



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING JULY 13, 2020

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.

1. OPENING REMARKS

2. MINUTES

A. Planning & Zoning Minutes March 9, 2020

3. QUASI-JUDICIAL HEARING

A. Regular Site Plan RSP12020018 Oceans 25 Townhomes, 2900 S. Atlantic Avenue

4. BOARD COMMENTS

5. ADJOURNMENT

MINUTES
PLANNING & ZONING BOARD MEETING
March 9, 2020
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rose Ann Tornatore, Member Rick Delange, Member Chuck Horion, Chairman John Schmitz, Member James Lilly, Member Van Alder

Staff: City Clerk Cheri Schwab, City Attorney Raymond Branch, Community Services Director Fred Hiatt, and City Planner Stewart Cruz.

2. MINUTES

A. Planning & Zoning Minutes February 10, 2020

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to Approve the minutes of February 10, 2020.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose ann Tornatore, Member Van Alder

B. Nomination of Vice Chair

Mr. Lilly felt that rotating the responsibility of Vice Chair would be beneficial so everyone could get experience. Ms. Tornatore and Mr. deLange were not in support of that idea.

Mr. Alder nominated himself but there was no second. Mr. Horion nominated Ms. Tornatore and was seconded by Mr. deLange.

Ms. Tornatore was nominated Vice Chair by a unanimous voice vote.

3. QUASI-JUDICIAL HEARING

4. DISCUSSION ITEMS

A. Ordinance 2020-05: An ordinance amending various sections of Chapter 14 (Zoning Regulations) of the Land Development Code relating to outdoor dining.

City Planner Stewart Cruz gave a brief overview of his staff report. If adopted, this would allow properties who are non-conforming to establish dining structures within front and side yard setbacks. The structure would be 400 square feet or less and located no less than three feet from the property line. There are currently two applications that are in the process now. One restaurant wants to construct a pergola for dining and the other wishes to have a pavilion. Chairman Schmitz inquired about additional parking requirements as it is already a premium for most places. It was explained that a lot-binding agreement for parking may be needed for some properties.

Staff recommended approval to the City Council.

MEMBER VAN ALDER moved, seconded by MEMBER CHUCK HORION to recommend approval of Ordinance 2020-05 to the City Council.

Vote: Motion carried by a voice vote (**summary:** Yes = 5 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Chairman John Schmitz, Member Rose ann Tornatore, Member Van Alder

5. OTHER

6. BOARD COMMENTS

Ms. Tornaotre asked again about having an alternate Vice Chair. Attorney Branch explained that it could become part of the board's procedure if they chose. Chairman Schmitz felt it wasn't necessary.

7. ADJOURNMENT

The meeting ended at 8:54 pm.

Cheri Schwab, Recording Secretary

John Schmitz, Chairman



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PLANNING & ZONING BOARD AGENDA MEMORANDUM JULY 13, 2020 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Stewart Cruz, City Planner

PREPARED BY: Stewart Cruz, City Planner

SUBJECT: Regular Site Plan RSP12020018 Oceans 25 Townhomes, 2900 S. Atlantic Avenue

SYNOPSIS:

RSP12020018 Oceans 25 Townhomes, if approved, would facilitate the construction of 25 townhomes at the City owned property located 2900 S. Atlantic Avenue. The property is 2.13 acres and currently under a purchase contract agreement with the developer, Oceans 25, LLC. The property is the subject of a development agreement, which governs several development components of the project and provides economic incentives approved by the City Council. As outlined in the agreement, subsequent to receiving all local and state approvals/permits, the sale of the property will be finalized and the developer has up to two years to complete the project. However, the developer has indicated that they intend to initiate construction immediately after transfer of title and complete the project within nine (9) months.

FISCAL IMPACT STATEMENT:

The Oceans 25 Townhomes Development Agreement calls for the City to expend up to \$100,000 for the relocation of sewer lines and will be funded from the sewer fund. As part of the economic

development incentive program the city will be rebating 10% of the purchase price upon issuance of a certificate of occupancy if the project is completed within two years from the closing date of the purchase and sale of the property. This amount will be \$80,100 and will be funded by the proceeds from the sale of the property.

Currently, this property is not on the tax rolls and generates \$0.00 in ad-valorem tax dollars for the city and the city expends funds to maintain the existing landscaping. Upon completion this property will begin generating tax dollars based upon the appraised values after completion. It is estimated that these costs will be recouped through the collection of ad-valorem taxes within 6-10 years.

BACKGROUND:

See Planning Analysis attached.

LEGAL REVIEW:

I have reviewed the site plan and do not have any legal issues. I will need to review the plat when the time comes.

RECOMMENDATION:

Staff recommends approval of Regular Site Plan RSP12020018 contingent upon the recommendations outlined in the attached Planning Analysis Report .

SUGGESTED MOTION:

A Planning and Zoning Board member may move as follow:

1. "I move to recommend approval of the Oceans 25 Towhome Project Site Plan, RSP12020018, as presented."

OR

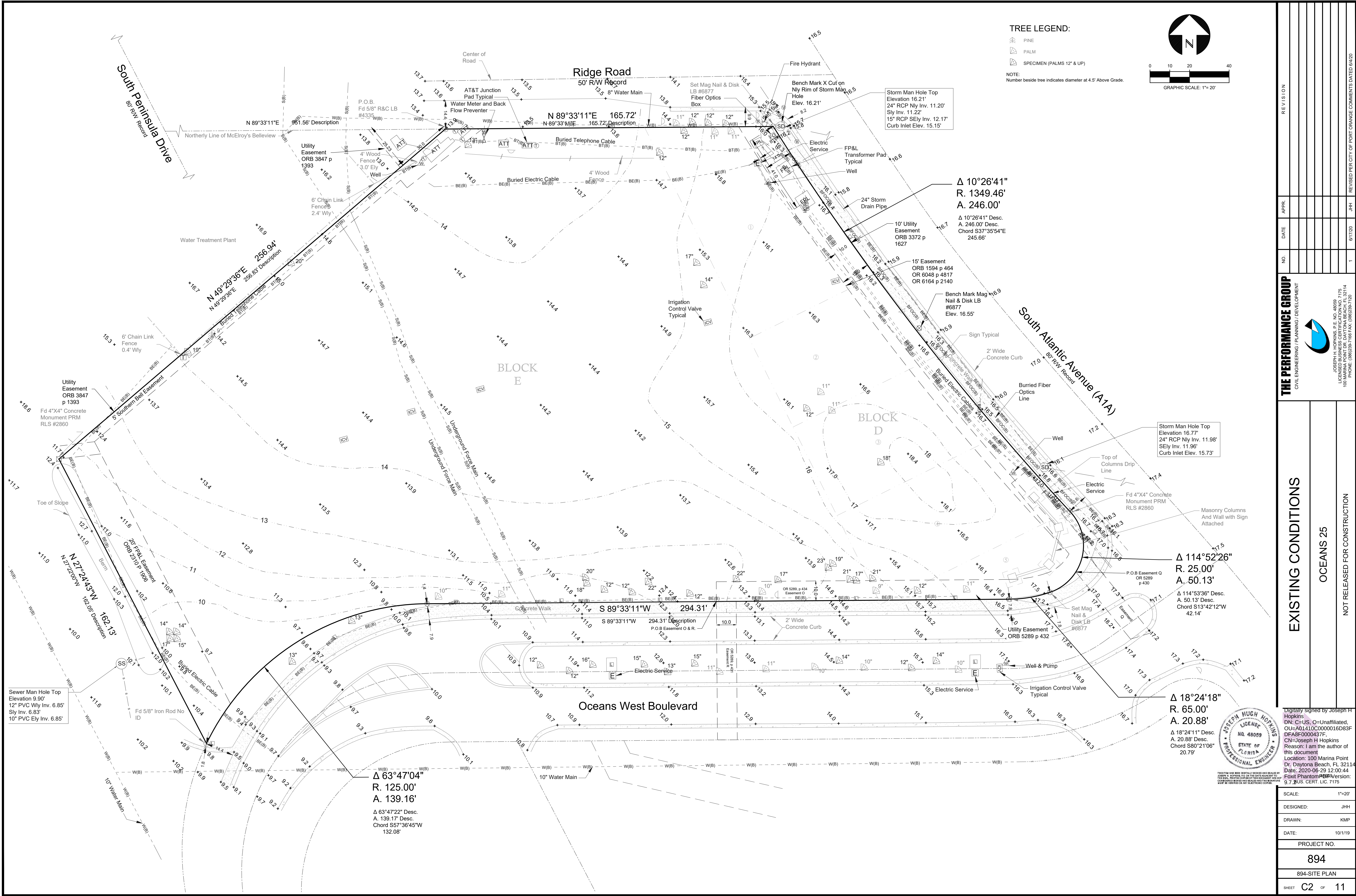
2. "I move to recommend approval of the Oceans 25 Towhome Project Site Plan, RSP12020018, with the conditions outlined in the Planning Analysis Report."

OR

3. "I move to recommend denial of the Oceans 25 Towhome Project Site Plan, RSP12020018, on the basis of the following..."

- ATTACHMENT:**
1. SITE PLAN
 2. ARCHITECTURAL COLORED RENDERINGS
 3. ARCHITECTURE
 4. TRANSPORTATION EXHIBIT
 5. FIRE TRUCK MANUVERING EXHIBIT
 6. Oceans 25 DA EXHIBITS-2-19-20

7. SITE DEVELOPMENT PLAN REVIEW-Oceans 25-7-2-20



TREE LEGEND:

- PINE
- PALM
- SPECIMEN (PALMS 12" & UP)

NOTE:
Number beside tree indicates diameter at 4.5' Above Grade.



0 10 20 40
GRAPHIC SCALE: 1"= 20'

REVISION

APPR

DATE

NO

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
LICENSED BUSINESS CERTIFICATION NO. 7175
100 MARINA POINT DRIVE, SUITE 100, DAYTONA BEACH, FL 32114
PHONE: (386) 255-1061 FAX: (386) 255-1062

EXISTING CONDITIONS

OCEANS 25

NOT RELEASED FOR CONSTRUCTION

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DN: c=US, o=Unaffiliated, ou=A01410C0000016D83F, d=FA8F0000437F, cn=Joseph H. Hopkins
Reason: I am the author of this document
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Date: 2020-06-29 12:00:44
Foxit PhantomPDF version: 9.7.0 US CERT. LIC. 7175



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DESIGNED: JHH

DRAWN: KMP

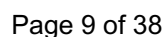
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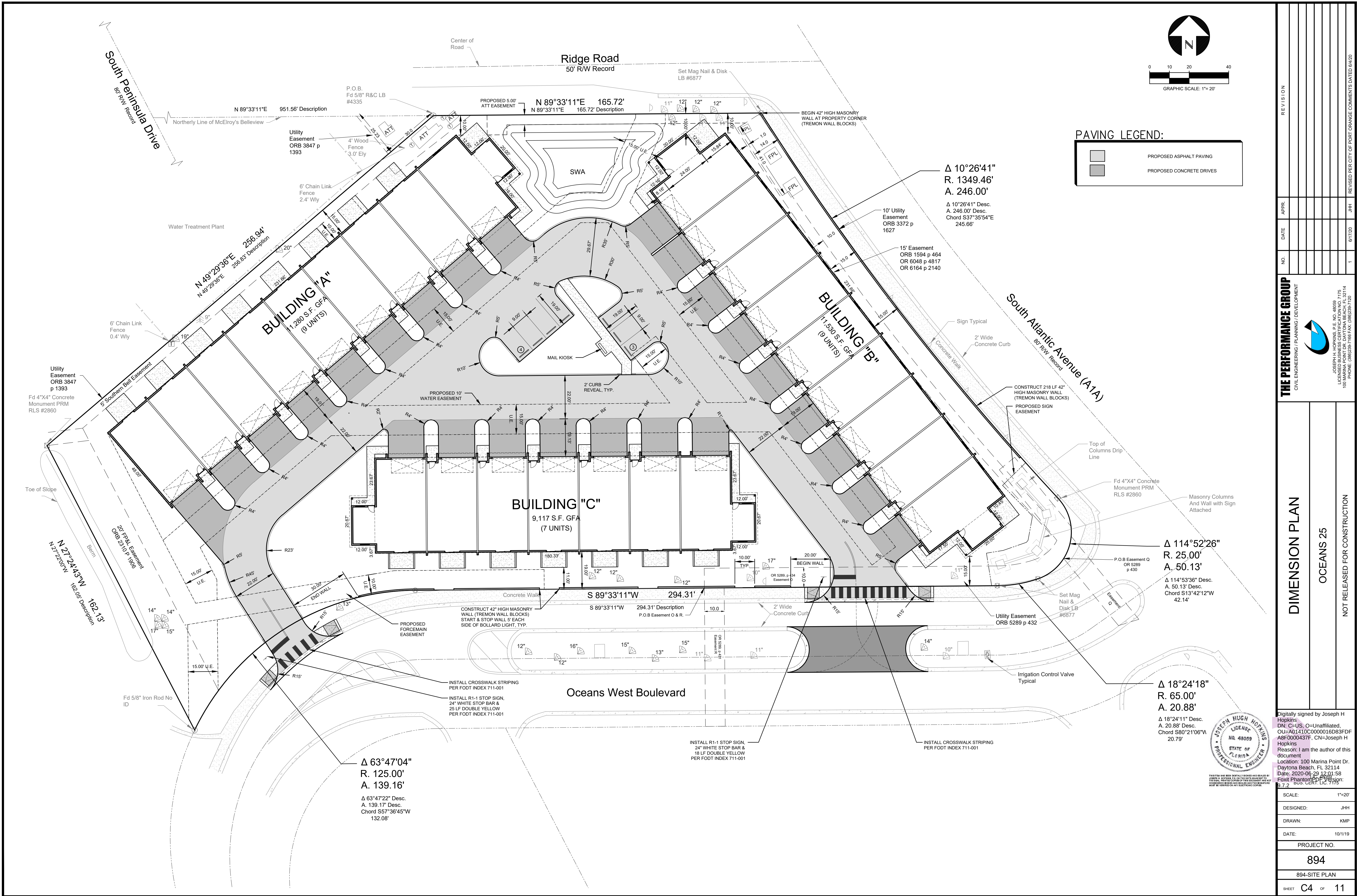
PROJECT NO.

