



Inter-Office Memorandum

TO: Development Review Committee

DATE: October 14, 2016

FROM: John G. Thomson, AICP
Land Development Manager

SUBJECT: DRC Meeting Date: October 18, 2016
Final Site Plan Application
Family Dollar Store on Derbyshire Road
2016-F-FSP-0204, RSN 855756

This is a Final Site Plan application for an 8,320 square foot retail sales and services facility with the associated paved parking and stormwater improvements on a 0.97-acre site. The project is located on the southeast corner of LPGA Boulevard and Derbyshire Road, in the Daytona Beach area.

The zoning classification is Heavy Commercial (B-5) and the future land use designation is Commercial (C). The proposed project is a redevelopment of a former automobile service station, constructed in 1964, that is currently in use for automobile sales and repair. The fuel pumps associated with the service station were previously removed, and the underground storage tanks were either removed or closed in place, according to information on record.

Roadway construction is currently underway adjacent to the project to four-lane LPGA Boulevard along with associated intersection improvements on Derbyshire Road. Staff has advised the applicant on the plans for the roadway improvements and the opportunity to coordinate the redevelopment of the site with the construction.

The applicant is requesting the DRC grant the following two modification/waivers to the Land Development Code (LDC) to allow the development of the site as proposed:

1. Stormwater Management, Section 72-779(a)(3), Retention Standards (See attached excerpt): The applicant is requesting a modification to the requirements of this section of the LDC to base the pre-development condition for the stormwater analysis on the existing developed site conditions, rather than the existing conditions before any development occurred on-site. The existing site was developed prior to current

stormwater management regulations with no system in place to manage stormwater.

The stormwater system design as proposed will utilize a combination of a dry retention swale and an exfiltration system under the parking lot. The system will outfall via a pipe connection to the stormwater system for LPGA Boulevard. The stormwater analysis submitted with the revised plans indicates that the post-development rate and volume of discharge will be less than the existing site conditions for the 25-year/24-hour storm event. Public Works staff is recommending that the DRC grant the modification to the Land Development Code to facilitate the redevelopment of this site, as proposed, as an acceptable design as compared to the existing site condition.

2. Tree Preservation, Section 72-843, Specimen Trees (See attached excerpt): The applicant proposes to remove two of the three specimen trees on the site. This section of the LDC requires preservation of a minimum of two of the three specimen trees. Environmental Permitting staff is recommending that the DRC approve a waiver to allow the removal of the additional specimen tree conditioned on 30% replacement of the Cross-Sectional Square Inches (CSSI) for this tree, which the applicant has provided with the revised plans, instead of the minimum 15% replacement, as required by the LDC.

The Conceptual Site Plan application for this project was submitted on May 12, 2016. The Final Site Plan application was submitted on August 16, 2016, and was scheduled for the September 6, 2016, DRC meeting. The applicant withdrew the application for consideration by DRC at the staff review meeting of August 31, 2016, pending the resolution of outstanding staff review comments. The applicant submitted a revised final site plan on September 14, 2016, and the application was scheduled for the October 4, 2016, DRC meeting. The applicant withdrew the project for consideration by the DRC at the September 28, 2016 staff review meeting to address outstanding staff review comments. The applicant submitted revised plans on October 4, 2016, and the application is scheduled for the October 18, 2016, DRC meeting.

The following is a consolidated report of the attached staff review comments:

Summary:

1. Grant an easement to the adjacent property on LPGA Boulevard for the future joint access connection as shown on the plans.
2. Clarify the plans to limit the depiction of the demolition of the existing driveways within LPGA Boulevard and Derbyshire Road to the Site Demolition Plan (Sheet C-4).

Informational:

1. The applicant should continue to coordinate the construction of this project with the roadway construction project currently underway to four-lane LPGA Boulevard and improvements to Derbyshire Road fronting this project.

2. The applicant will need to obtain approval from the City of Daytona Beach for the modifications shown on the plans for the existing water connection to the city's system.

Recommendation:

Staff recommends that DRC APPROVE WITH CONDITIONS the Final Site Plan application with the conditions stated in the consolidated report and the attached staff review comments, with the following modifications or waivers:

1. Allow the stormwater management system design, as proposed, to be based on the pre-development condition of the existing developed site conditions, rather than the existing conditions before any development occurred on-site
2. Permit the removal of the 24-inch diameter breast height (DBH) laurel oak specimen tree required by the LDC to be preserved, based on providing 30% replacement of the CSSI for this tree, as shown on the revised plans.

Section 72-779. - Performance, review and design standards.

(a) *Performance standards.*

...

(3) For application for a standard development, the following additional performance standards shall be followed in the design of the project:

a.

