



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Member Leigh Grosvenor
Member Gerald Chancellor
Member Chris Bowley
Member Tom Pauls
Member Steve Roland

Thursday, March 3, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

2. ROLL CALL

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes for February 4, 2016

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Gold Choice ALF Final Plat Application - Revised (File No. FP15-003)

B. Gold Choice ALF Final Site Plan Application - Revised (File No. FSP15-004)

C. RaceTrac Final Plat Application (File No. FP15-004)

D. RaceTrac Final Site Plan Application (File No. FSP15-005)

E. Pre-application Meeting - Dunkin Donuts at Deltona. Fort Smith Blvd. and Howland Blvd. (Parcel Id: 30-18-31-62-00-0020)

8. STAFF COMMENTS:**9. BOARD/COMMITTEE MEMBERS COMMENTS:****10. ADJOURNMENT:**

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.



City of Deltona

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Deltona, FL 32725

DRAFT Minutes - Final

Development Review Committee

Thursday, February 4, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:06 am.

2. ROLL CALL:

Also present: City Manager, Jane Shang; Planning & Development Assistant Director, Ron Paradise; Project Administrator - Construction, Phyllis Wallace; Project Administrator - Environmental, Chris Cornett; Administrative Assistant, Kathrine Kyp; Rafael Ramirez, Halifax Health; Steven Jackson, FLAD Architects; Mark Trotter, FLAD Architects; Dennis Graven, Zev Cohen and Associates; Paul McGuan, Landmark Healthcare Facilities and Michelle Marsh, Landmark Healthcare Facilities.

Present: 5 - Member Leigh Grosvenor
Member Gerald Chancellor
Member Chris Bowley
Member Tom Pauls
Member Steve Roland

3. APPROVAL OF MINUTES & AGENDA:

Minutes of November 5, 2015

Motion by Member Roland, seconded by Member Chancellor, to . The motion carried by the following vote:

For: 5 - Member Grosvenor, Member Chancellor, Member Bowley, Member Pauls and Member Roland

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

Pre-Application Meeting: Halifax Health - Halifax Crossings BPUD

Mr. Bowley stated that the meeting underway is in regards to a pre-application meeting regarding Halifax Hospital. Mr. Trotter provided information regarding the building phases. He noted that the development will be broken out into three phases; Phase I - Free Standing Emergency Department, Phase II - Surgical and Diagnostics Platform and Phase III - Inpatient Bed Units. Discussion regarding the square footage, fire safety access and build out completion occurred.

Mr. Bowley and Mr. Graven discussed the stormwater pond proposed for Halifax Health's location and the relation to the master stormwater pond previously defined in the PUD.

Discussion regarding the secondary access into the property occurred.

Mr. Pauls provided information to the applicants regarding landscaping, signs, concurrency, impact fees, and Overall Development Plan.

Mr. Trotter provided information and key milestone dates for the regulatory approvals. Mr. Bowley noted that the Final Plat approval process is needed in order for the site to be developed. Mr. Pauls stated that a peer review consultant will be called upon for the final plat review.

Mr. Jackson asked how to facilitate a prompt review of the applications. Mr. Bowley stated that, Chapter 75, of the City's Code outlines the process. He noted that the more the application is complete or detailed, the faster the application will go. Discussion regarding the approval processes for the site plan application and the final plat. Mr. Bowley noted that, in order to go before the City Commission, the final plat has to allow at least 14 days to adhere to internal agenda memo processes.

Discussion regarding burning materials, multi-modal transport, signage occurred amongst city staff and applicants.

Mr. Ramirez asked Mr. Bowley the process regarding the the plat review process works with regard of peer review consultants. Mr. Bowley noted, that the city does not have an in-house surveyor and therefore has consultants that will be a part of the review process. Mr. Pauls stated that the City contacts the consultant for a quote to review, then the applicant is notified to submit a check for the cost to review. Once the City receives the escrow check from the applicant, the consultant is notified to begin their review. Mr. Pauls noted, that the consultant's review runs concurrent with the City's review.

Ms. Wallace stated that in the notes section of the plat, it is helpful to have the responsibilities called out and itemized what will be maintained privately and publicly.

Ms. Cornett stated that for tree removal and landscaping requirements you will need to show on the plans with hatching lines where the 15% is maintained. She stated that anything that is dead, dying or diseased will need to have an arborist review and submit it to the City. Once received by the City the tree is no longer a tree.

Mr. Roland stated that an approved site plan needs to be completed before any review of building permits. Ms. Grovesnor stated that in terms of the water supply and fire hydrants, calculations for the entire build out will need to be submitted and then broken out by phases as long as each phase is properly protected.

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

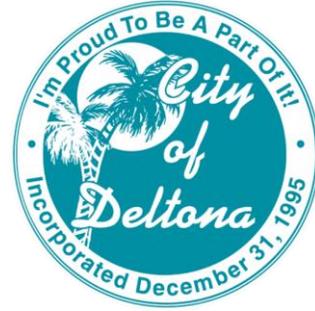
10. ADJOURNMENT:

The meeting adjourned at 10:30 am.

Chris Bowley, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary



Memorandum

To: Development Review Committee

From: Tom Pauls, AICP

Date: March 3, 2016

Re: **Gold Choice ALF**
Final Plat Application – Revised (File No. FP 15-003)

SUMMARY OF APPLICATION:

Applicant: Mr. David Butler
2306 Normandy LLC
P.O. Box 3120
Winter Park, Florida 32790

Engineer of Record: Harry Newkirk, P.E.
1370 N US Highway 1, Suite 204
Ormond Beach, Florida 32174

Request: Final Plat Application relating to a proposed assisted living facility.

SITE INFORMATION:

3 Tax Parcel Nos.: 18-18-00-00-0031, 0032, 0037

Property Acreage: ±9.28 Acres

Property Location: West Side of North Normandy Blvd. approximately 270 feet north of North Firwood Drive.

Legal Description:

BEING A PORTION OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) GOVERNMENT LOT 4, OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; LYING EASTERLY OF INTERSTATE HIGHWAY No. 4. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE BEING A POINT OF INTERSECTION OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 4, AS SHOWN ON THE PLAT OF DELTONA LAKES UNIT 4, RECORDED IN PLAT BOOK 25, ON PAGE 124, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG NORTH LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 510.70 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE NORTH 00 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 661.52 FEET TO A POINT ON THE NORTH LINE OF SOUTH 1/2 OF THE NORTH 1/2, GOVERNMENT LOT 4, OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 40 MINUTES 15 SECONDS EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 613.02 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH NORMANDY BOULEVARD (A RIGHT-OF-WAY THAT VARIES AS NOW LAID OUT AND IN USE); THENCE DEPARTING SAID NORTH LINE SOUTH 01 DEGREES 32 MINUTES 14 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH NORMANDY BOULEVARD, A DISTANCE OF 330.57 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 07 SECONDS WEST, A DISTANCE OF 246.64 FEET TO A 4" X 4" CONCRETE MONUMENT NO ID, SAID POINT BEING A POINT OF CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 27 MINUTES 12 SECONDS, RADIUS OF 1959.86 FEET, A CHORD BEARING SOUTH 00 DEGREES 18 MINUTES 26 SECONDS WEST, A CHORD DISTANCE OF 83.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 83.92 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST ALONG THE SAID NORTHERLY LINE, A DISTANCE OF 611.77 TO THE POINT OF BEGINNING.