894

894-SITE PLAN

SHEET C2 OF 11





THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

JOSEPH H. HOPKINS, P.E. NO. 48059
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DIMENSION PLAN

OCEANS 25

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DESIGNED: JHH

DRAWN: KMP

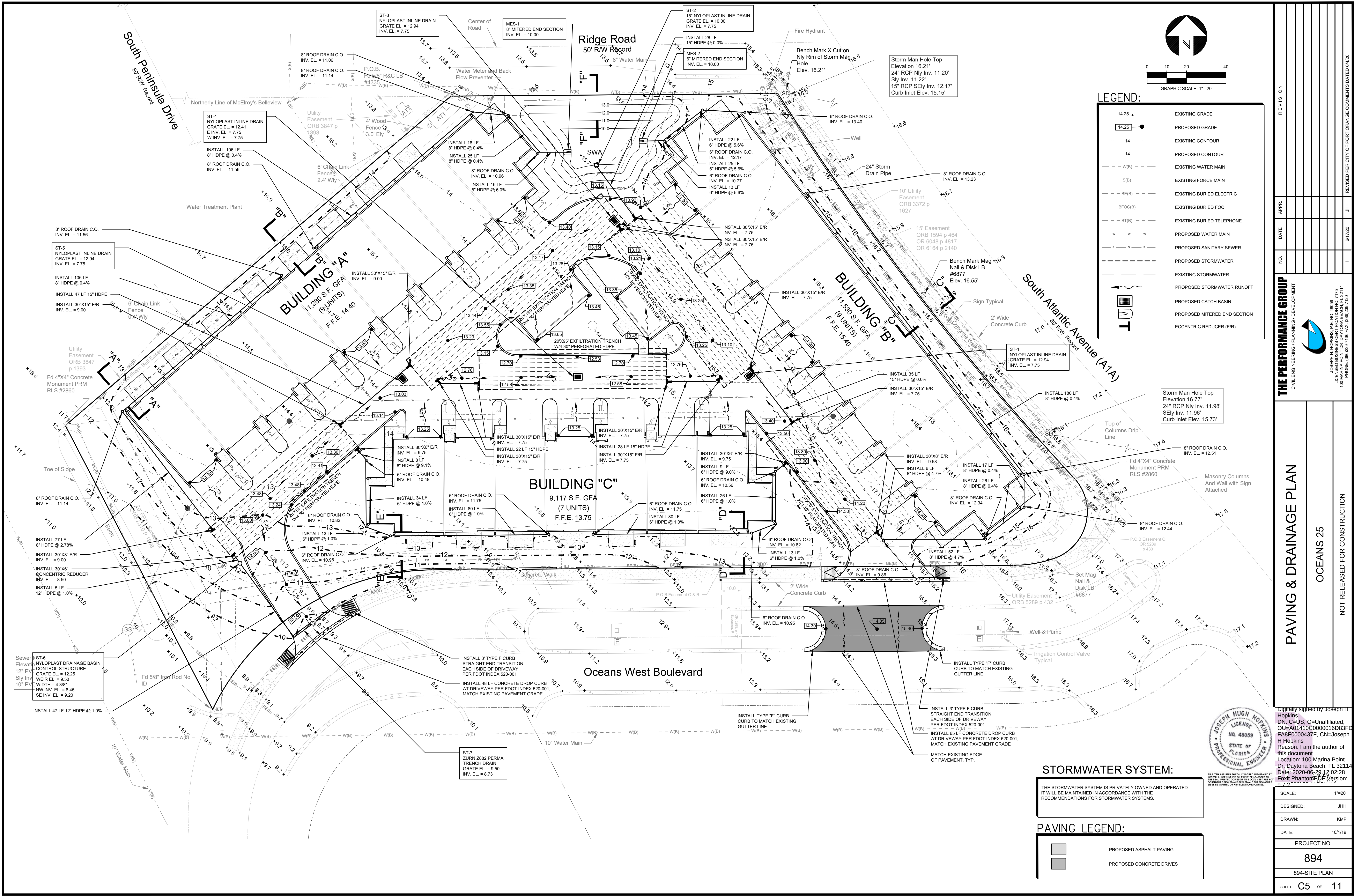
DATE: 10/1/19

PROJECT NO.

894

894-SITE PLAN

SHEET C4 OF 11



LEGEND:

14.25 +	EXISTING GRADE
14.25	PROPOSED GRADE
14	EXISTING CONTOUR
14	PROPOSED CONTOUR
W(B)	EXISTING WATER MAIN
S(B)	EXISTING FORCE MAIN
BE(B)	EXISTING BURIED ELECTRIC
BFOC(B)	EXISTING BURIED FOC
BT(B)	EXISTING BURIED TELEPHONE
W	PROPOSED WATER MAIN
S	PROPOSED SANITARY SEWER
---	PROPOSED STORMWATER
---	EXISTING STORMWATER
---	PROPOSED STORMWATER RUNOFF
---	PROPOSED CATCH BASIN
---	PROPOSED MITERED END SECTION
---	ECCENTRIC REDUCER (E/R)

STORMWATER SYSTEM:

THE STORMWATER SYSTEM IS PRIVATELY OWNED AND OPERATED. IT WILL BE MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS FOR STORMWATER SYSTEMS.

PAVING LEGEND:

[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	PROPOSED CONCRETE DRIVES

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING DEVELOPMENT

JOSEPH H. HOPKINS, P.E. NO. 48059
LICENSED BUSINESS CERTIFICATION NO. 7175
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PAVING & DRAINAGE PLAN

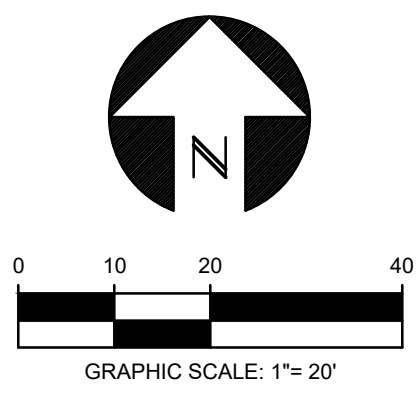
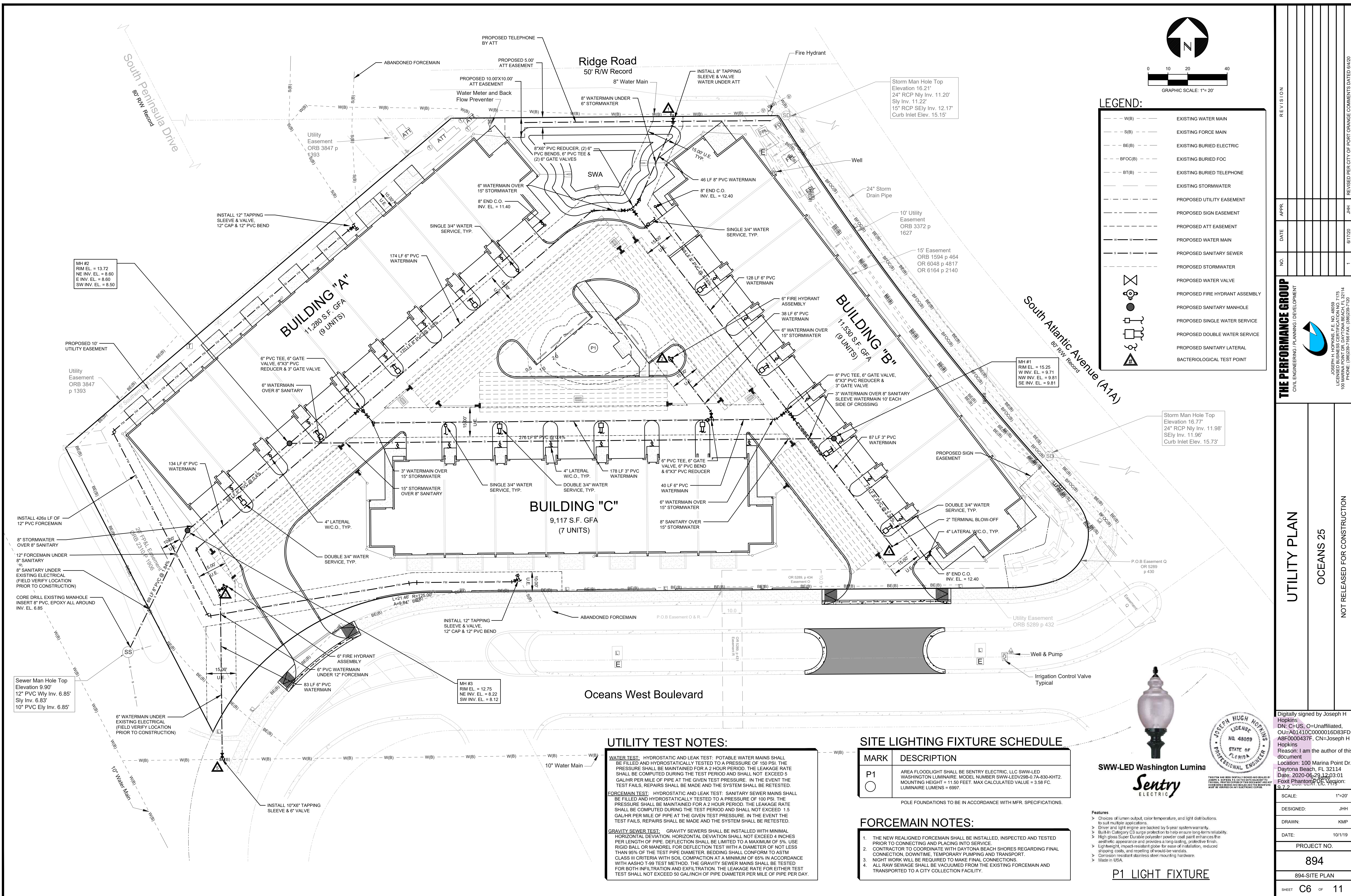
OCEANS 25

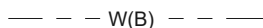
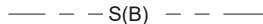
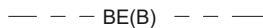
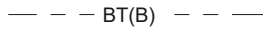
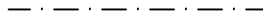
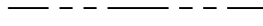
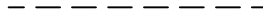
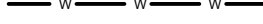
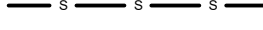
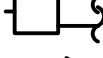
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DATE:	10/1/19
PROJECT NO.	894
894-SITE PLAN	
SHEET	C5 OF 11



LEGEND:	
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING BURIED ELECTRIC
	EXISTING BURIED FOC
	EXISTING BURIED TELEPHONE
	EXISTING STORMWATER
	PROPOSED UTILITY EASEMENT
	PROPOSED SIGN EASEMENT
	PROPOSED ATT EASEMENT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORMWATER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY MANHOLE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED SANITARY LATERAL
	BACTERIOLOGICAL TEST POINT

UTILITY PLAN		OCEANS 25		NOT RELEASED FOR CONSTRUCTION		THE PERFORMANCE GROUP CIVIL ENGINEERING / PLANNING / DEVELOPMENT JOSEPH H. HOPKINS P.E. NO. 48059 LICENSED BUSINESS CERTIFICATION NO. 1715 100 MARINA POINT DRIVE DAYTONA BEACH, FL 32114 PHONE: (386)238-1169 FAX: (386)238-7120				NO.	DATE	APPR.	REVISION
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DATE: 10/1/19													
PROJECT NO.													
894													
894-SITE PLAN													
SHEET		C6		OF		11							

UTILITY TEST NOTES:

WATER TEST. HYDROSTATIC AND LEAK TEST. POTABLE WATER MAINS SHALL BE FILLED AND HYDROSTATICALLY TESTED TO A PRESSURE OF 150 PSI. THE PRESSURE SHALL BE MAINTAINED FOR A 2 HOUR PERIOD. THE LEAKAGE RATE SHALL BE COMPUTED DURING THE TEST PERIOD AND SHALL NOT EXCEED 5 GAL/HR PER MILE OF PIPE AT THE GIVEN TEST PRESSURE. IN THE EVENT THE WATER MAINS REPAIRS SHALL BE MADE AND THE SYSTEM SHALL BE RETESTED.

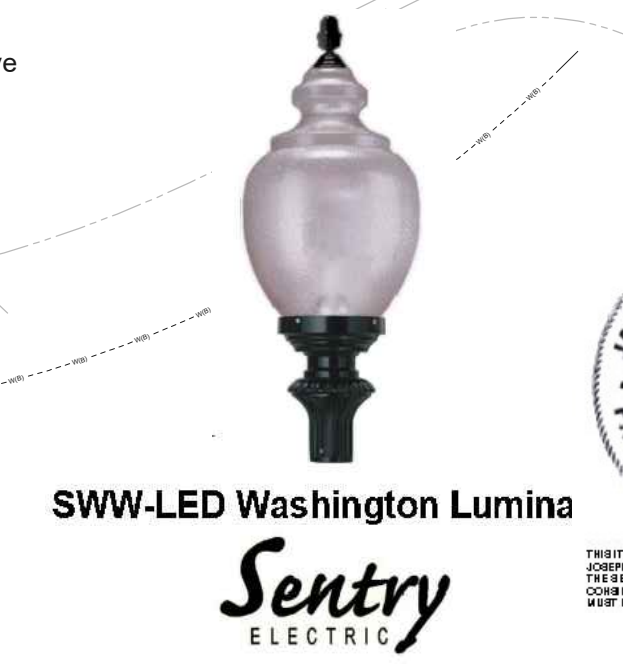
FORCEMAIN TEST. HYDROSTATIC AND LEAK TEST. SANITARY SEWER MAINS SHALL BE FILLED AND HYDROSTATICALLY TESTED TO A PRESSURE OF 100 PSI. THE PRESSURE SHALL BE MAINTAINED FOR A 2 HOUR PERIOD. THE LEAKAGE RATE SHALL BE COMPUTED DURING THE TEST PERIOD AND SHALL NOT EXCEED 1.5 GAL/HR PER MILE OF PIPE AT THE GIVEN TEST PRESSURE. IN THE EVENT THE TEST FAILS, REPAIRS SHALL BE MADE AND THE SYSTEM SHALL BE RETESTED.

GRAVITY SEWER TEST. GRAVITY SEWERS SHALL BE INSTALLED WITH MINIMAL HORIZONTAL DEVIATION. HORIZONTAL DEVIATION SHALL NOT EXCEED 4 INCHES PER LENGTH OF PIPE. DEFLECTION SHALL BE LIMITED TO A MAXIMUM OF .5% USE RIGID BALL OR MANDREL FOR DEFLECTION TEST WITH A DIAMETER OF NOT LESS THAN 1/4" OF THE PIPE. DEFLECTION SHALL BE MEASURED IN ACCORDANCE WITH CLASS III CRITERIA WITH SOIL COMPACTION AT A MINIMUM OF 65% IN ACCORDANCE WITH AASHTO T-99 TEST METHOD. THE GRAVITY SEWER MAINS SHALL BE TESTED FOR BOTH INFILTRATION AND EXFILTRATION. THE LEAKAGE RATE FOR EITHER TEST SHALL NOT EXCEED 50 GAL/INCH OF PIPE DIAMETER PER MILE OF PIPE PER DAY.

SITE LIGHTING FIXTURE SCHEDULE	
MARK	DESCRIPTION
P1 	AREA FLOODLIGHT SHALL BE SENTRY ELECTRIC, LLC SWW-LED WASHINGTON LUMINAIRE, MODEL NUMBER SWW-LED26-0.7A-R30-KH72. MOUNTING HEIGHT = 11.50 FEET. MAX CALCULATED VALUE = 3.58 FC. LUMINAIRE LUMENS = 6997.
POLE FOUNDATIONS TO BE IN ACCORDANCE WITH MFR. SPECIFICATIONS.	

