION DAYTONA
2013-F-TRS-0022
1 inch = 2 miles