Figure 1: Location Map

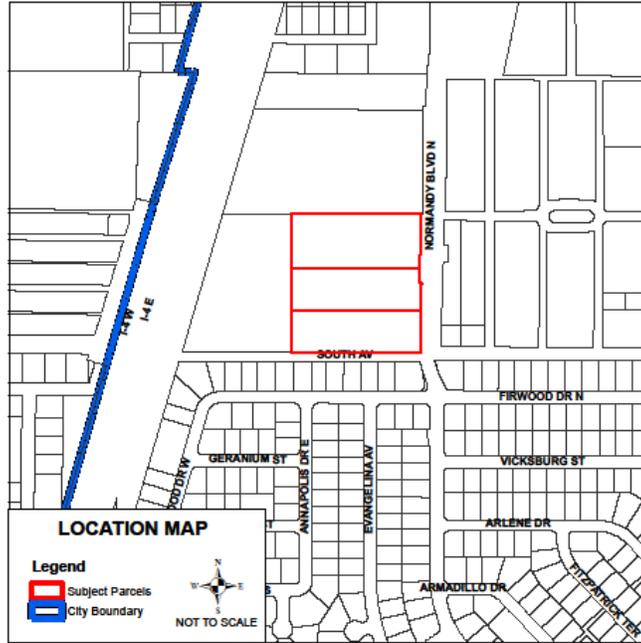


Figure 2: Aerial Photo



Figure 3: Future land Use Map

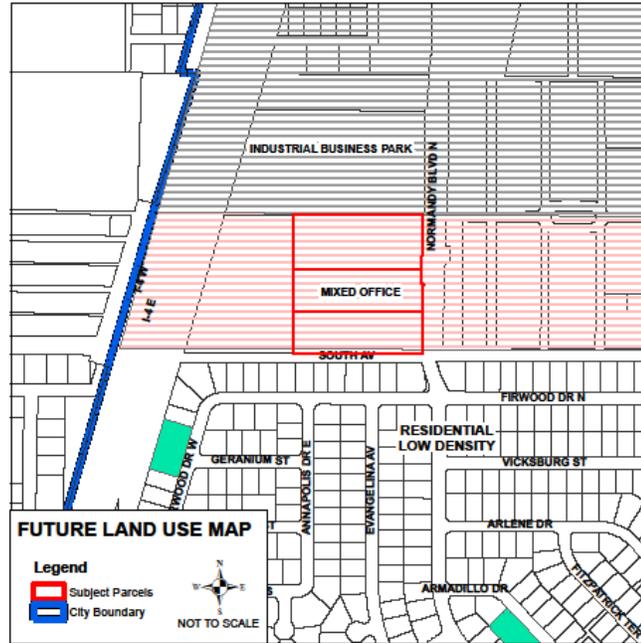
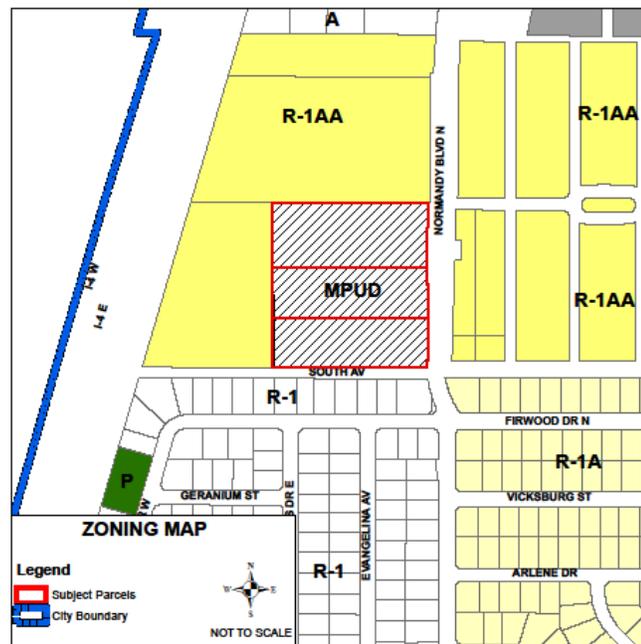


Figure 4: Zoning Map



Final Plat /Construction Plan Comments:

Planning and Development Services Comments:

Construction Plan

Cover Sheet

1. Revise the second line in the title to read 'Construction Plan for Final Plat' FP 15—003 (it reads ...'Final Plan')
2. If true, add a note to the photometric plan stating that illumination from parking lot lighting will not exceed one footcandle beyond any property line.

Utility Plan

3. Show electric lines serving the monument sign.

Landscape Plan

4. Replace the 4 American Holly (Canopy) foundation trees along the north side of the building with 4 understory trees.

Public Works Comments:

Project Administration – Environmental

5. Per Response to Comments dated 2-3-16. Gold Choice ALF (Phase 1) project provides 62.7% open space and the minimum 15% equates to 31,859 sq ft. The Master Development Plan may have an overall site open space of 38.2% however, each phase must show its own standalone minimum 15% open space requirement within its own phase. Please see below the landscape buffers or landscape areas by the zoning ordinance listed below, the stormwater pond does not meet the requirement as open space. The minimum 5' landscape buffer between the two phases will count as part of each phases 15% open space requirements. Please indicate the minimum 15% open space on the plans for future reference for this site and phase two will have to do the same when it comes in for review. I have reviewed both sheet 22 and 23 for response to comments.

Sec. 98-29. - Tree removal development permit requirements.

(9) Area tree protection requirements. Fifteen percent of the square footage of any development shall be designated for the protection of trees. The area required to protect specimen trees may be included to satisfy this requirement. This required area may be constituted as one or more subareas within the development. Said area may include any landscape buffer or other landscape buffer or other landscape areas required by the zoning ordinance [chapter 110, Code of Ordinances] on a development. Such designated areas shall contain sufficient land area to comply with minimum tree protection standards to adequately protect the trees contained within the areas. A minimum of 50 percent of the required minimum number of trees as

provided in [98-29\(a\)\(6\)](#) shall consist of existing trees within said area. The city environmental staff may provide for a waiver or modification of this requirement if the development contains an insufficient amount of existing trees to meet this requirement or if the city environmental staff determines that modification of this requirement is warranted by specific on-site conditions.

6. Sheet 22 Tree Replacement Calculation Plan- The charts still need to provide a condensed chart of the total cssi of trees to be removed/remain and canopy trees to be replaced. If there is a deficit between the three on the Gold Choice ALF site the remaining cssi will be multiplied by \$18.04 per cssi and paid into the Tree Replacement Fund. If the trees located on Phase 2 are to be used to compensate for a deficit for Phase 1 those trees are to be identified and will hold a protected status for Phase 2 development. This means the trees that may or may not be used as remain/replacement for Phase 1 from Phase 2 cannot be given the 10% reduction during construction of Phase 2, these trees will be counted at the 100% cssi of each tree and mitigation by replacement/payment into the City of Deltona's Tree Replacement Fund at time of construction of Phase 2. Please clearly explain on the plans what you are proposing and ensure the tree charts reflect such.
7. Sheet 22 Tree Replacement Calculation Plan- Indicates (2) oak trees at the south side of the project to remain. These two trees will potentially require tree wells around them to protect the natural soil levels, please indicate on the plans how these two trees will maintain their natural soils. There is an 8" DBH sand pine located within the silt fence limits of the proposed driveway off of Normandy, indicate if this tree is to be protected during construction or removed.