FORCEMAIN NOTES:

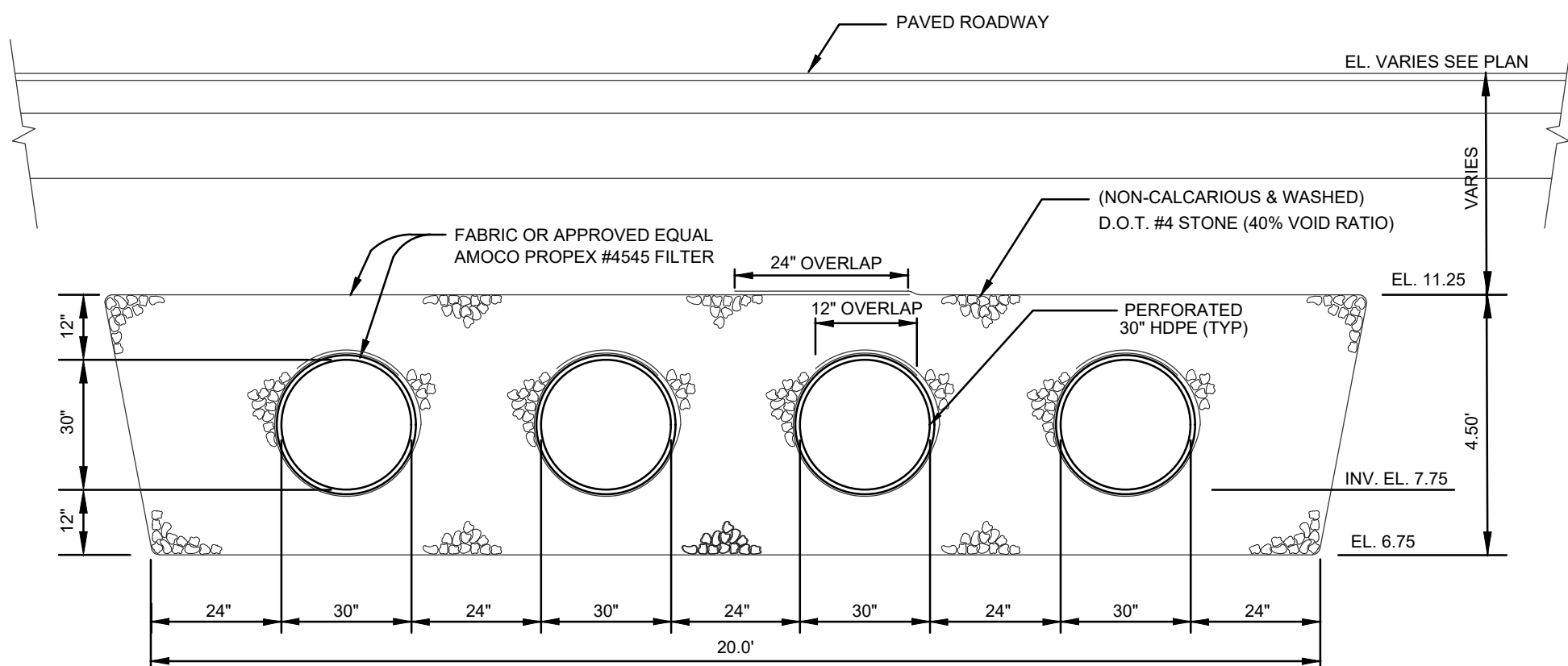
1. THE NEW REALIGNED FORCEMAIN SHALL BE INSTALLED, INSPECTED AND TESTED PRIOR TO CONNECTING AND PLACING INTO SERVICE.
2. CONTRACTOR TO COORDINATE WITH DAYTONA BEACH SHORES REGARDING FINAL CONNECTION, DOWNTIME, TEMPORARY PUMPING AND TRANSPORT.
3. NIGHT WORK WILL BE REQUIRED TO MAKE FINAL CONNECTIONS.
4. ALL RAW SEWAGE SHALL BE VACUUMED FROM THE EXISTING FORCEMAIN AND TRANSPORTED TO A CITY COLLECTION FACILITY.



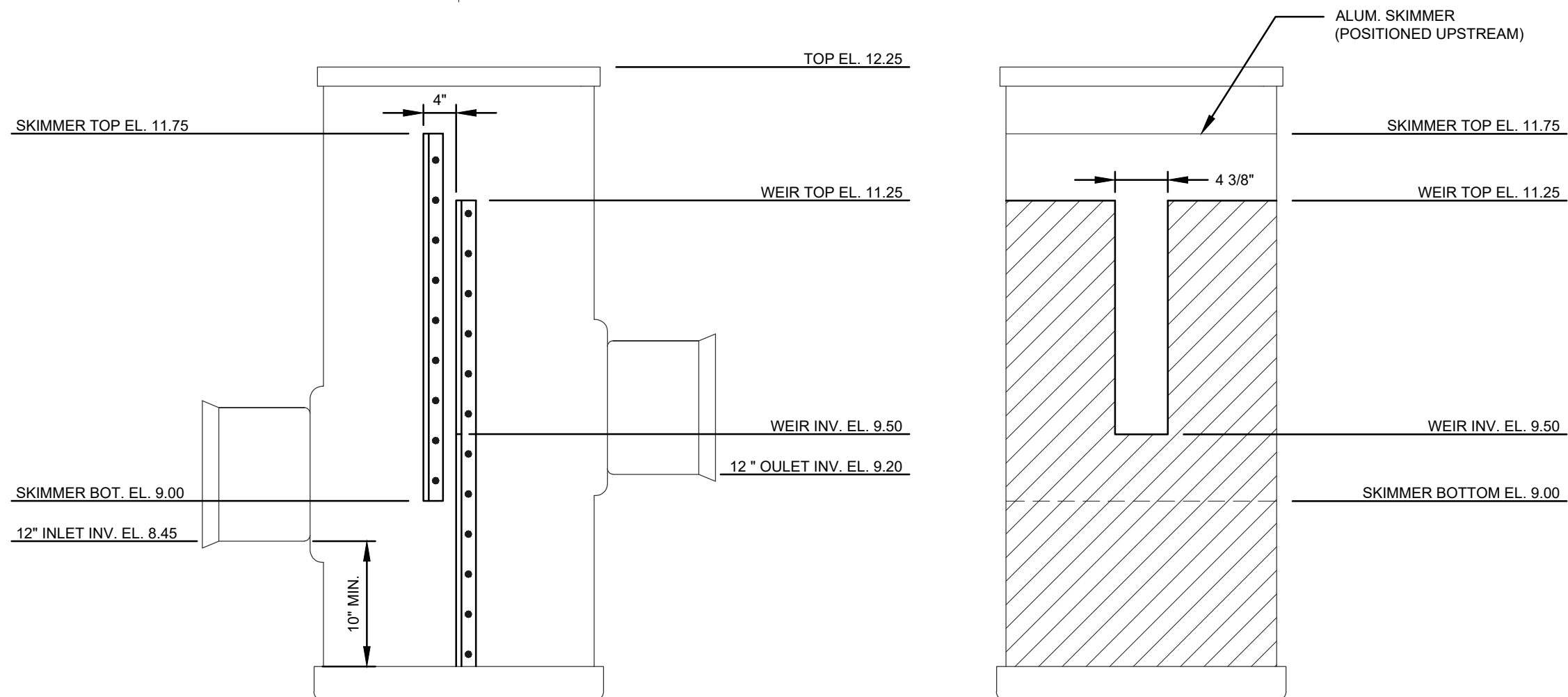
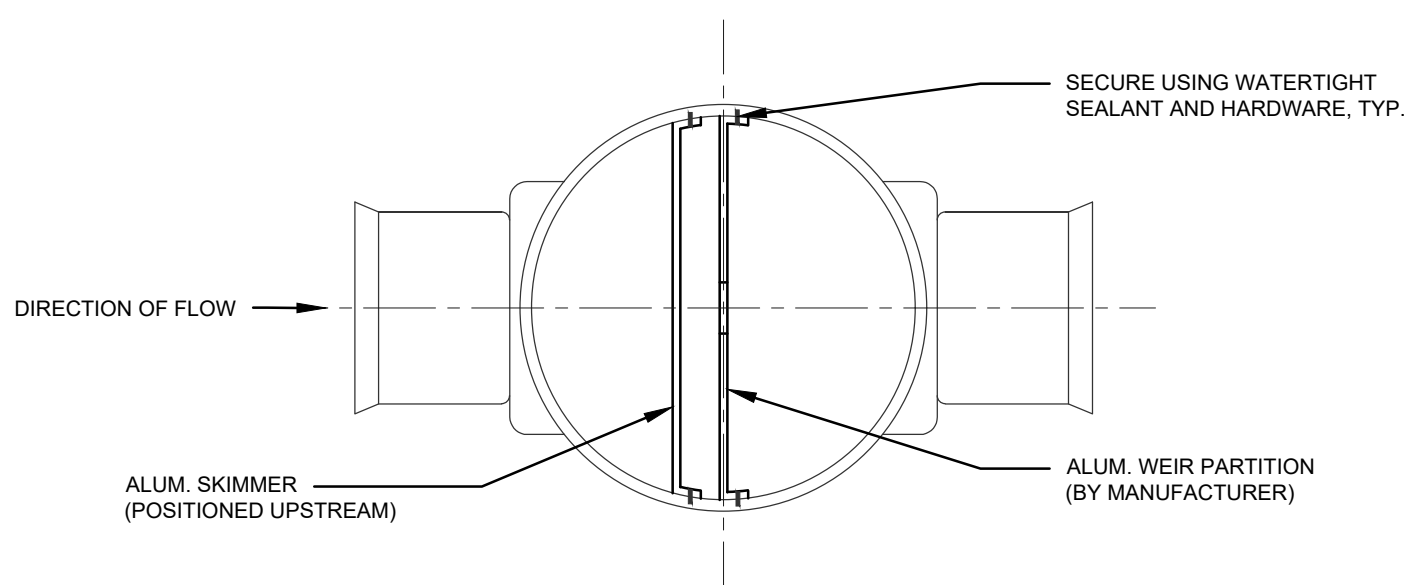
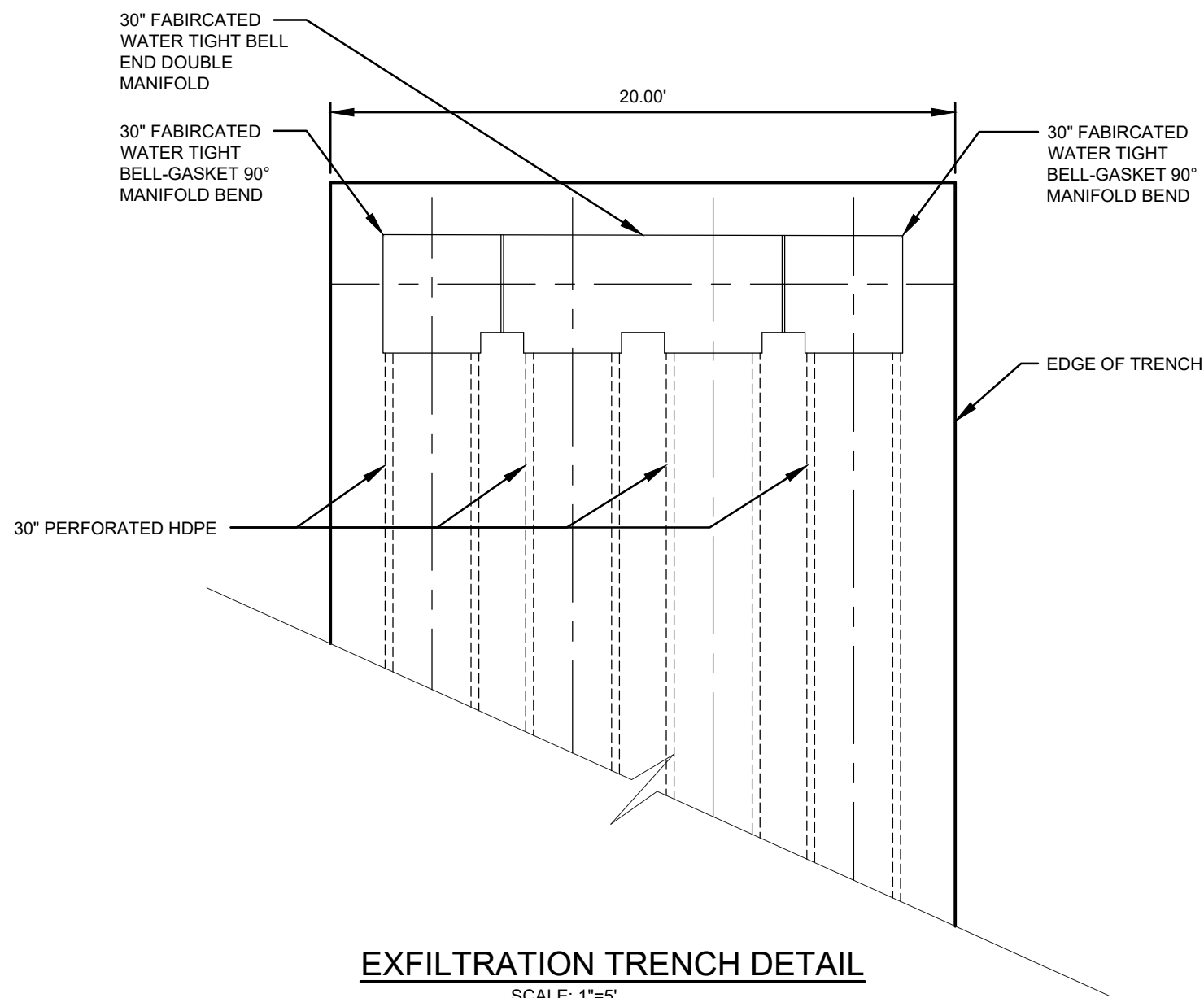
JOSEPH HUGH HOPKINS
LICENSE
NO. 48059
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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OU=A01410C0000016D83FD
A8F0000437F, CN=Joseph H
Hopkins
Reason: I am the author of this
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Daytona Beach, FL 32114
Date: 2020.06.29 12:03:01
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DESIGNED:	JHH
DRAWN:	KMP
DATE:	10/1/19
PROJECT NO.	
894	
894-SITE PLAN	
SHEET	C6 OF 11