[*Retention standards.*] 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, unless the intent of this recharge provision will be met through detention of the difference between said volumes, in which case said volume difference may be released over not less than a 24-hour, nor greater than a 72-hour period of time. However, the design standards for wet retention areas, when approved by the CDE shall prevail. This requirement may be waived by the CDE for sites consisting predominately of poorly drained soils having permanently and naturally impaired recharge potentials. In addition, the cumulative impact of the outflow hydrograph on downstream flow shall be considered. Runoff rates and volumes resulting from the project, in excess of existing amounts, shall be accommodated on-site. Off-site retention may be permitted if, in the opinion of the CDE, the recharge requirements of this division are met.

b.

Runoff computations. Runoff computations shall be based on the most critical situation (rainfall duration, distribution and antecedent soil moisture condition) and conform to acceptable engineering practices using rainfall data and other local information applicable to the affected area.

c.

Closed basins: 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, 100-year frequency storm.

Section 72-843. - Historic and specimen trees.

...

(b) *Specimen trees.*

(1) Specimen trees shall only be removed or relocated in accordance with a permit issued by the county forester, upon compliance with the following requirements:

Minimum Specimen Tree Protection:

Number of Specimen Trees per Acre	On-site Protection Required
Less than 3 per acre or a portion thereof	80 percent of all specimen trees
3.0 to 5.0 per acre	65 percent of all specimen trees
5.1 to 8.0 per acre	50 percent of all specimen trees
8.0 or more per acre	4 specimen trees per acre

STAFF REVIEW COMMENTS

**Meeting Date: October 12, 2016
Family Dollar Store on Derbyshire Road
2016-F-FSP-0204, RSN 855756**

CURRENT PLANNING

Scott Ashley, AICP, Senior Zoning Manager

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

Staff has reviewed the requested application. The submitted plan revision addresses all outstanding Current Planning comments.

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DEVELOPMENT ENGINEERING

Scott Martin, P.E., Engineering Section Manager

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

Staff has reviewed the requested application and provides the following comments:

1. Development Engineering recognizes this site is urban renewal related. The site was originally developed in 1964 as a gas station. In the 1960s, the site was mostly paved with no stormwater treatment provided.
2. Pursuant to Section 72-779(3)(a), of Article III Land Development, Chapter 72 Code of Ordinances (LDC), requires an undeveloped pre-construction condition for basing the stormwater calculations on. Because of the existing urbanized nature of this site, Development Engineering is willing to recommend to the Development Review Committee (DRC) that the "hydrograph produced by conditions existing before any development occurred on site for a 24-hour, 25-year frequency storm," be waived.
3. This recognizes the site conditions in 1965 as the pre-development condition.

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ENVIRONMENTAL PERMITTING

Danielle Dangleman, Environmental Specialist III

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

Staff has reviewed the requested application and provides the following comments:

1. The project must comply with County specimen tree (ST) preservation requirements pursuant to Section 72-843, of the LDC. Per my calculations, 65% of the STs need to remain on site per the LDC. Therefore, two STs must be kept for the project to be in compliance with this code. The plans show only one to remain. Due to the site constrictions, Environmental Permitting (EP) staff understands that this requirement cannot be met. The applicant has requested a waiver from the DRC to provide one specimen tree for this project. EP accepts the request to provide an additional 30% replacement of the cross-sectional square inches (CSSI) for the removal of the 24-inch diameter breast height (DBH) laurel oak that is required to remain on site to comply with the ST requirements. The revised plans show that the project can provide this additional replacement in order to be granted approval of this waiver request.
2. Crape myrtles must have at least one trunk with a minimum caliper of 2 inches to be used as replacement stock pursuant to Section 72-842 of the LDC. Show on the plan set that the crape myrtles being planted are standards and not multi trunk.

Informational:

1. Tree protection must be installed and inspected by EP staff around the perimeter of each tree preservation area prior to clearing. The tree permit will not be issued until this is completed per the standards of the Land Development Code.
2. Each tree removed will require a fee to be paid of \$19.00 per tree. Three trees are being removed then the total charge will be \$57.00. This fee will go up to \$20.00 per tree as of October 1, 2016.

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PUBLIC WORKS – ROAD & BRIDGE

Tom Morrissey, Construction Engineer II

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

No comments were provided at the time of printing of the staff report.

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PUBLIC WORKS – ROAD IMPACT

Scott Martin, P.E., Engineering Section Manager

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

Staff has reviewed the requested application and provides the following comments:

1. Volusia County's LPGA Boulevard widening project is under construction. This includes improvements to Derbyshire Road at the intersection of LPGA Boulevard. Construction is scheduled to be completed in July 2017. Please coordinate the Dollar Store's construction with Wayne Jackson, Volusia County Construction Manager (386) 561-8655.
2. The developer is required to demolish the existing driveways and construct new driveways.
3. We will ask the DRC to waive the historic stormwater pre-condition.