Sec. 98-32. - Tree protection during development.

(c) Natural soil level. Except for palm trees, all trees and replacement stock shall have their natural soil level maintained. Tree wells and/or planter island shall be provided, if necessary, to maintain the natural existing soil level. All efforts shall be made to maintain natural drainage to such trees.

8. The environmental report submitted for review by Ecological Consulting Solutions, Inc., dated 4-20-15 under section Amphibians and Reptiles, paragraph three states that a cursory survey was conducted throughout the property for gopher tortoises and that no burrows were observed. Per FWC survey and permitting guidelines a gopher tortoise survey must cover 100% of habitat and the surveys cannot be older than ninety days. As the process moves closer to a Development Order a new survey per FWC guidelines will need to be performed and submitted to the City of Deltona for review.

Project Administration – Construction

9. Plat – in dedication block, there may be a need to clarify that portion that is public access versus the remaining leading back to the Deltona Water facility. In addition, the General Notes & Survey Report comment #6 will likely have to replicate or mirror any changes in language made to the Dedication Block.
10. Master Development Plan – Sheet 1 – applicant will need to ensure that the bus stop is compliant all ADA components, City requirements for similar stations and Votran.
11. Construction Plan Sheet 3 – under Site & General Comments #5 change Volusia County to City of Deltona as Normandy Boulevard is a City roadway not County.
 - o Under Site General Comments #12 – applicant has claimed that the site is not in a well field protection area, when in fact it is within 500’ & 1000’ of a well field, however, the current ALF development does not warrant any protection measures to be implemented. Please update comment to be specific to this development.

Fire Safety:

12. No further comments.

Peer Review for Plat:

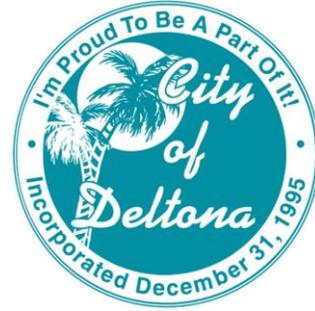
13. No further comments.

Volusia County Water and Utilities Services Group Comments:

14. The fire hydrant proposed adjacent to Normandy Boulevard needs to be connected after the double detector check assembly if it is to remain on private property. It may be connected to the county water system as proposed if it is located within the right of way.
15. All food preparation/kitchen areas need to be connected to the grease interceptor prior to discharge to the county's sewer system.
16. Utility impact fees will need to be paid before this office will set a water meter for the subject development. Attached is a commercial water/sewer service application form and an impact fee schedule, which are also available on the county's website at <http://www.volusia.org/services/public-works/water-resources-and-utilities/>. The applicant may contact Molly Thomas at 386-943-7027, ext. 12206, to coordinate payment of the impact fees. The applicant may call me with questions about calculation of the fees.

.....
CONCLUSION/STAFF RECOMMENDATION:

Staff recommends that the DRC conditionally approve the Gold Choice ALF final plat application number FP 15-003 upon satisfying the comments listed above.



Memorandum

To: Development Review Committee

From: Tom Pauls, AICP

Date: March 3, 2016

Re: **Gold Choice ALF**
Final Site Plan Application . Revised (File No. FSP 15-004)

SUMMARY OF APPLICATION:

Applicant: Mr. David Butler
2306 Normandy LLC
P.O. Box 3120
Winter Park, Florida 32790

Engineer of Record: Harry Newkirk, P.E.
1370 N US Highway 1, Suite 204
Ormond Beach, Florida 32174

Request: Final Site Plan Application for a proposed assisted living facility.

SITE INFORMATION:

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Property Acreage: ±9.28 Acres

Property Location: West Side of North Normandy Blvd. approximately 270 feet north of North Firwood Drive.

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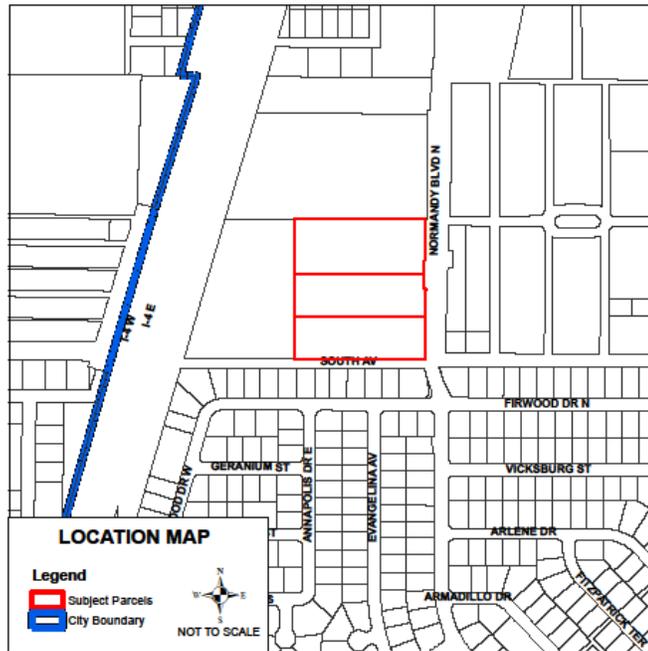


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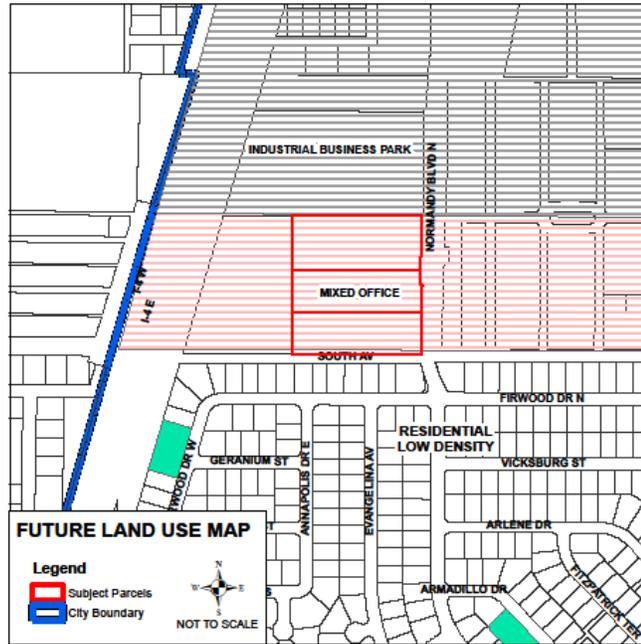
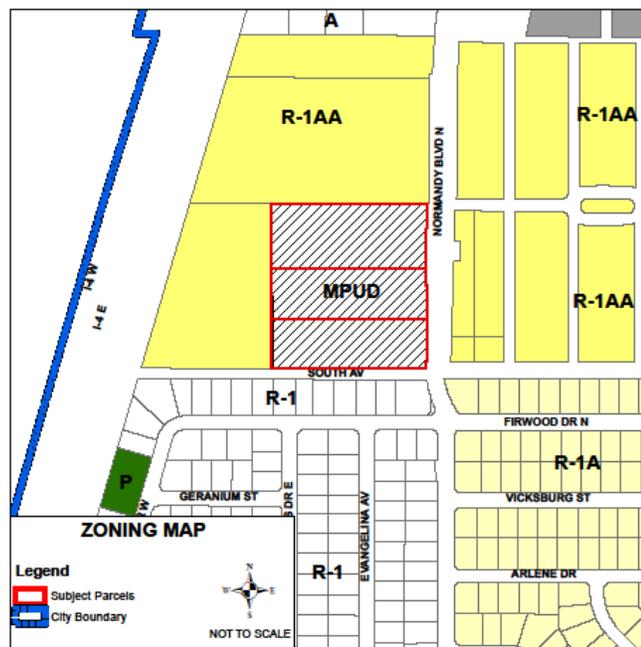