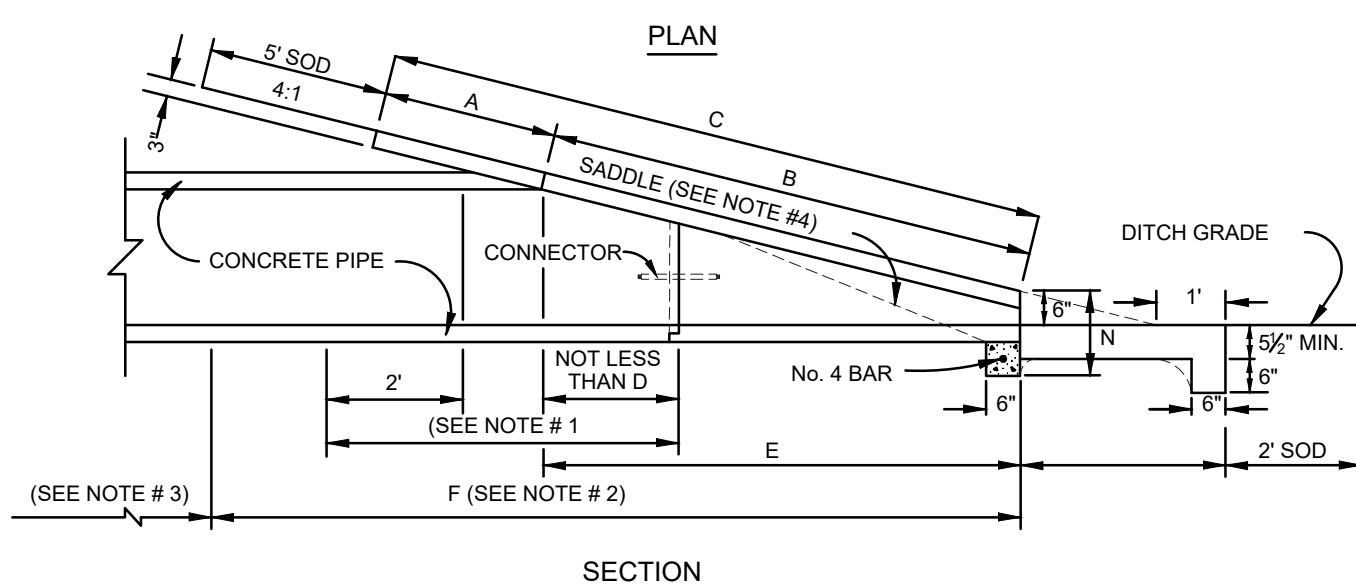
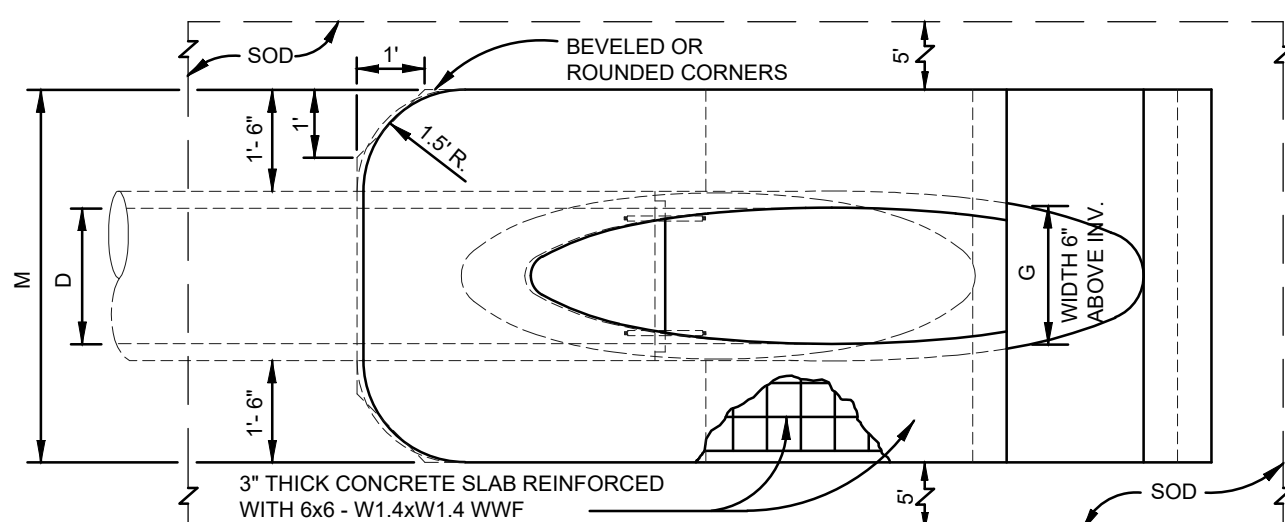


EXFILTRATION TRENCH DETAIL
NOT TO SCALE



NYLOPLAST CONTROL STRUCTURE
SCALE: NONE

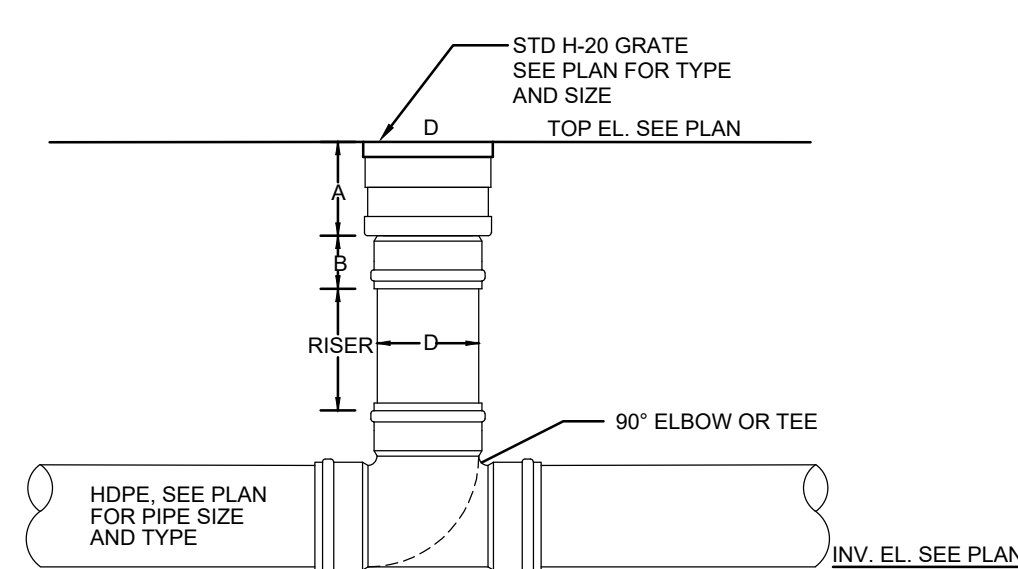
D	A	B	C	E	F	G	M	N
15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	1.19'
18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	1.21'
24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	1.25'
30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	1.29'
36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	1.33'
42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	1.38'



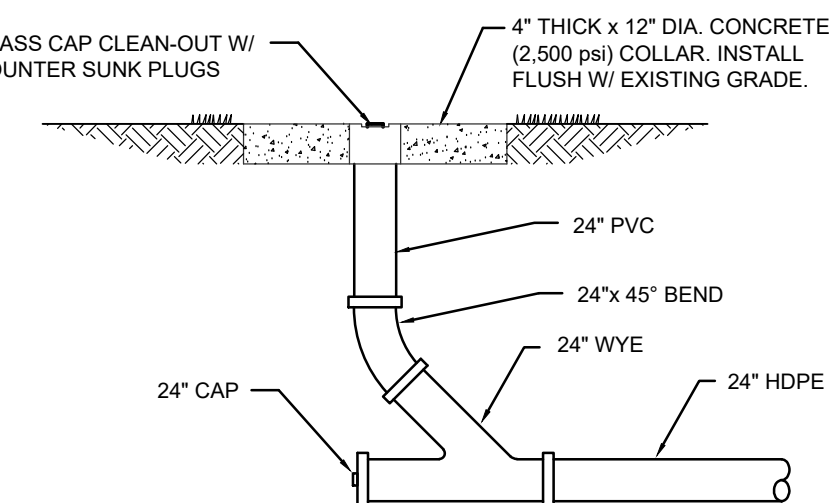
NOTES:

1. NO PIPE JOINT PERMITTED UNLESS APPROVED BY THE ENGINEER.
2. PIPE TO BE INCLUDED UNDER UNIT PRICE FOR MITERED END SECTION.
3. PAID FOR AS CROSS DRAIN PIPE CULVERT.
4. SLOPE 4:1 MITER TO C PIPE FOR PIPES 18\"/>

MITERED END SECTION SIDE DRAIN DETAIL
SCALE: NONE

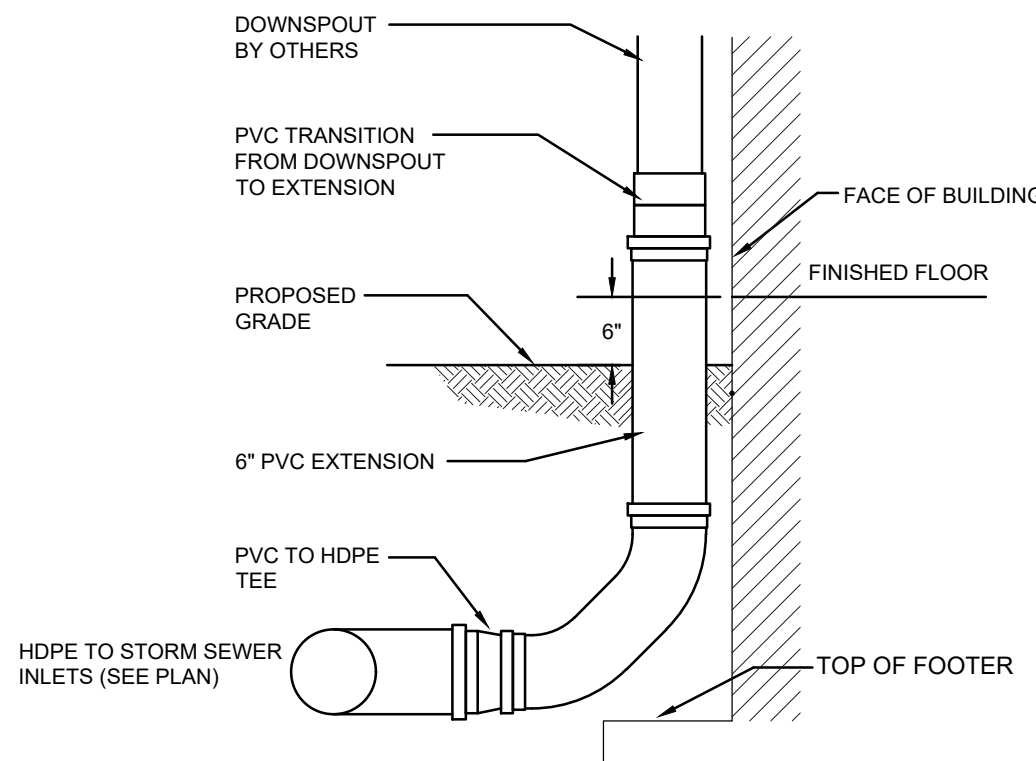


NYLOPLAST INLINE DRAIN
NOT TO SCALE



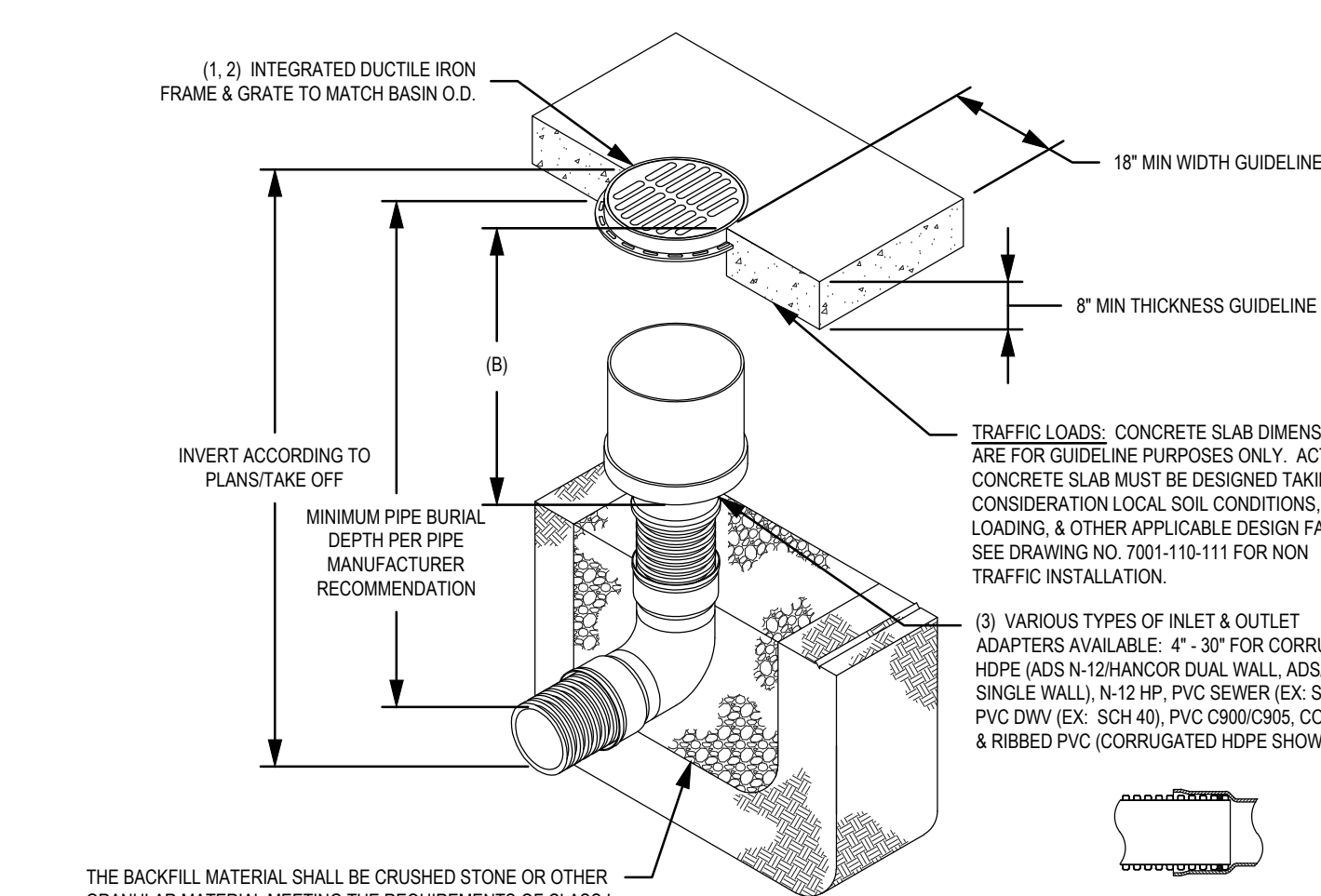
END CLEAN-OUT

NOTE: CLEAN OUT TO BE FLUSH W/ CONCRETE COLLAR.