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PUBLIC WORKS – NPDES REVIEW

Robert Loveless, Senior Engineering Inspector

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

Staff has reviewed the requested application. The submitted plan revision addresses all outstanding NPDES comments.

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TRAFFIC

Stephanie McClain, Engineering Assistant

Family Dollar Store on Derbyshire Road

2016-F-FSP-0204

Staff has reviewed the requested application. The submitted plan revision addresses all outstanding Traffic Engineering comments.

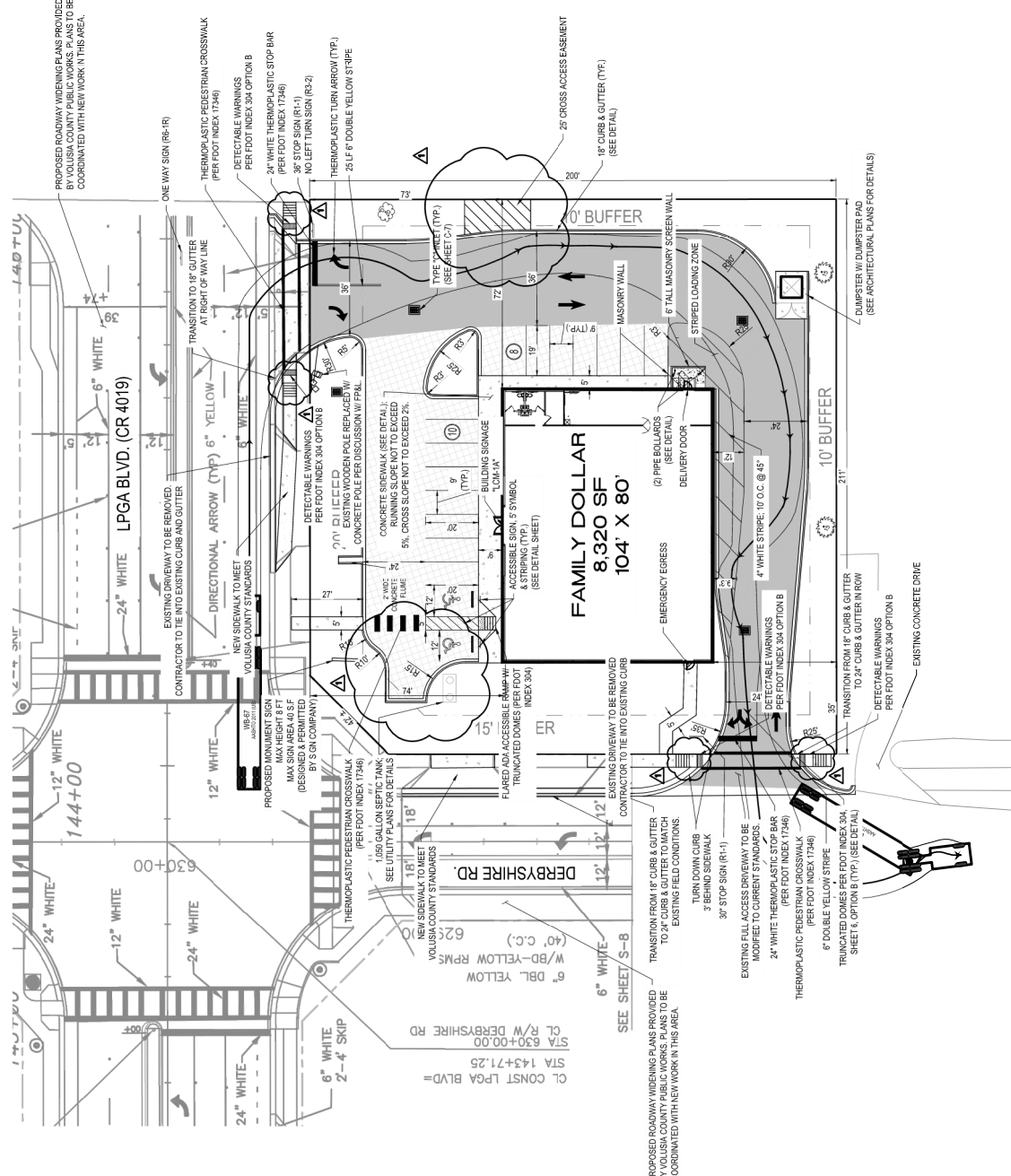
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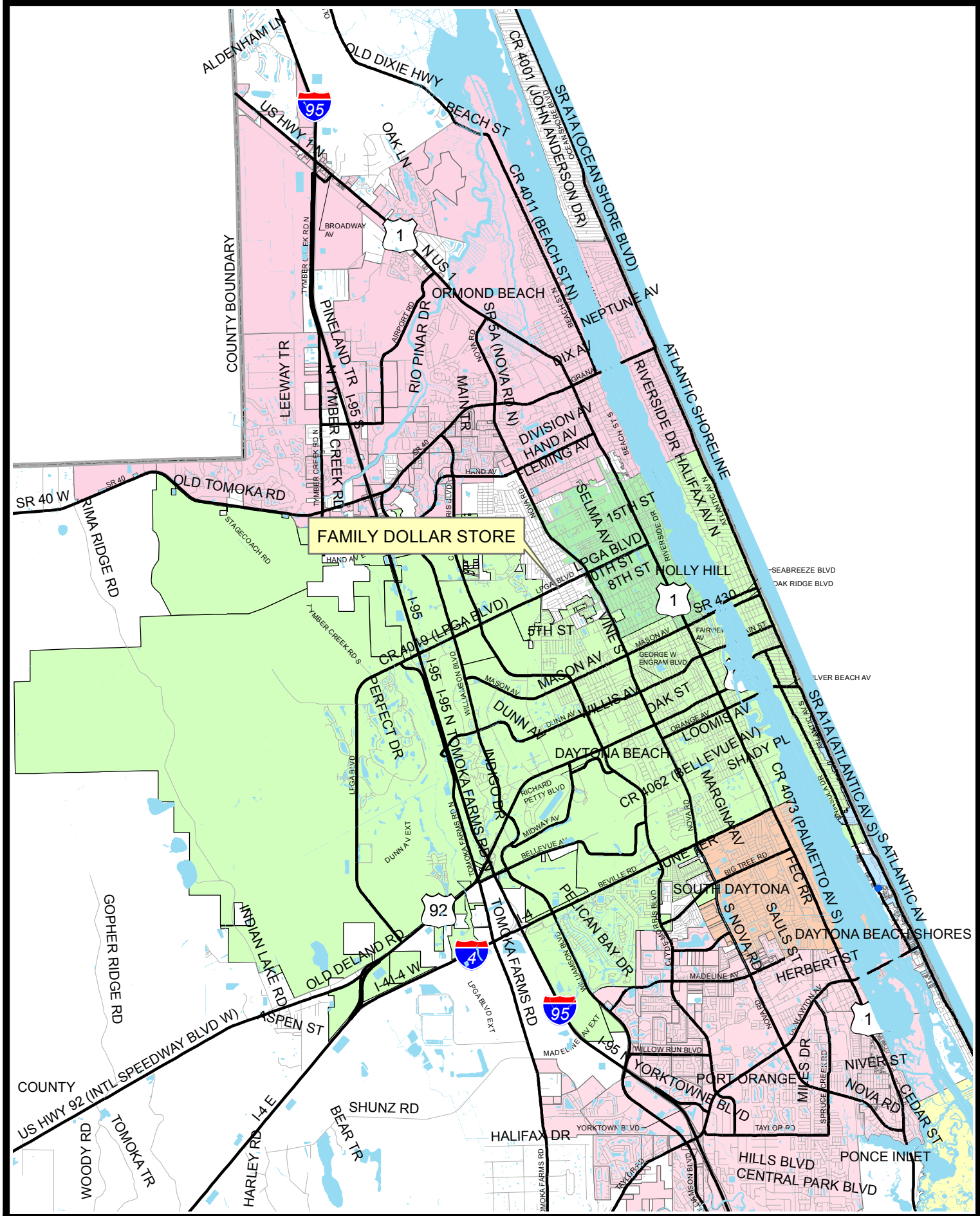