Figure 4: Zoning Map



Final Site Plan Comments:

(Same as those that apply to the Gold Choice Final Plat's Construction Plan)

Planning and Development Services Comments:

Site Plan

Cover Sheet

1. Revise the second line in the title to read 'Construction Plan for Final Plat' FP 15—003 (it reads ...'Final Plan')
2. If true, add a note to the photometric plan stating that illumination from parking lot lighting will not exceed one footcandle beyond any property line.

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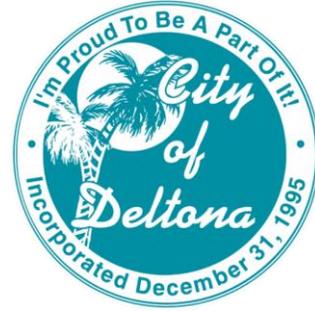
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CONCLUSION/STAFF RECOMMENDATION:

Staff recommends that the DRC conditionally approve the Gold Choice ALF final site plan application number FSP 15-004 upon satisfying the comments listed above.



Memorandum

To: Development Review Committee

From: Tom Pauls, AICP

Date: March 3, 2016

Re: **Racetrac/Welcome Center**
Final Plat Application - Revised (File No. FP 15-004)

SUMMARY OF APPLICATION:

Applicant: Racetrac Petroleum Inc.
Attn: Brian Thorton, VP Real Estate &
Victor Sutapaha, Project Manager
3225 Cumberland Boulevard, Suite 100
Atlanta, Georgia 30339

Engineer of Record:
Mikal Hale, P.E.
80 Spring Vista Drive
Debary, Florida 32713

Request: Final Plat Application for a gas station and convenience store.

SITE INFORMATION:

3 Tax Parcel Nos.: 01-19-30-08 -0020 and 01-19-30-08-0030

Property Acreage: ±1.94 Acres

Property Location: Northeast corner of Debary Avenue and Deltona Boulevard.

Legal Description:

LOT 2, DELTONA WELCOME CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 17 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT 3, DELTONA WELCOME CENTER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 50, PAGE 37 OF THE PUBLIC RECORDS OF VOLUSA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 2, DELTONA WELCOME CENTER; THENCE NORTH $82^{\circ}07'18''$ WEST, ALONG THE NORTH RIGHT OF WAY LINE OF DEBARY AVENUE, A DISTANCE OF 248.93 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $82^{\circ}00'36''$; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.78 FEET; THENCE NORTH $00^{\circ}06'44''$ WEST, ALONG THE EAST RIGHT OF WAY LINE OF DELTONA BOULEVARD, A DISTANCE OF 56.63 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 615.00 FEET AND A CENTRAL ANGLE OF $10^{\circ}52'54''$; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.80 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST TO WHICH A RADIAL LINE BEARS SOUTH $62^{\circ}04'48''$ EAST TO CENTER OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF $51^{\circ}37'11''$; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.07 FEET; THENCE NORTH $79^{\circ}32'23''$ EAST, A DISTANCE OF 205.81 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST TO WHICH A RADIAL LINE BEARS NORTH $49^{\circ}40'36''$ EAST TO CENTER OF SAID CURVE, HAVING A RADIUS OF 179.75 FEET AND A CENTRAL ANGLE OF $22^{\circ}09'26''$; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.51 FEET; THENCE SOUTH $62^{\circ}28'50''$ EAST, A DISTANCE OF 72.60 FEET; THENCE SOUTH $22^{\circ}38'58''$ WEST; A DISTANCE OF 252.99 FEET TO THE POINT OF BEGINNING.