NOTE: ALL CONNECTIONS TO BE WATER TIGHT

DOWNSPOUT CONNECTION
SCALE: NONE

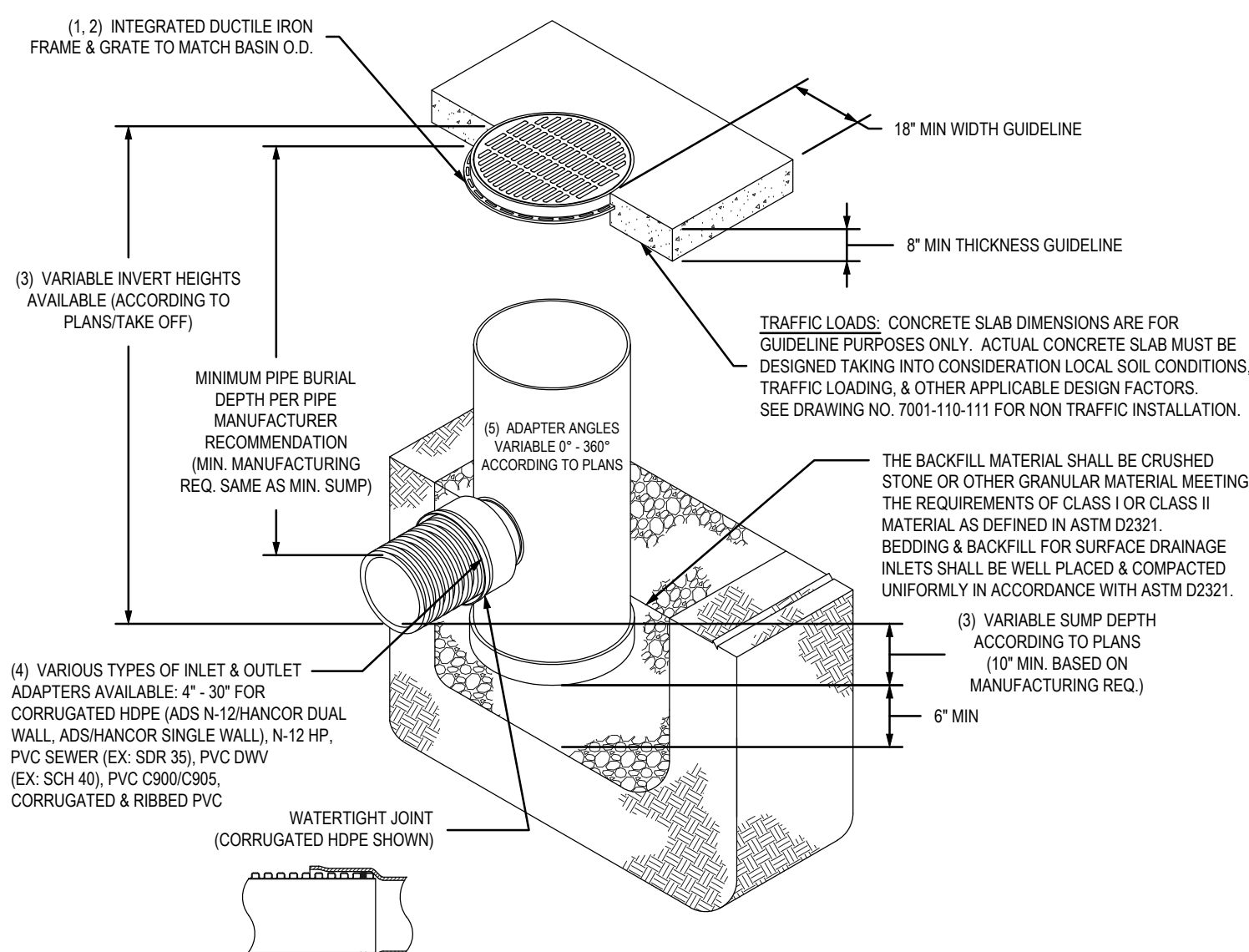


THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

- NOTES:**
- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - 3 - DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
 - 4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
 - 5 - DIMENSIONS ARE IN INCHES
 - 6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3098CGP	7001-110-220
STANDARD	MEETS H-20	3098CDS	7001-110-221
SOLID COVER	MEETS H-20	3098CSC	7001-110-222
DCME	N/A	3098CGD	7001-110-223

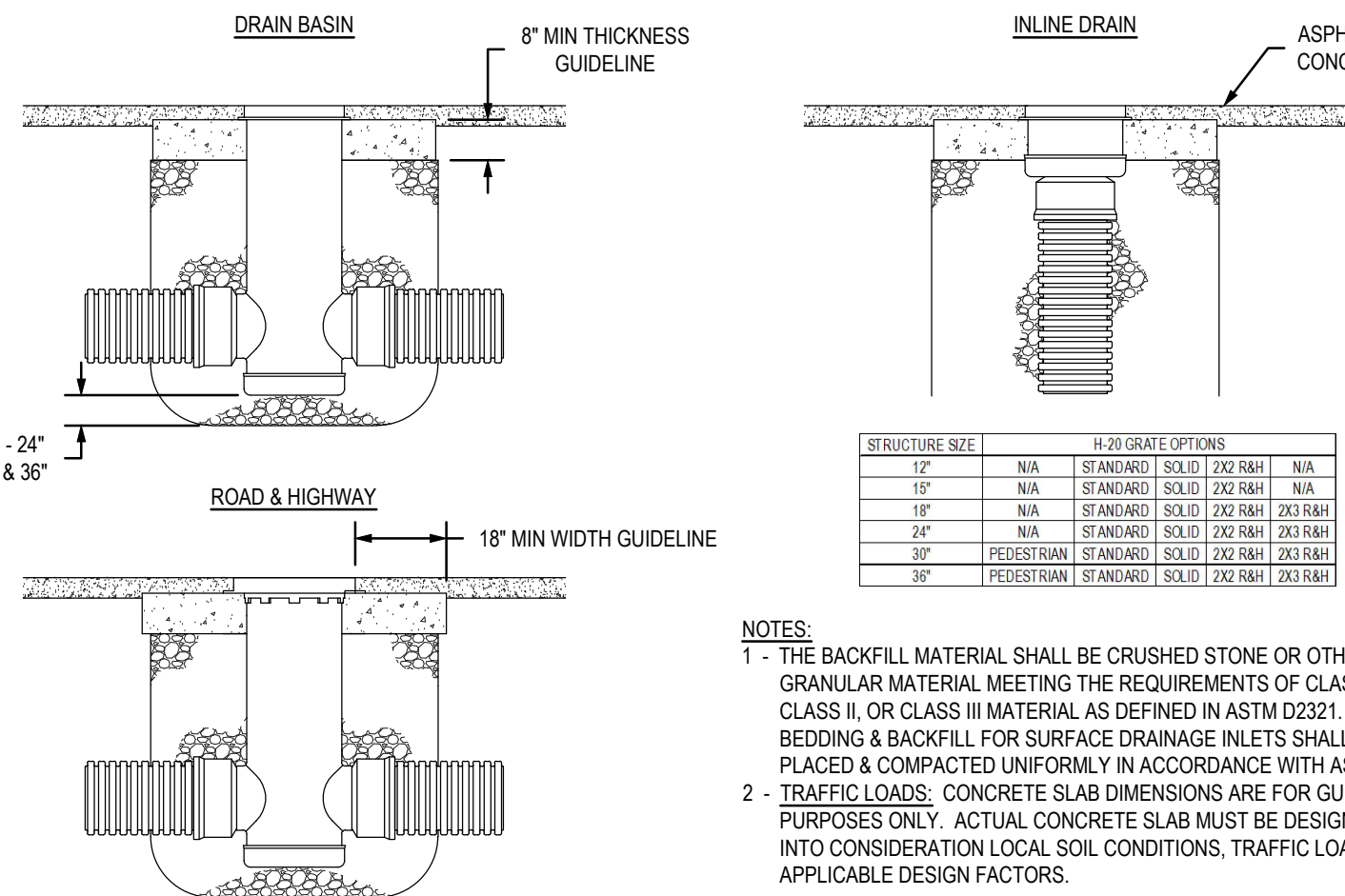
NYLOPLAST INLINE DRAIN
SCALE: NONE



- NOTES:**
- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84\"/>

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3098CGP	7001-110-220
STANDARD	MEETS H-20	3098CDS	7001-110-221
SOLID COVER	MEETS H-20	3098CSC	7001-110-222
DCME	N/A	3098CGD	7001-110-223

NYLOPLAST DRAINAGE BASIN
SCALE: NONE



STRUCTURE SIZE	H-20 GRATE OPTIONS
12"	N/A
18"	N/A
24"	N/A
30"	N/A

- NOTES:**
- 1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
 - 2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

NYLOPLAST ASPHALT INSTALLATION
SCALE: NONE

REVISION		APPR.	DATE	NO.	1	6/17/20	JHH	REVISED PER CITY OF PORT ORANGE COMMENTS DATED 6/4/20
THE PERFORMANCE GROUP CIVIL ENGINEERING / PLANNING / DEVELOPMENT JOSEPH H. HOPKINS, P.E. NO. 48059 LICENSED BUSINESS CERTIFICATION NO. 7175 100 MARINA POINT DR., SUITE 3114 DAYTONA BEACH, FL 32114 PHONE: (386) 257-1041 FAX: (386) 257-1261								
DRAINAGE DETAILS				OCEANS 25				
NOT RELEASED FOR CONSTRUCTION								

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Date: 2020-06-09 14:29:31
Foxit Reader

SCALE: AS NOTED

DESIGNED: JHH

DRAWN: KMP

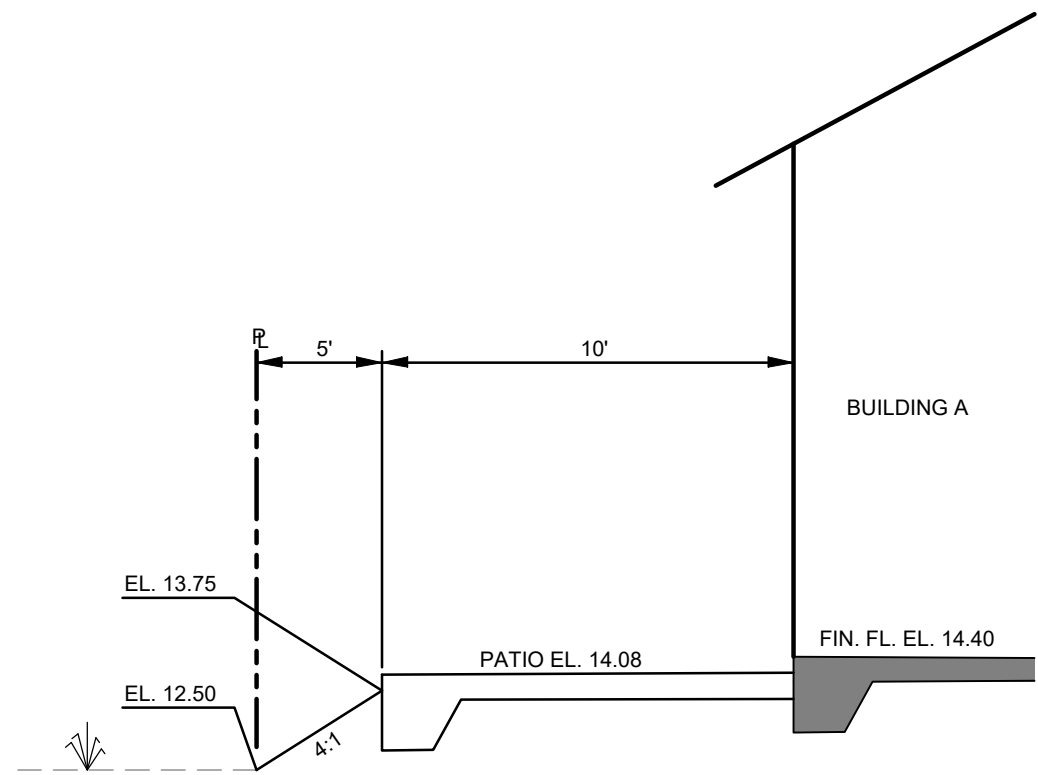
DATE: 10/11/19

PROJECT NO.