PARKING INFORMATION		UTILITY INFORMATION	
TOTAL SPACES	PARKING REQUIRED	UTILITY	LOCATION
17	7 SPACES 10 SPACES 0.005 OF 100 SQ. FT. SPACES SEE NOTES 2	SEWAGE	NO EXISTING MALLOCATED ADJACENT TO PROPERTY
	SEE FLOOR PLAN	WATER	EXISTING WATER LINES ON DEEDSHARED LOT/BLVD.
		RECLAIMED WATER	NOT APPLICABLE
		STORM SEWER	EXISTING STORM SEWER ON DEEDSHARED LOT/BLVD.
		ELECTRIC	POWER POLE NORTH OF THE PROPERTY
		GAS	NOT APPLICABLE
TOTAL SPACES PROVIDED	16 PROVIDED SPACES 9' X 17' STANDARD @ 80' 7 PROVIDED SPACES 12' X 20' STANDARD @ 100' 140 PROVIDED SPACES 12' X 20' STANDARD @ 100' SEE FLOOR PLAN SEE NOTES 2		

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JAN.

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FAMILY DOLLAR STORE ON DERBYSHIRE ROAD

2016-F-FSP-0204



1 inch = 2 miles



FAMILY DOLLAR STORE ON DERBYSHIRE ROAD
2016-F-FSP-0204



1 inch = 100 feet



FAMILY DOLLAR STORE ON DERBYSHIRE ROAD

2016-F-FSP-0204



1 inch = 200 feet