Figure 1: Location Map

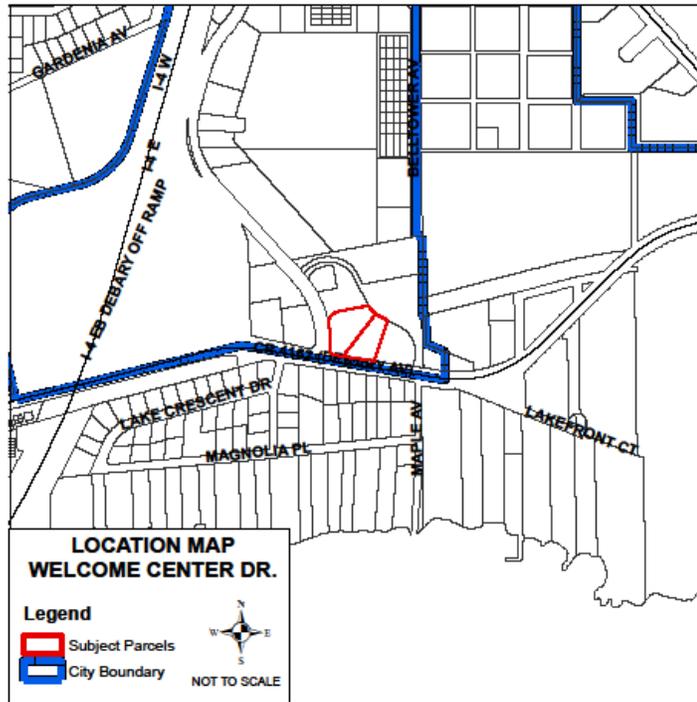


Figure 2: Aerial Photo

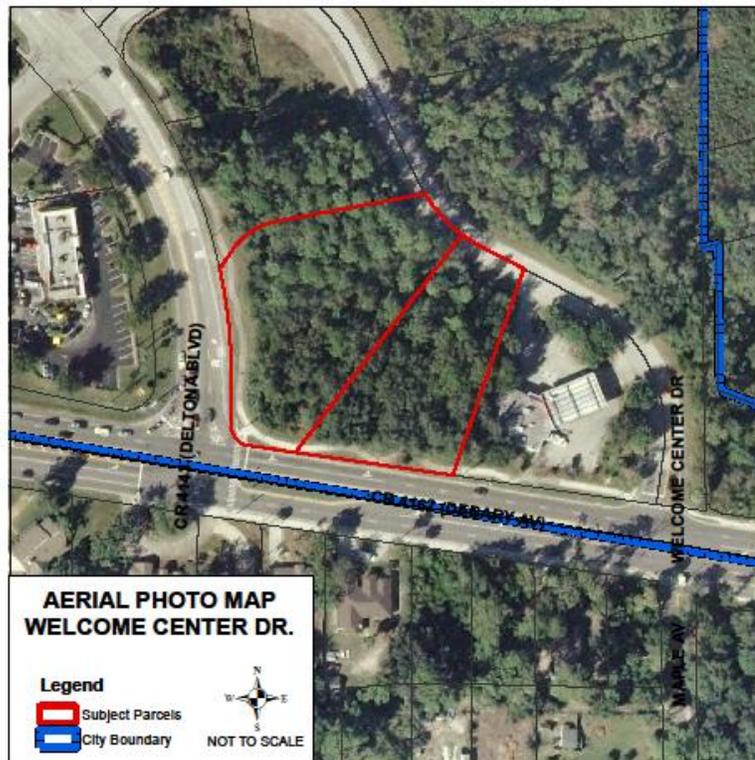


Figure 3: Future land Use Map

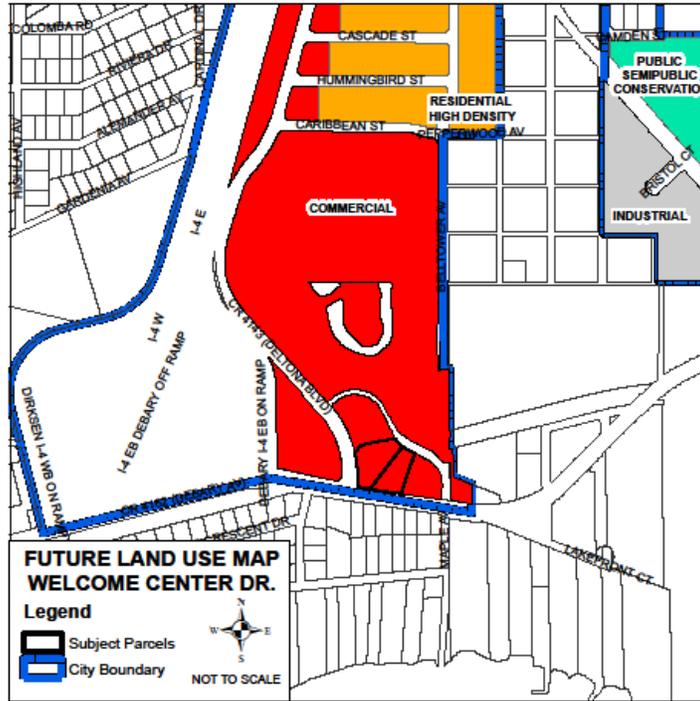
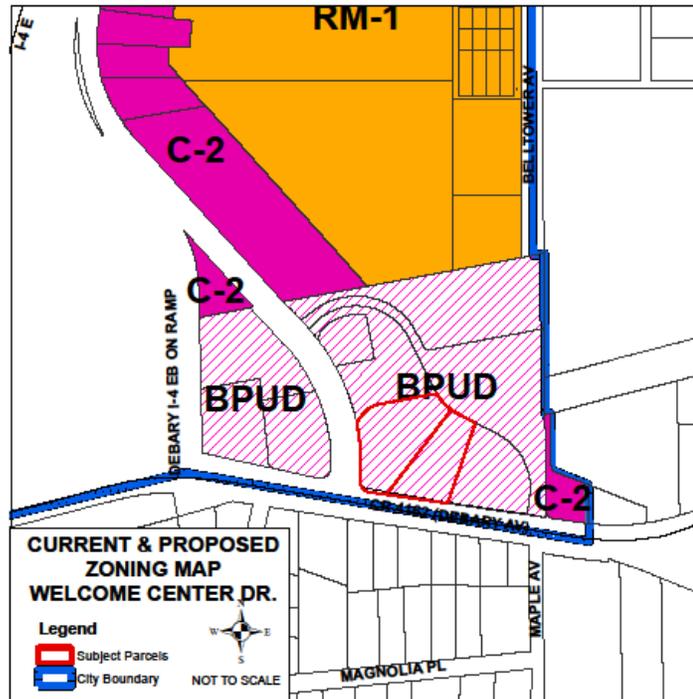


Figure 4: Zoning Map



Final Plat /Construction Plan Comments:

Planning and Development Services Comments:

Plat – General Notes:

1. Just as an advisory, Welcome Center Drive is a private, not a public ROW.

Plat - Sheet 2 of 2

2. Identify the purpose of the square shaped 'Signage Easement' located on-site at the corner of Debarry Ave/Deltona Blvd. (The 2 proposed monument signs, which max out the allowable freestanding signage on arterial roadways, are shown in different areas.)
3. Revise new note #6 to reflect floodzone designation per the most recent FIRM maps dated February 19, 2014, not the 2009 version.

Construction Plan per Plat:

4. Sheets C07 and C13A: The fire (C13A) and fuel (C07) truck turning plans need to be revised to correct curb conflicts regarding truck turning movement clearance zones.
5. As we discussed on the phone last week, include on one of the plan sheets a clear illustration of the pre-development and post-development roadway improvements within the Deltona Boulevard ROW.
6. The redesign of Deltona Blvd creates a potentially dangerous vehicular/pedestrian conflict for approximately 80 feet where the northbound deceleration lane abuts the edge of the sidewalk. (This is illustrated most clearly on the landscape plan.) To provide for reasonable pedestrian safety, relocate that 80 foot segment of the sidewalk about 10' eastward and provide attractive groundcover between the relocated sidewalk and the deceleration lane.
7. Identify the site clearance zone for the inbound entrance off Welcome Center Drive.
8. If true, provide a note on the photometric plan that the 1.0+ footcandle readings outside the southwest property line are not generated by parking lot lighting.
9. Identify 5 vehicular reservoir areas for the inbound aisle off Deltona Boulevard.

Construction Plan - Landscape Sheet (L2.11)

10. Add a statement that the proposed landscaping located on the subject property north of the principal structure will be retained in perpetuity.
11. Check to be sure the location of the canopy trees closest and northward of the principal structure are a sufficient distance from the proposed underground utility lines to avoid intrusion of these trees.
12. Correct the spelling of the two words 'existing' on this sheet.

Construction Plan - Utility Sheet (C-13)

13. Identify the location of electric lines that will serve the monument signs and parking lot light poles.

Construction Plan - Sign Plan Package

14. Land Development Code Section 102-71 (f) (1) cites that the maximum allowable signage on the canopy is one square foot for each 10 linear feet of canopy face. Revise this element of the plan to meet this requirement.
15. Illustrate that the location of the 75 square foot monument sign is an area parallel to and within 600 linear feet of the I-4 ROW.

Public Works Comments:

Project Administration – Environmental

16. Construction Plan - 1c.- Revise Sheet L1.01 Tree Removal Tables to reflect the 10% reduction in cssi that the code allows for tree removal during construction. The total shown on the plans is 17,104.55 cssi (this is at 100% of the cssi) to be removed and should show 1,710.46 cssi(this is at the 10% of the cssi). The total to be paid into the Tree Replacement Fund will be \$30,856.61.