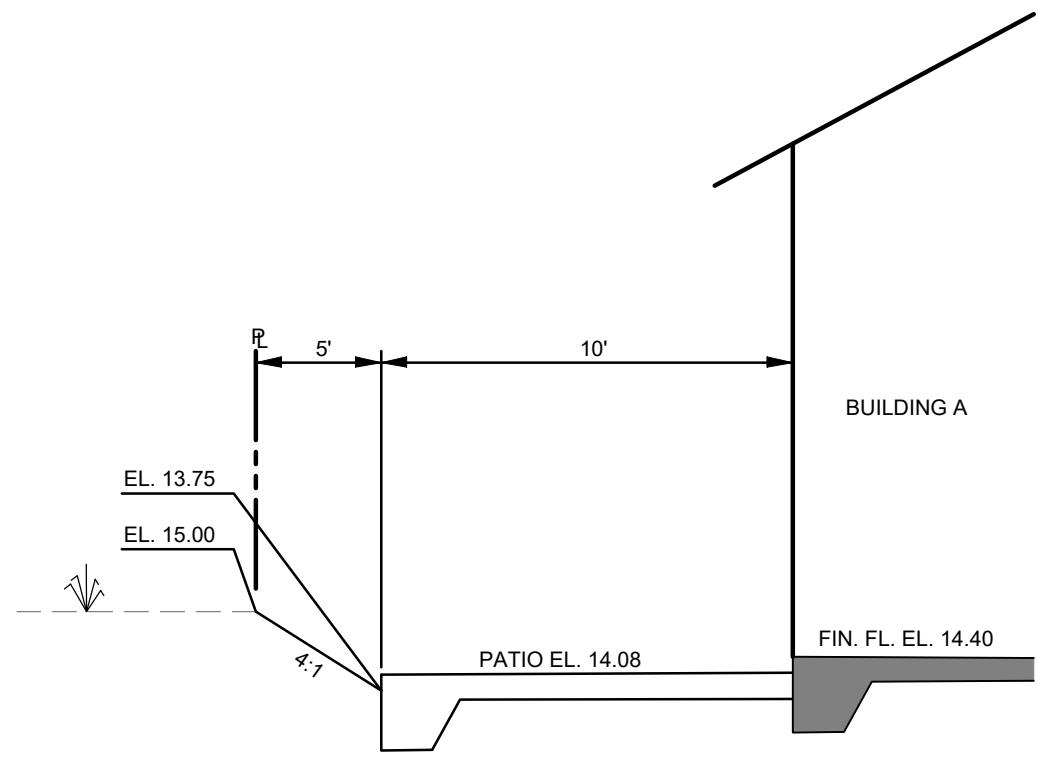
894

894-SITE PLAN

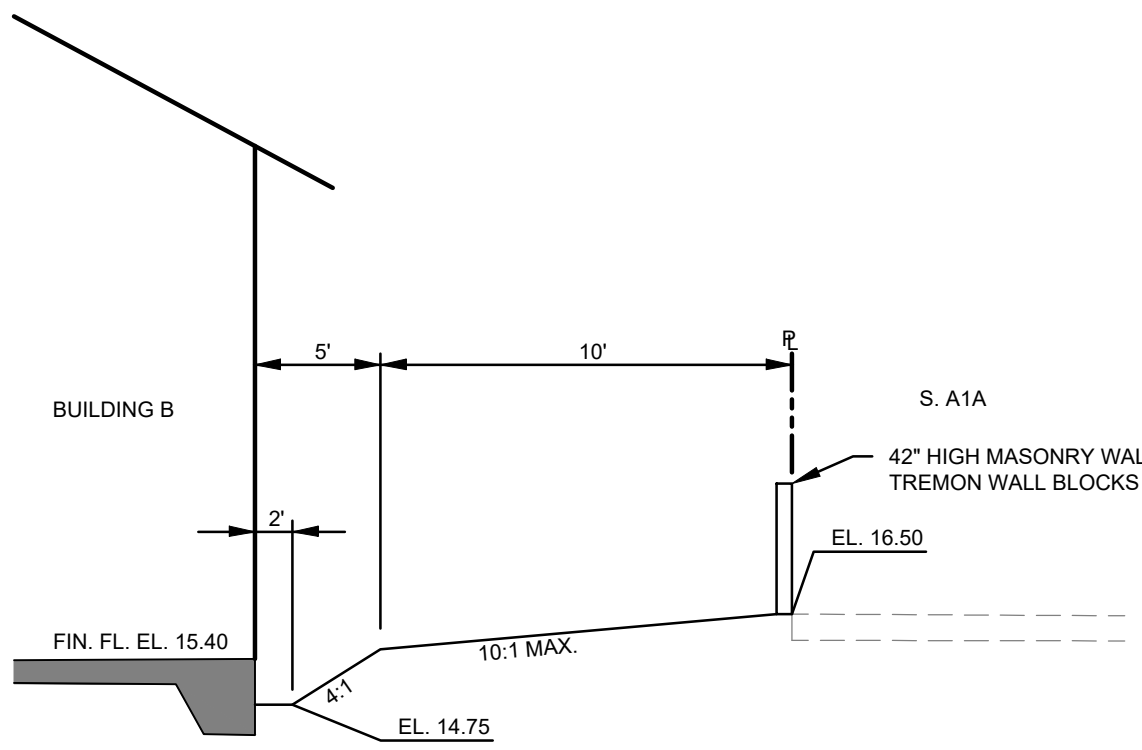
SHEET C7 OF 11



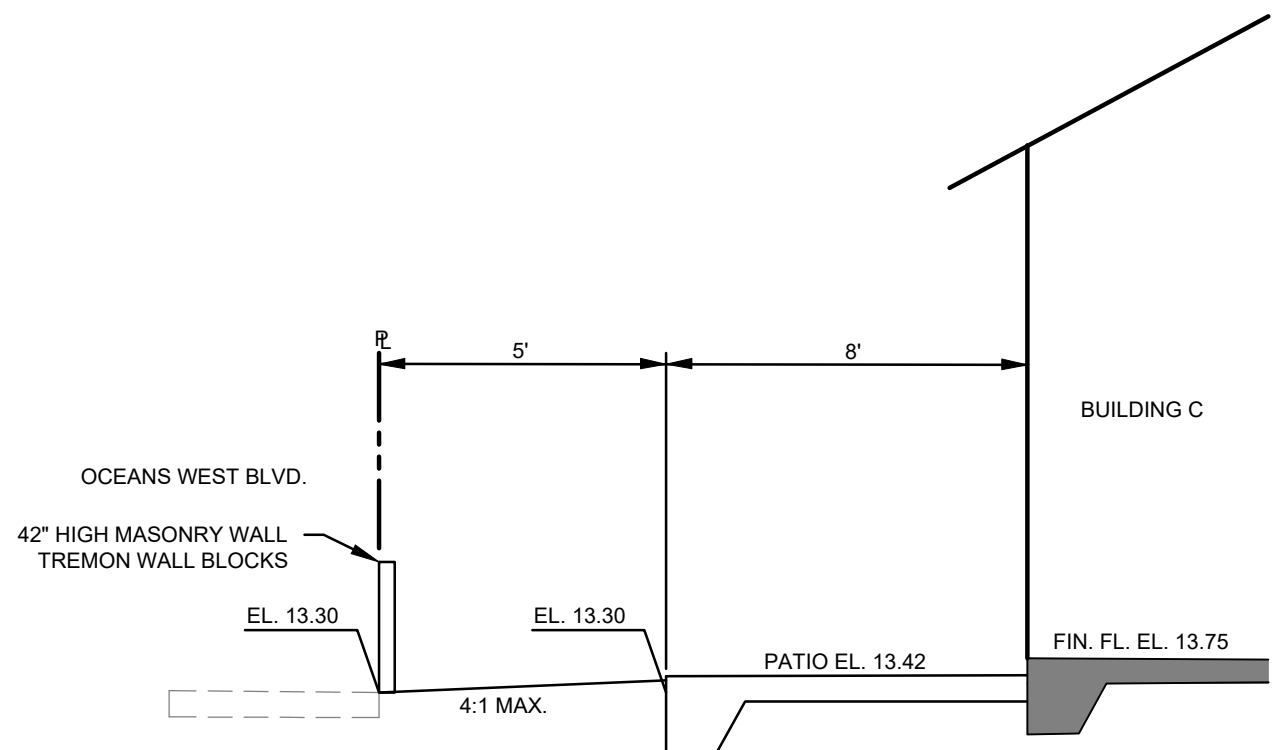
SECTION A-A
NOT TO SCALE



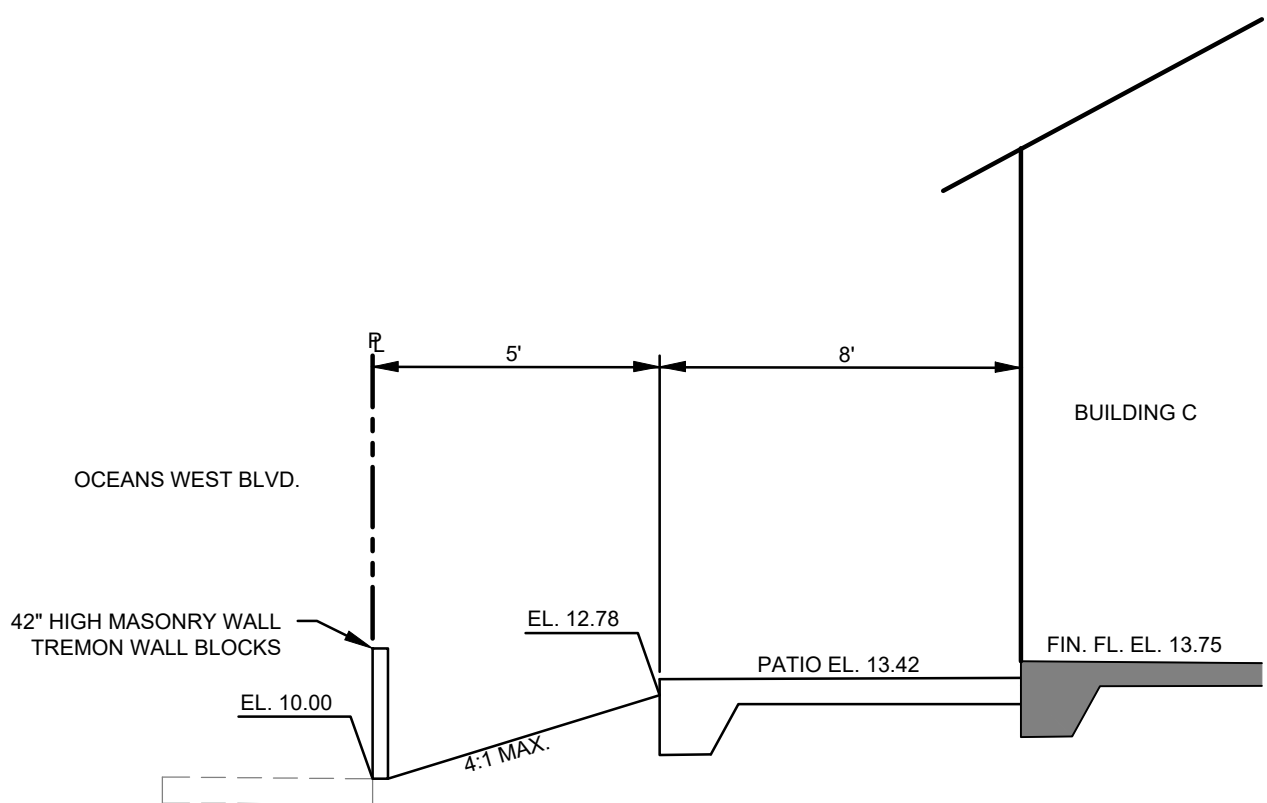
SECTION B-B
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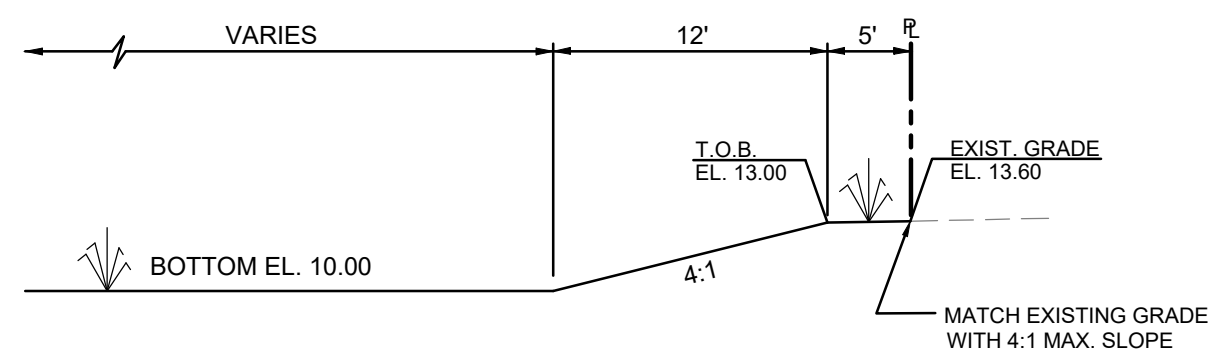
SECTION C-C
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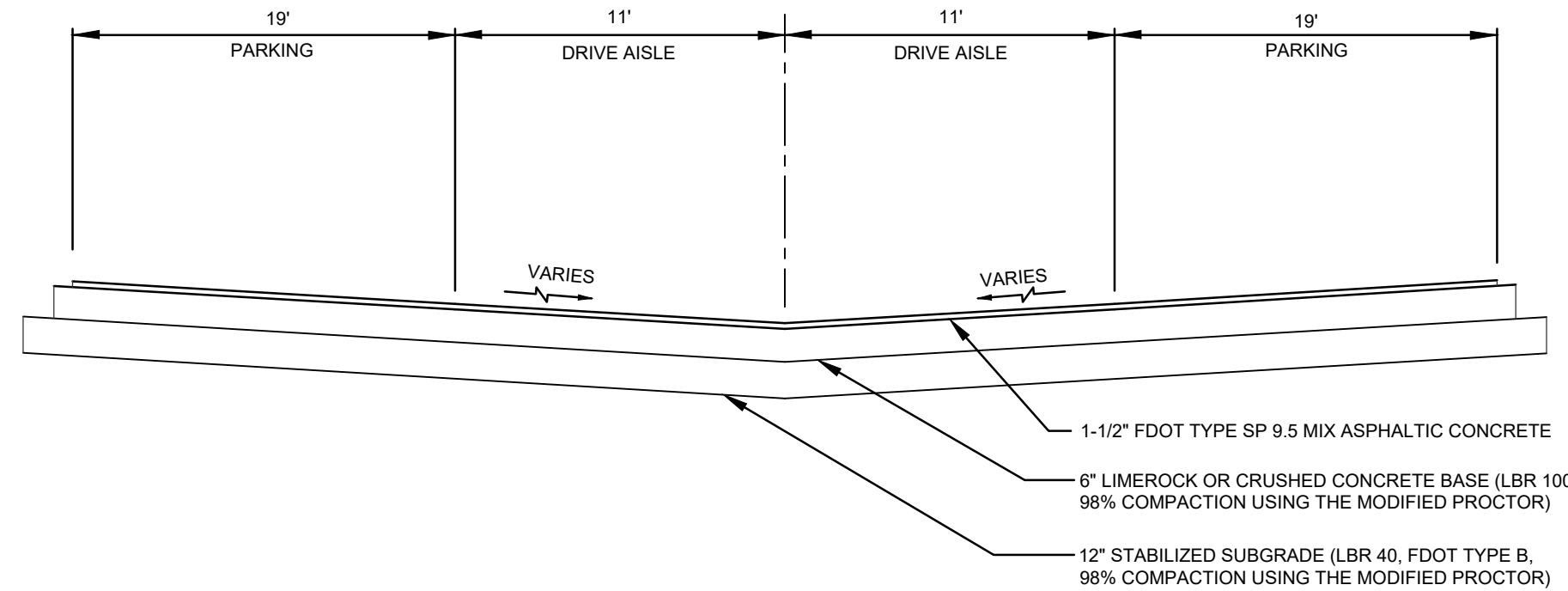
SECTION D-D
NOT TO SCALE



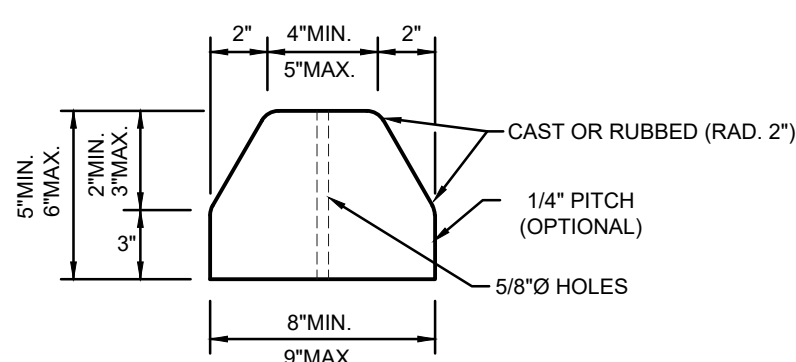
SECTION E-E
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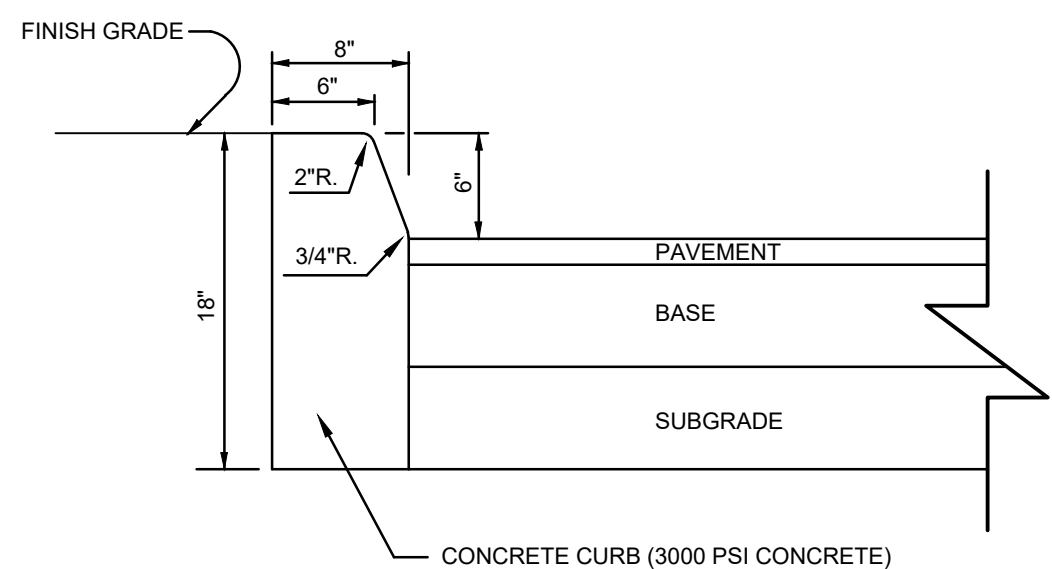
SECTION F-F
NOT TO SCALE



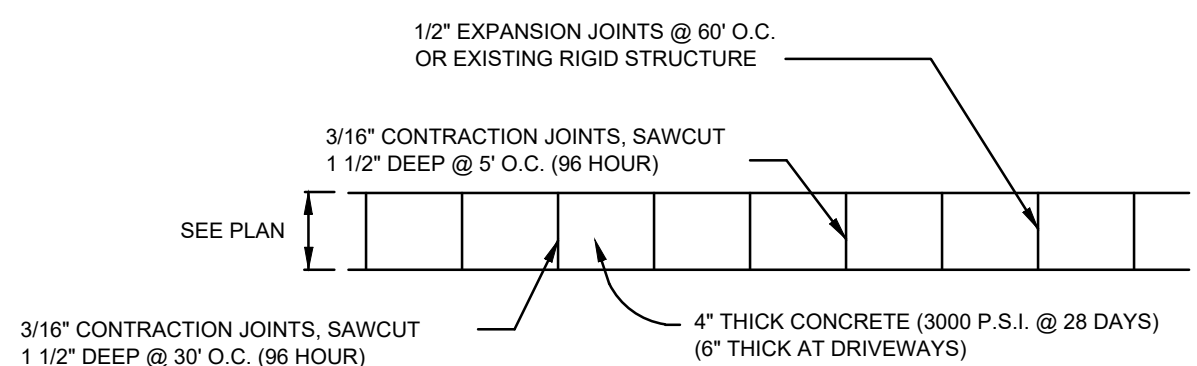
TYPICAL PAVEMENT SECTION
NOT TO SCALE



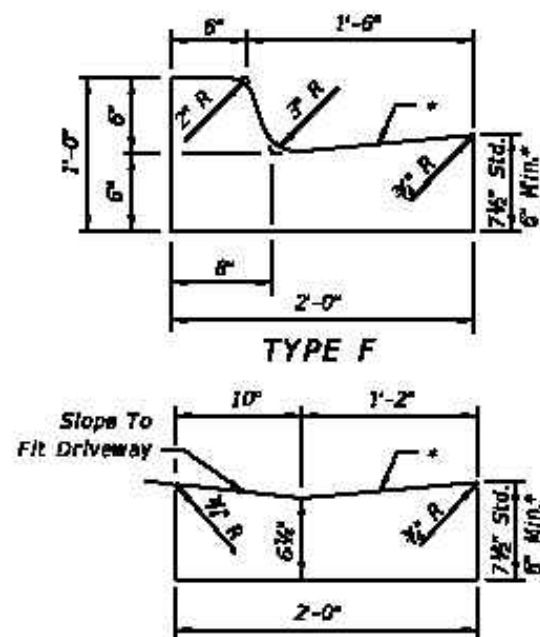
CONCRETE WHEEL STOP DETAIL



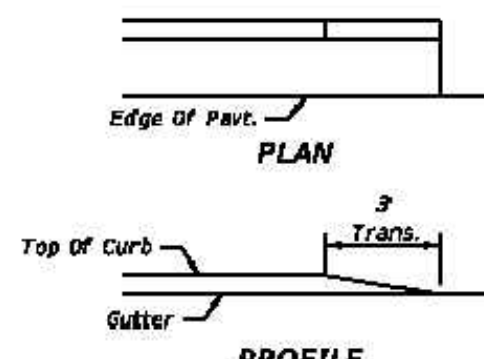
FDOT TYPE "D" CURB DETAIL
NOT TO SCALE



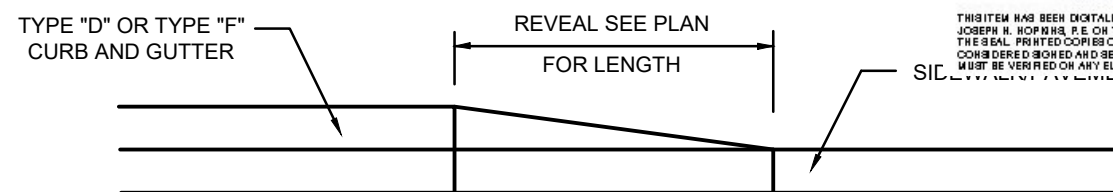
CONCRETE SIDEWALK DETAIL (FDOT INDEX #522-001)
NOT TO SCALE



Drop CURB
CONCRETE CURB
FY 2019-20
STANDARD PLANS



CURB AND GUTTER TYPES E & F
CURB AND GUTTER
INDEX
520-001



CURB REVEAL DETAIL
NOT TO SCALE

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
LICENSED BUSINESS CERTIFICATION NO. 7175
100% COMPLIANCE WITH ALL APPLICABLE
PROVISIONS OF THE FLORIDA STATUTES

SECTIONS AND DETAILS

OCEANS 25

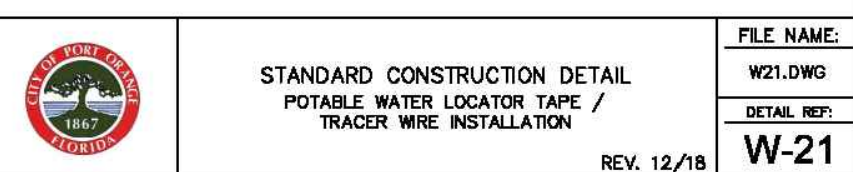
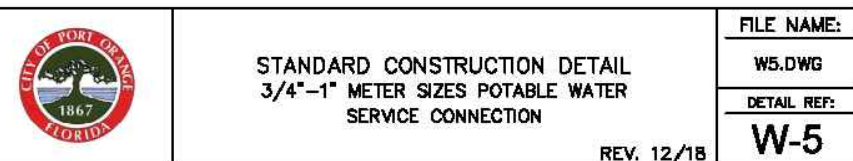
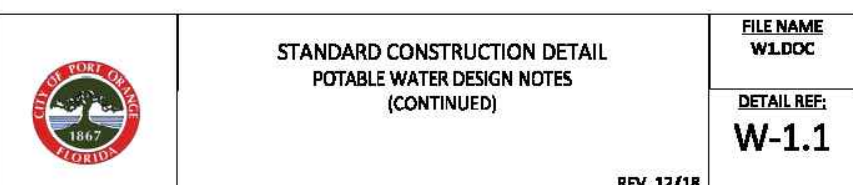
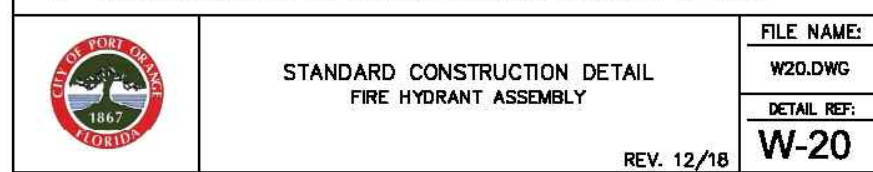
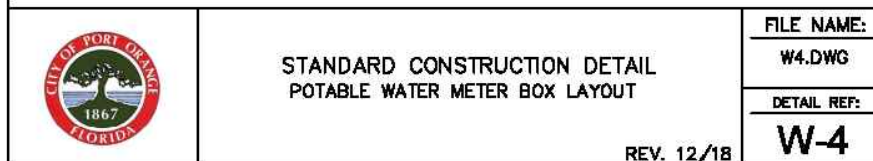
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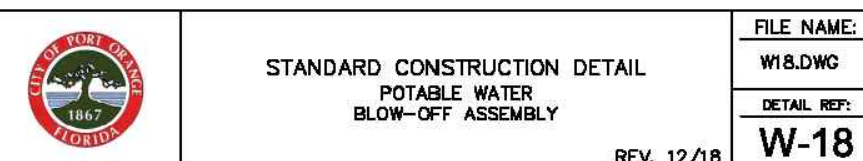
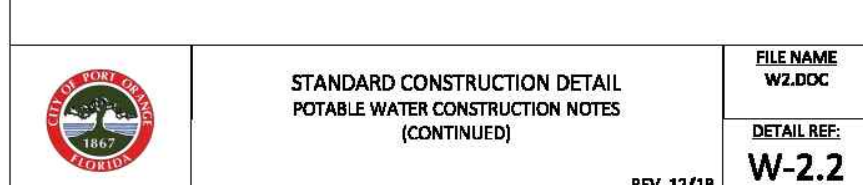
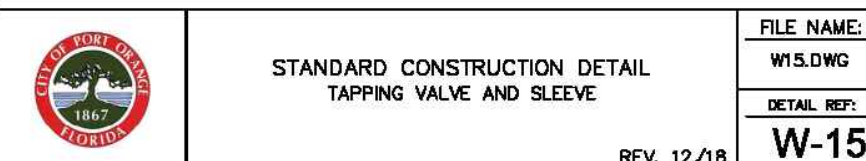
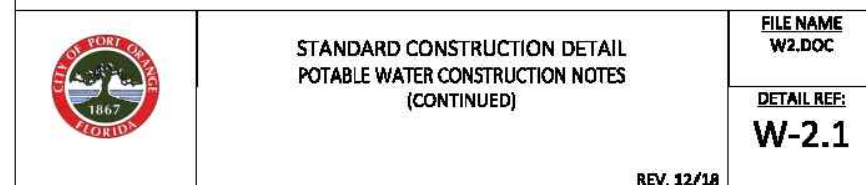
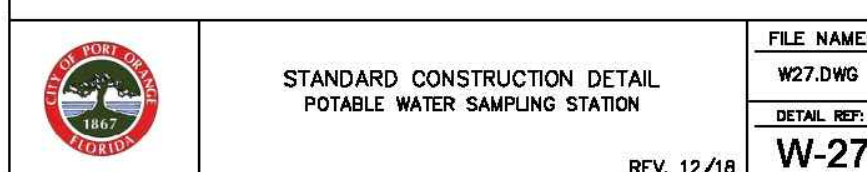
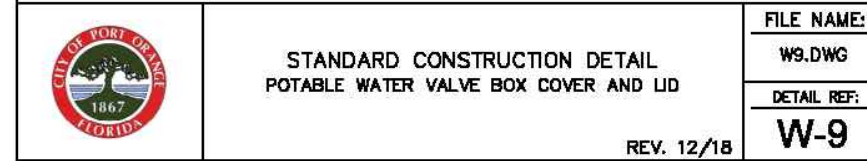
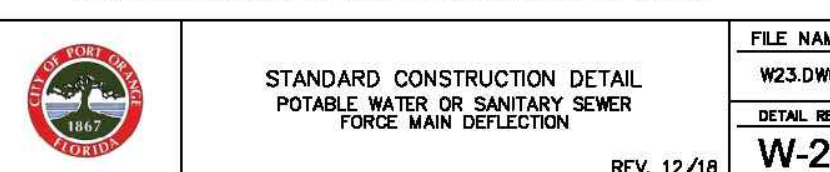
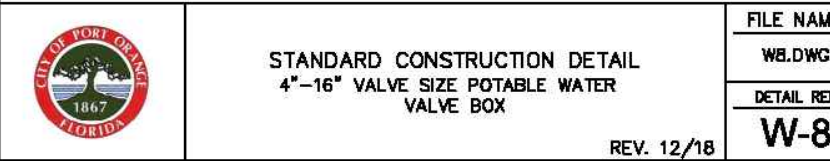


SCALE:	AS NOTED
DESIGNED:	JHH
DRAWN:	KMP
DATE:	10/1/19
PROJECT NO.	894
894-SITE PLAN	
SHEET	C8 OF 11

	STANDARD CONSTRUCTION DETAIL POTABLE WATER DESIGN NOTES	FILE NAME W-LDOC
		DETAIL REF: W-1
REV. 12/18		



	STANDARD CONSTRUCTION DETAIL POTABLE WATER DESIGN NOTES (CONTINUED)	FILE NAME WLD00
		DETAIL REF W-1.2



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1. COVER - 125 LBS.

2. RING - 80 LBS.

3. MATERIAL: ASTM-A48 GRAY IRON CLASS 30B

4. R. COVER AND RING 117 SHALL BE BY US FOUNDRY & MFG. CORP., OR EQUAL

5. GREASE INTERCEPTOR COVERS TO BE MARKED WITH "GREASE" INSTEAD OF "SANITARY SEWER"

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER MANHOLE SINGLE COVER

TOP OF BASE

1" RING OF CONCRETE TO BE PLACED AROUND MANHOLE FRAME PRIOR TO PAVING OF ROADWAY FROM TOP OF COAT TO BASE FINISH GRADE.

ADJUST TO FINISH GRADE W/ SEWER BRICK AND MORTAR (1" MAX.); HOPE ADJUSTING RING OR PRE-FORMED CONCRETE RINGS MAY BE SUBSTITUTED FOR BRICK.

12" CONCRETE RING

PAVEMENT

BASE

12"

WALL REINFORCEMENT FOR ASTM C-478

4,000 PSI #3 BAR CONCRETE, TYPE II CEMENT

PAINT: EPOXY AND COAL TAR OR APPROVED EQUAL, INTERIOR AND EXTERIOR - 1/8 MIL (6 COATS) EACH

MANHOLE

48" MINIMUM INSIDE DIAMETER

BRICK AND MORTAR INVERT

12" MINIMUM RING THICKNESS

12" MINIMUM RING THICKNESS

RUBBER BOOT CONNECTION WITH HYDRAULIC CEMENT COVER

8" MINIMUM BASE THICKNESS

12" MINIMUM NET AGGREGATE SHALL BE USED UNDER NET CONDITIONS FOR BEDDING

8" MINIMUM BASE THICKNESS

12" MINIMUM NET AGGREGATE SHALL BE USED UNDER NET CONDITIONS FOR BEDDING

TYPICAL BASE REINFORCEMENT

SHALL BE NO. 4 BARS @ 12" O.C. FOR DEPTHS UNDER 6', NO. 4 BARS @ 8" O.C. FOR GREATER DEPTHS

NOTES:

- ON TRANSITIONS BETWEEN LARGER AND SMALLER DANGER SEWER COLLECTIONS, THE TOP OF THE INSIDE OF THE TWO SEWER PIPES SHALL BE MATCHED.
- NON-PENETRATING POK-HOLES IN ALL CONCRETE SECTIONS.
- USE FABRICATED STIMULATED RESIN REPAIRS BETWEEN SECTIONS OF MANHOLES.
- MAXIMUM DEPTH NOT TO EXCEED 1" MEASURED FROM MANHOLE TOP TO INSIDE BOTTOM.
- 6" PLY ELEVATION DRAIN AGGREGATE

FILE NAME:
SD.BWG
DETAIL:
S-6

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER STANDARD MANHOLE

REV. 12/18

Diagram illustrating the standard construction detail for a sanitary sewer shallow manhole (depth 60" or less).

Key components and dimensions shown:

- Top of Base
- 18" Ring of Concrete to be laid on top of the frame prior to paving or roadway to fill opening cut out in base.
- 18" Concrete Ring
- 18" Ring of Concrete to be laid on top of the frame prior to paving or roadway to fill opening cut out in base.
- Adjust to finished grade w/ 1" or more and 18" (12" max) hole. Adjustments rings or pre-formed concrete shall be substituted for brick.
- 60" Min. Diameter
- 8" Min. Wall Thickness
- Brick and Mortar Invert
- Rubber Boot Connection with Hydraulic Cement Cover
- 8" Min. Wall Thickness
- 12" Min. Backfill
- 8" Minimum Base Thickness
- 12" Minimum Backfill
- 18" Ring of Concrete to be laid on top of the frame prior to paving or roadway to fill opening cut out in base.

Notes:

1. INSTALL EX-18" WALL PLASTIC OR EQUAL AT ALL JOINTS, 8" MINIMUM WIDTH.
2. NON-PENETRATING PICK-HOLES IN ALL CONCRETE SECTIONS.
3. USE FAVORABLE BUTT JUNCTIONS BETWEEN SECTIONS OF MANHOLE.
4. 0.1" P/E ELEVATION DROP ACROSS MANHOLE.