Project Administration – Construction –

17. Plat – please add reference to current FEMA Firm Determination & Map. Applicant has not referenced the currently approved Map for this project. The current map information is Map #12127C0735J, Panel 735 of 930, Revised February 19, 2014 not 2009 as referenced in Surveyor’s Notes #6 on page 2 of the Plat.
 - a. Notes 2 & 3 will need to be more specific as it relates to dedication. If the intent is to replicate the dedication notes from Plat Book 45, Page 18 then for clarification and removal of potential confusion, the language should mirror that found in the prior Plat Book.
 - b. Tract A is being dedicated to the public – has the applicant resolved the issue that part of the Tract A appears to be in the ROW of Debarry Avenue which is a County ROW?
18. Construction Plan – Applicant has adequately addressed all prior comments from project administration-construction office.

Fire Safety:

No further comments.

Peer Review for Plat:

No further comments.

CONCLUSION/STAFF RECOMMENDATION:

Staff recommends that the DRC conditionally approve the Racetrac/Welcome Center final plat application number FP 15-004 upon satisfying the comments cited in this staff report.



Memorandum

To: Development Review Committee

From: Tom Pauls, AICP

Date: March 3, 2016

Re: **Racetrac/Welcome Center
Final Site Plan Application - Revised (File No. FSP 15-005)**

SUMMARY OF APPLICATION:

Applicant: Racetrac Petroleum Inc.
Attn: Brian Thorton, VP Real Estate &
Victor Sutapaha, Project Manager
3225 Cumberland Boulevard, Suite 100
Atlanta, Georgia 30339

Engineer of Record:
Mikal Hale, P.E.
80 Spring Vista Drive
Debary, Florida 32713

Request: Final Site Plan Application for a gas station and convenience store.

SITE INFORMATION:

3 Tax Parcel Nos.: 01-19-30-08 -0020 and 01-19-30-08-0030

Property Acreage: ±1.94 Acres

Property Location: Northeast corner of Debary Avenue and Deltona Boulevard.

Legal Description:

LOT 2, DELTONA WELCOME CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 17 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT 3, DELTONA WELCOME CENTER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 50, PAGE 37 OF THE PUBLIC RECORDS OF VOLUSA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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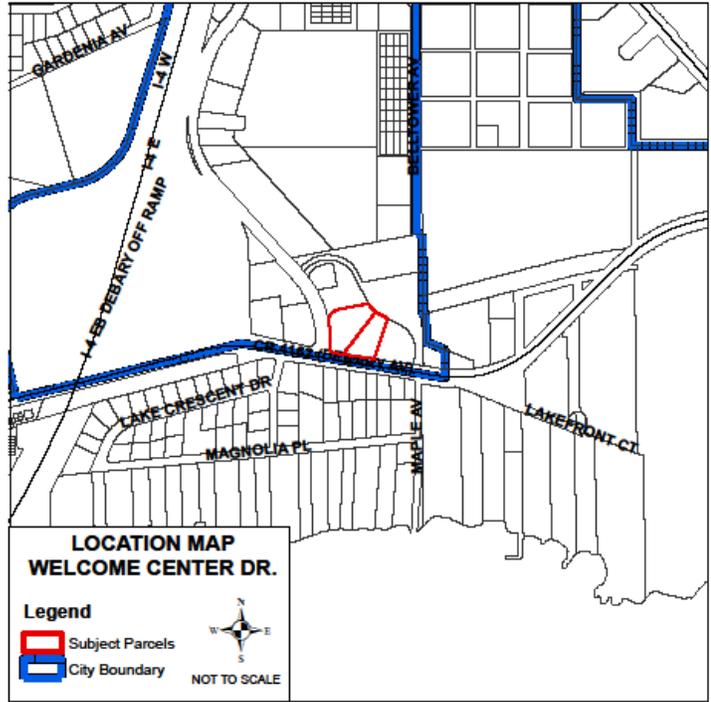


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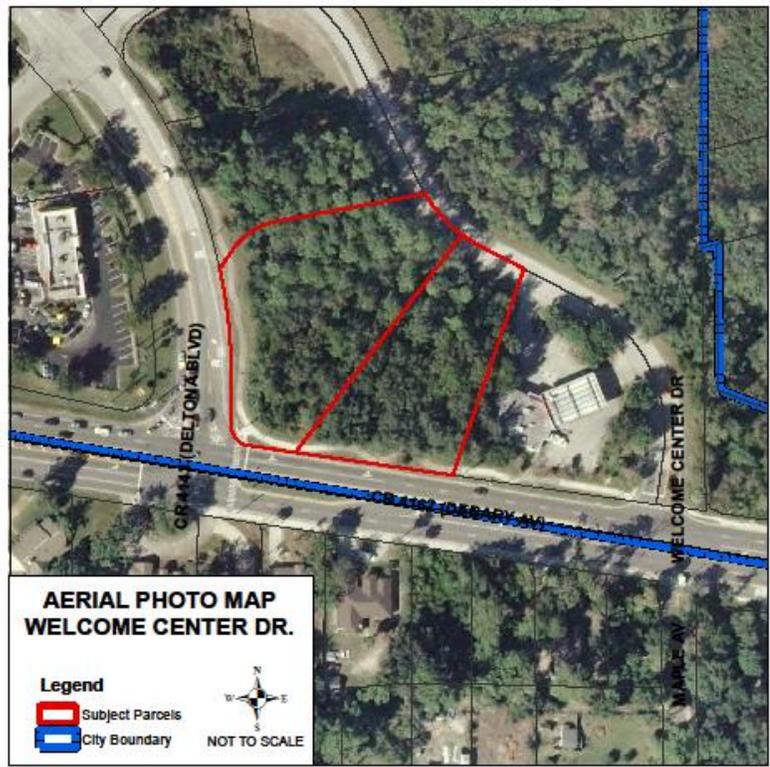


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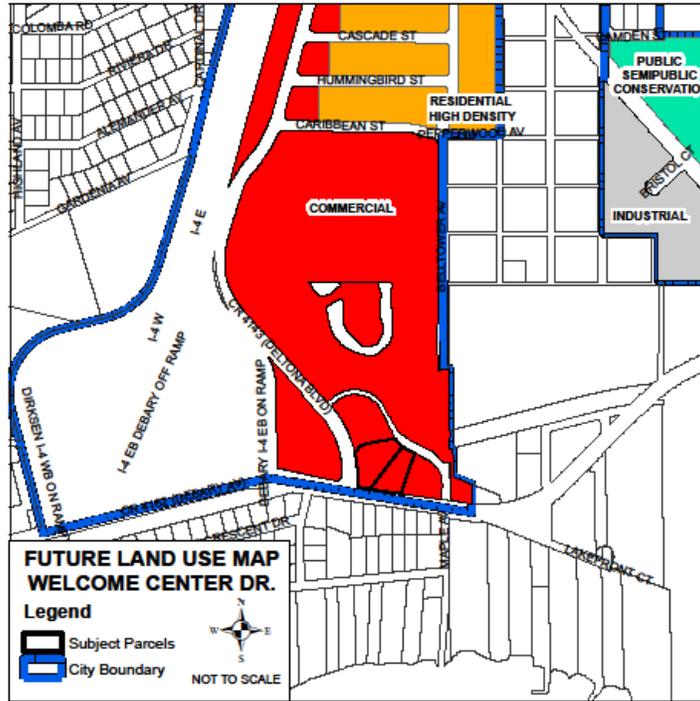
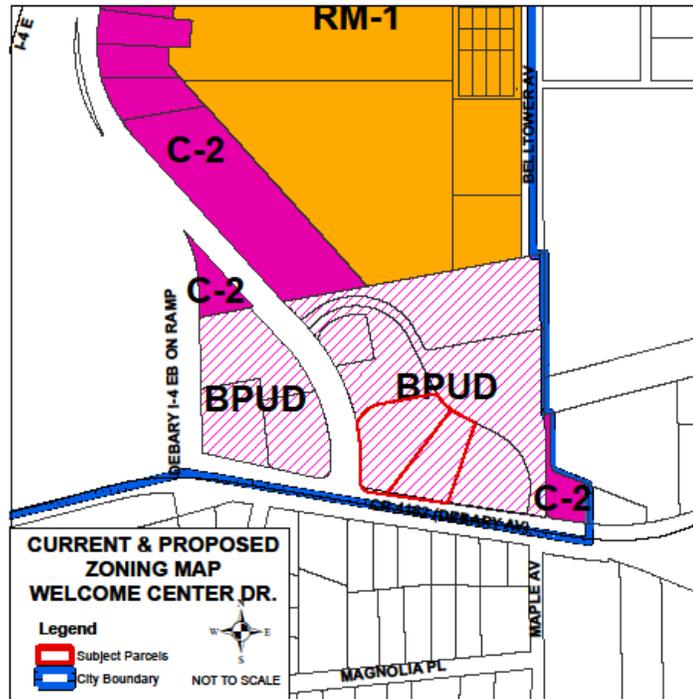


Figure 4: Zoning Map



Final Site Plan Comments:

(Same as those that apply to the Racetrac Final Plat's Construction Plan)

Planning and Development Services Comments:

Site Plan:

1. Sheets C07 and C13A: The fire (C13A) and fuel (C07) truck turning plans need to be revised to correct curb conflicts regarding truck turning movement clearance zones.
2. As we discussed on the phone last week, include on one of the plan sheets a clear illustration of the pre-development and post-development roadway improvements within the Deltona Boulevard ROW.
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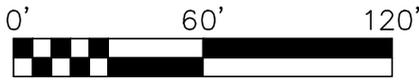
No further comments.

Peer Review for Plat:

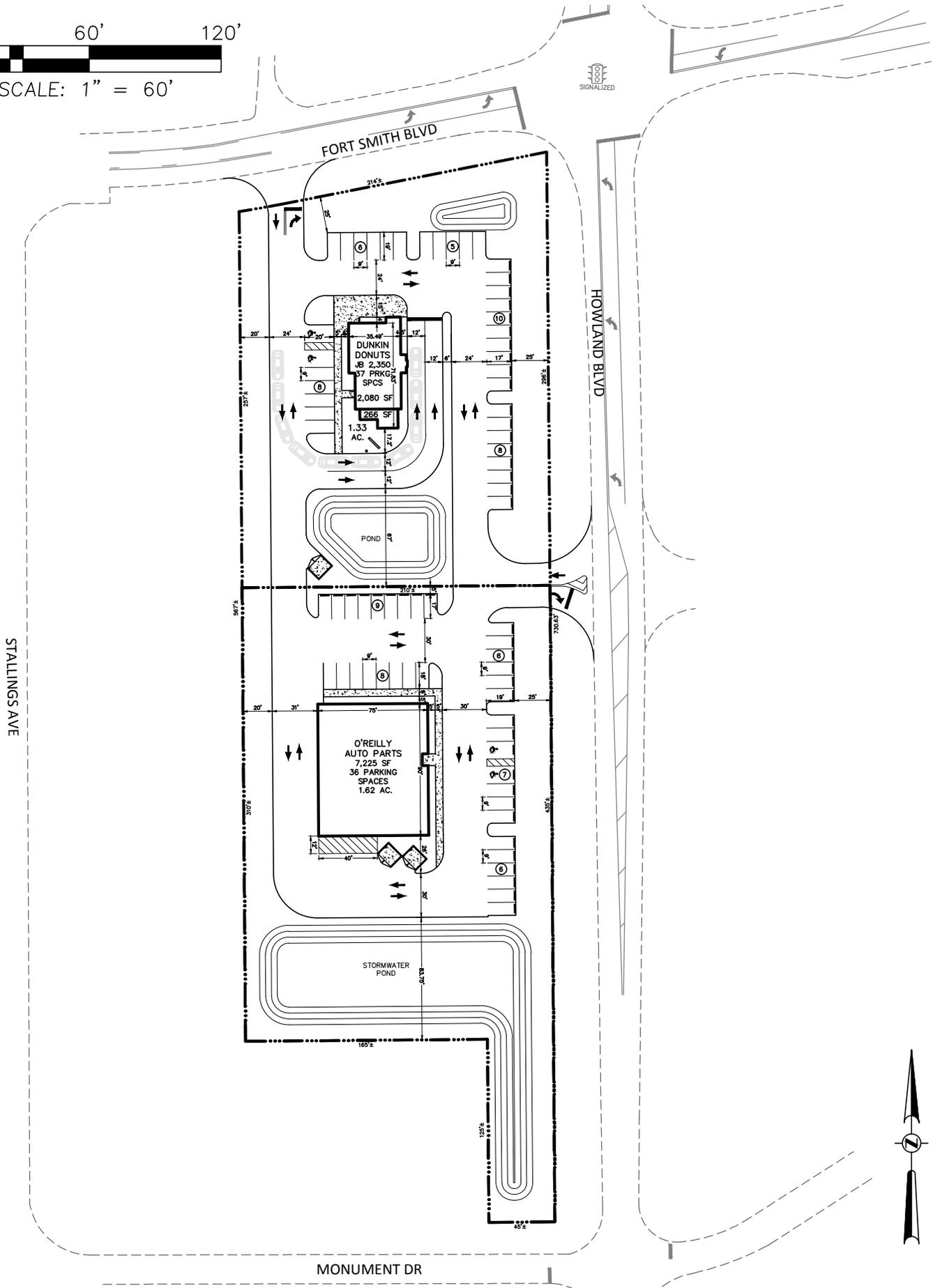
No further comments.

CONCLUSION/STAFF RECOMMENDATION:

Staff recommends that the DRC conditionally approve the Racetrac/Welcome Center final site plan application number FSP 15-005 upon satisfying the comments cited in this staff report.

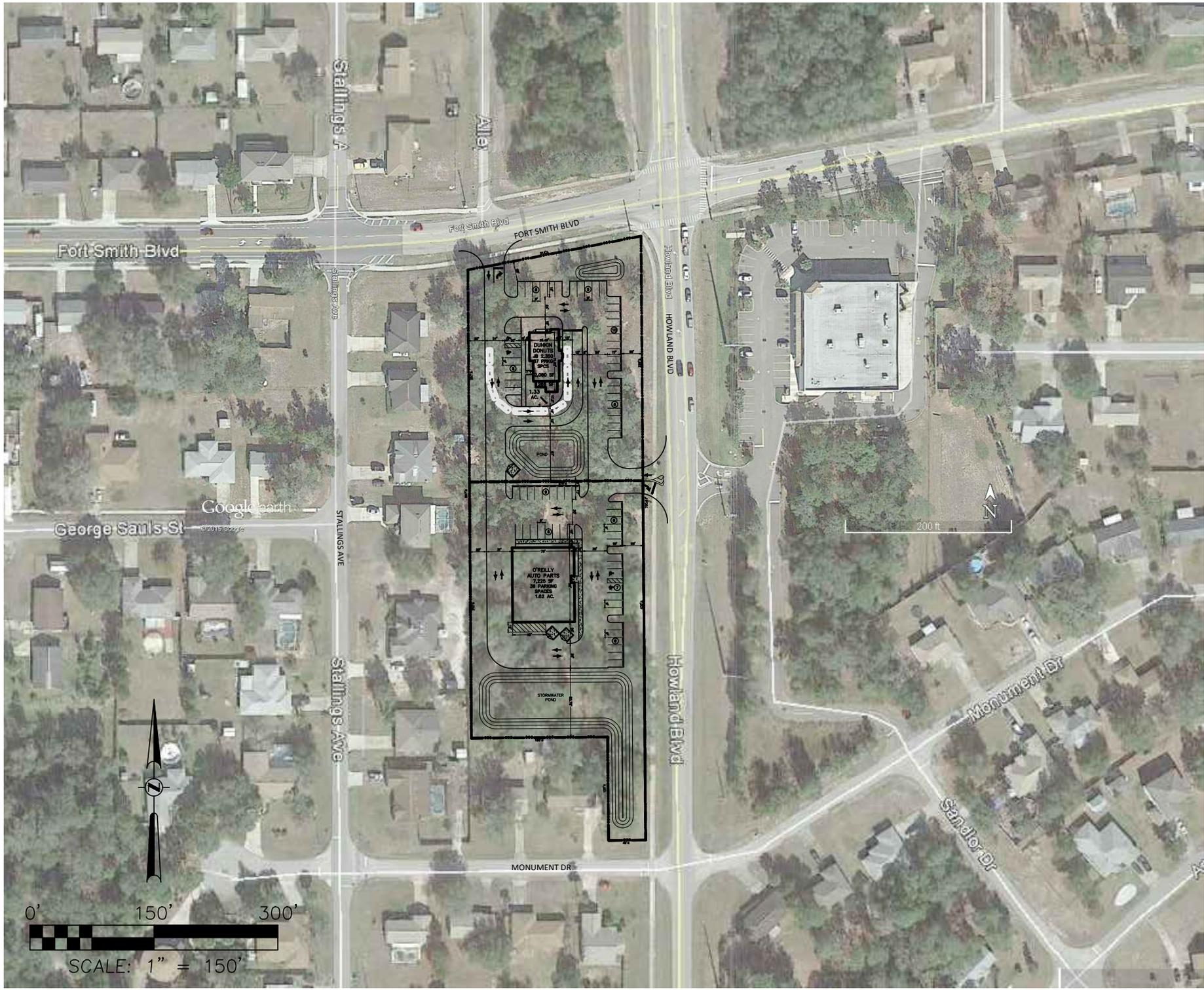


SCALE: 1" = 60'



CSC PROPERTIES, LLC
 4592 ULMERTON ROAD, SUITE 100
 CLEARWATER, FLORIDA 33762

PROJECT NAME	DUNKIN DONUTS @ DELTONA		
PROJECT NUMBER	002-167		
PROJECT LOCATION	FORT SMITH BLVD & HOWLAND BLVD, DELTONA, FLORIDA		
DATE	02-17-16	SHEET No.	CP-11



PROJECT NAME: DUNKIN DONUTS @ DELTONA

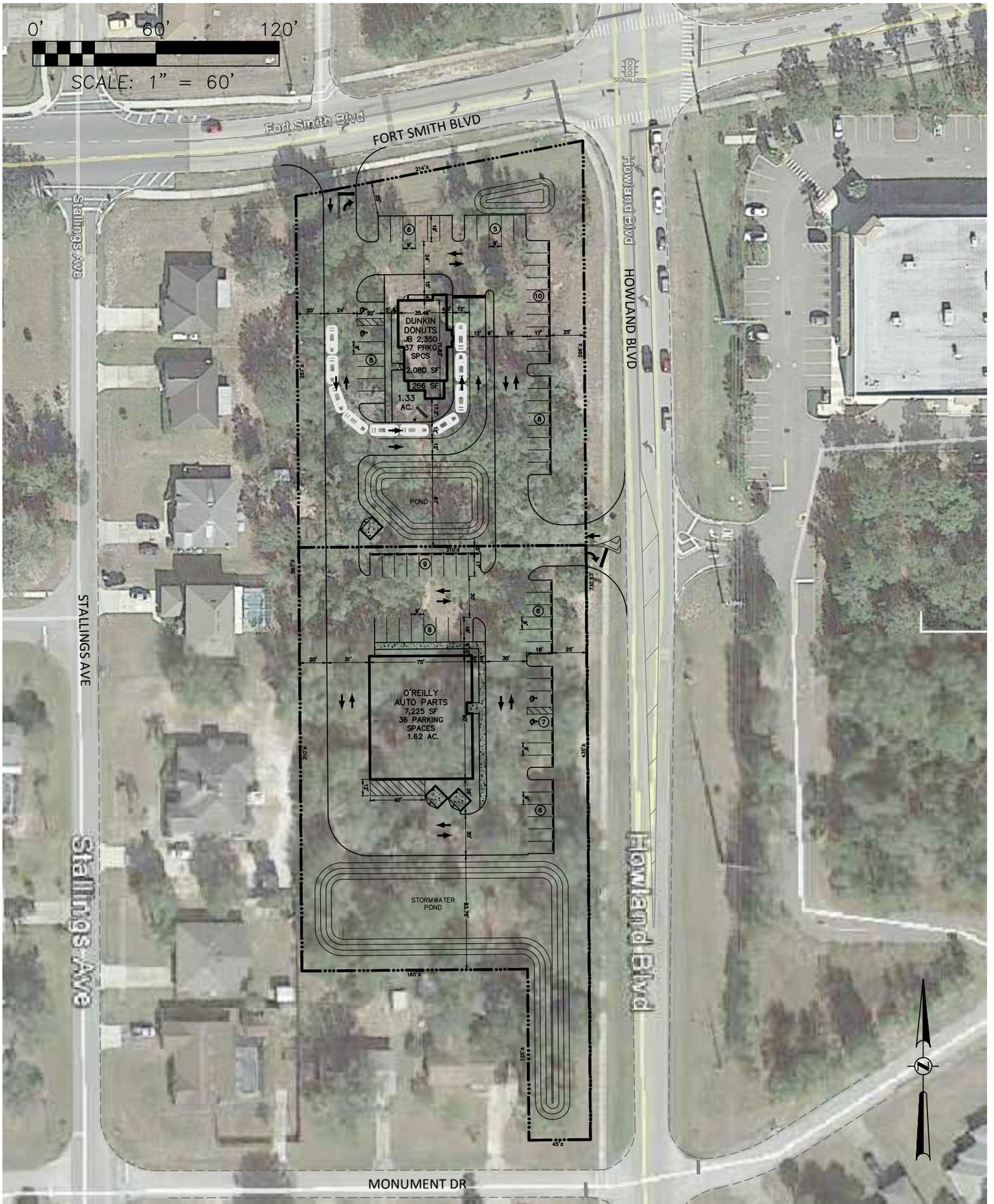
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