STANDARD CONSTRUCTION DETAIL
SANITARY SEWER SHALLOW MANHOLE
(DEPTH 60" OR LESS)

REV. 12/18

FILE NAME:	SD7.DWG
DETAIL REF:	S-7

RUBBER BOOT CONNECTION

INSIDE WALL

HYDRAULIC CEMENT OVER COUPLING AND WITHIN CORED OPENING

RUBBER BOOT MANHOLE COUPLING WITH STAINLESS STEEL STRAP

PRECAST JOINT CONNECTION

INSIDE WALL

OUTSIDE WALL

PRE-PRIMED JOINT SURFACE

PRE-PRIMED JOINT SURFACES

FERBERITE-ETHYNATIC SEAL

INSTALL EZ-WRAP PLASTIC OR EQUAL AT ALL JOINTS (OF MINIMUM WIDTH)

NOTE:

1. NEW SANITARY FEMER MANHOLE CONNECTIONS SHALL UTILIZE IN-FIELD INSTALLATION OF RUBBER BOOT AND STRAP AND COVER WITH HYDRAULIC CEMENT.
2. EXISTING SANITARY SERIES MANHOLE CONNECTIONS SHALL UTILIZE A CASTING METHOD AND IN-FIELD INSTALLATION OF RUBBER BOOT AND STRAP AND COVER WITH HYDRAULIC CEMENT.

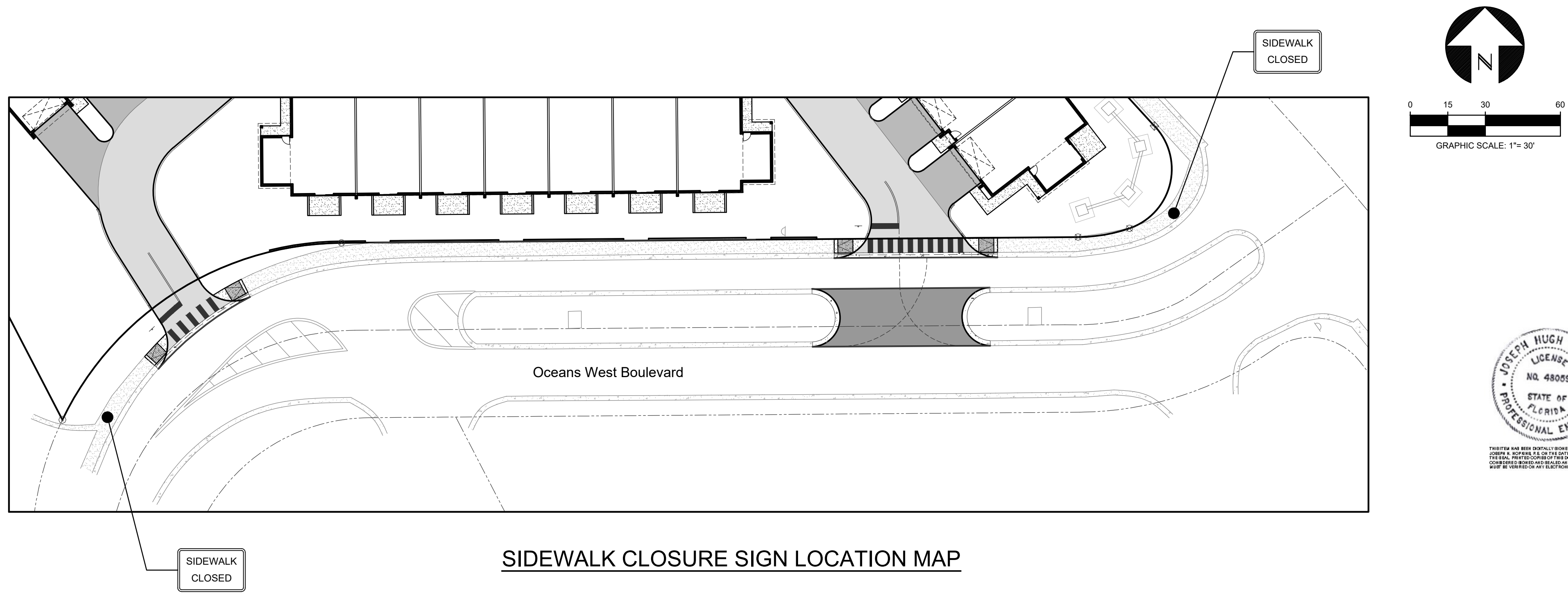
FILE NAME:
S10.DWG
DETAIL REF:
S-10

STANDARD CONSTRUCTION DETAIL
RUBBER BOOT AND PRECAST JOINT CONNECTION

REV. 12/18

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Date: 2020.06.29 18:55:24
Foxit Reader PDF version: 9.7

1. FDOT MAINTENANCE PERMITS MAINTENANCE SHALL BE NOTIFIED 48 HRS PRIOR TO ANY WORK WITHIN THEIR ROW AND/OR LANE CLOSURES. CONTACT JOHN HATHFIELD @ (386) 943-5277.
2. EROSION CONTROL SHALL BE INSTALLED IF REQUIRED PRIOR TO ANY WORK PER INDEX 102 AND REMOVED AFTER CONSTRUCTION AND PRIOR TO FINAL INSPECTION.
3. MAINTENANCE OF VEHICULAR TRAFFIC FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH THE GENERAL PROVISIONS OF INDEX 611.
4. MAINTENANCE OF VEHICULAR TRAFFIC FOR ACCESS CONNECTION SHALL BE IN ACCORDANCE WITH INDEX 611.
5. DRIVEWAY TURNOUTS, SIDEWALK CONSTRUCTION AND CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDEX 515, 310 AND 304 RESPECTIVELY.
6. MAINTENANCE OF PEDESTRIAN TRAFFIC FOR ALL WORK WITHIN THE ROW SHALL BE MAINTAINED AND IN ACCORDANCE WITH INDEX 660.



MAINTENANCE OF TRAFFIC

OCEANS 25

NOT RELEASED FOR CONSTRUCTION

SCALE:	AS NOTED
DESIGNED:	JHH
DRAWN:	KMP
DATE:	10/1/19
PROJECT NO.	
894	
894-SITE PLAN	
SHEET	C11 OF 11



Oceans 25 Townhomes

Building A from south



Oceans 25 Townhomes
Building B from east



Oceans 25 Townhomes
Building B from west

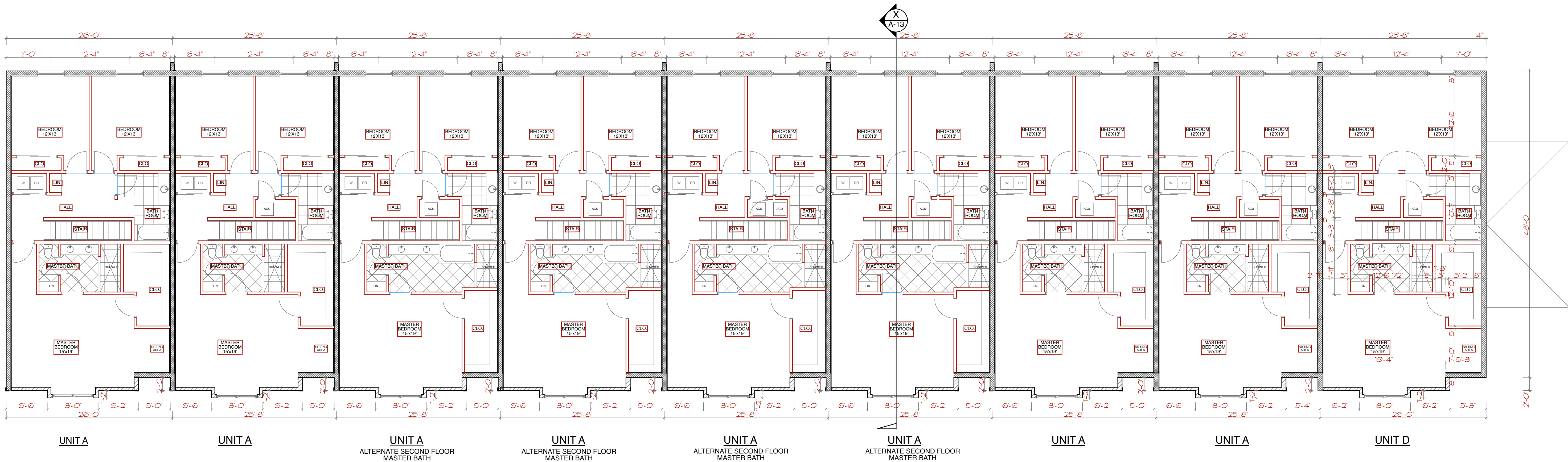


Oceans 25 Townhomes
Building C from north

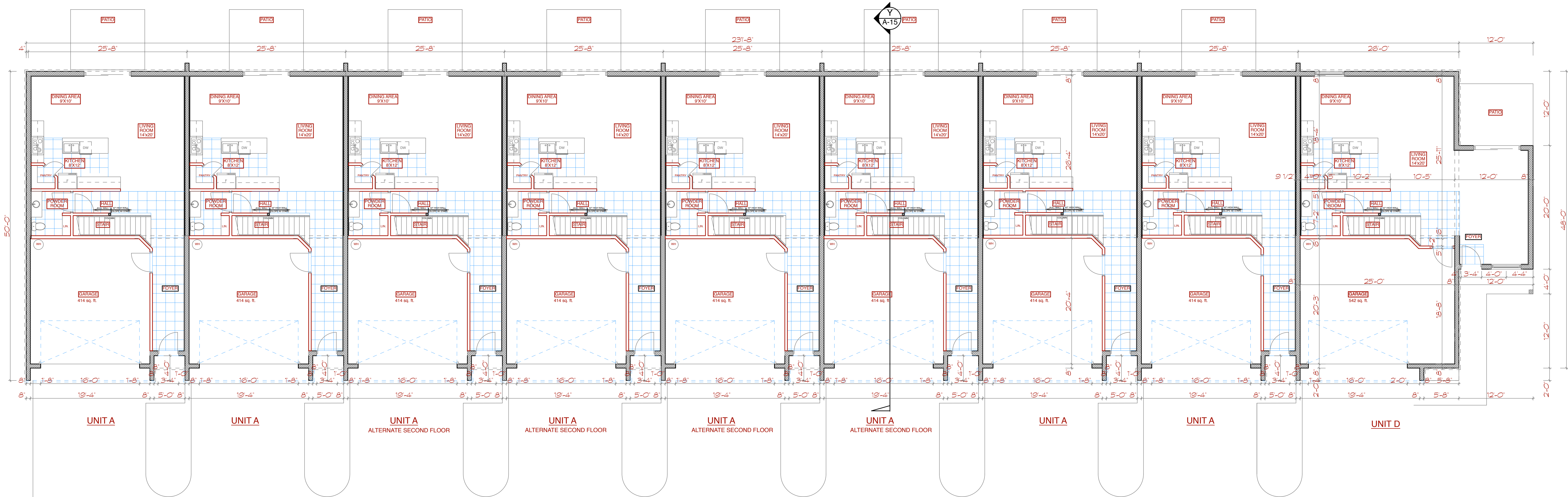


Oceans 25 Townhomes

Building C from south

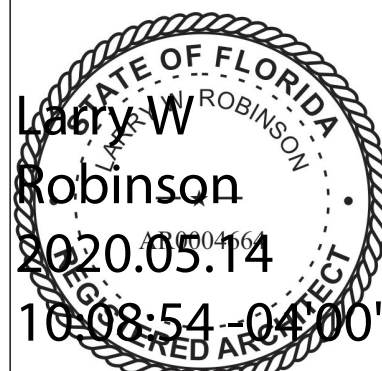


BUILDING A SECOND FLOOR PLAN 1/8" = 1'-0"



BUILDING A FIRST FLOOR PLAN 1/8" = 1'-0"
11,408 sq. ft. GROUND FLOOR AREA

REVISIONS	
DATE	DESCRIPTION



NOT VALID UNLESS SIGNED AND DATED



LARRY W. ROBINSON, P.A.
architect
414 north halifax avenue
daytona beach, florida 321
telephone: 386 - 252 - 0411
e mail: lwrarchitect@bellsouth.net

Proposed floor plans for
OCEANS 25 TOWNHOMES
Daytona Beach Shores, Florida

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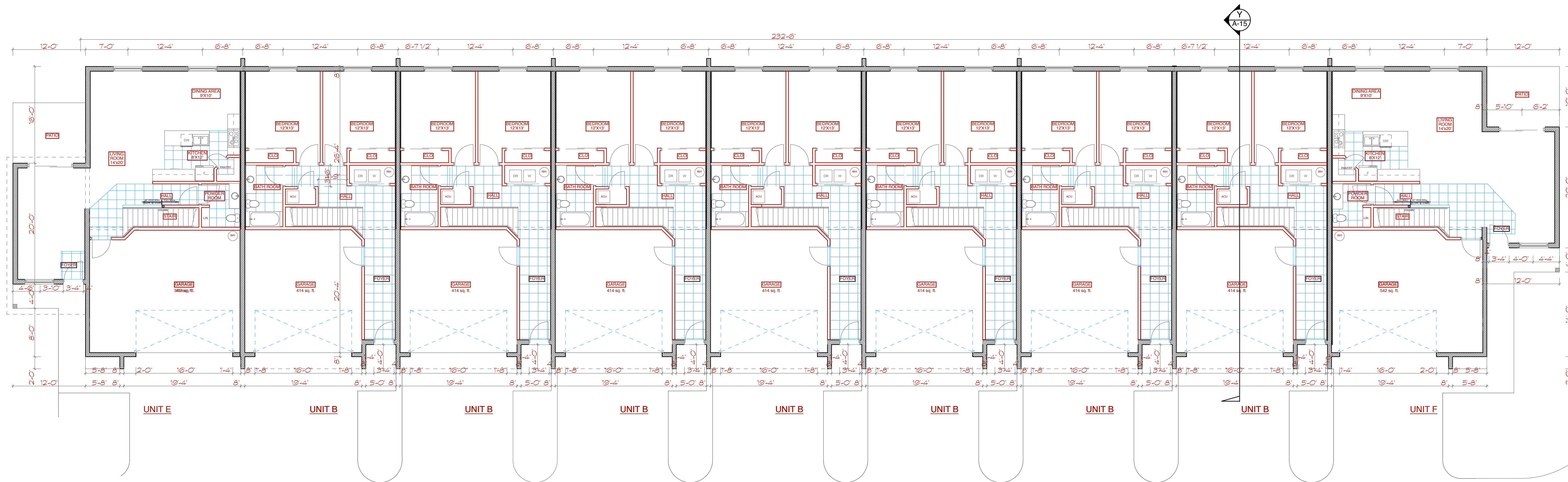
BUILDING A FLOOR PLANS

A-1

OF 25



BUILDING B SECOND FLOOR PLAN 1/8" = 1'-0"



BUILDING B FIRST FLOOR PLAN 1/8" = 1'-0"
11,689 sq. ft. GROUND FLOOR AREA

REVISIONS	
DATE	DESCRIPTION

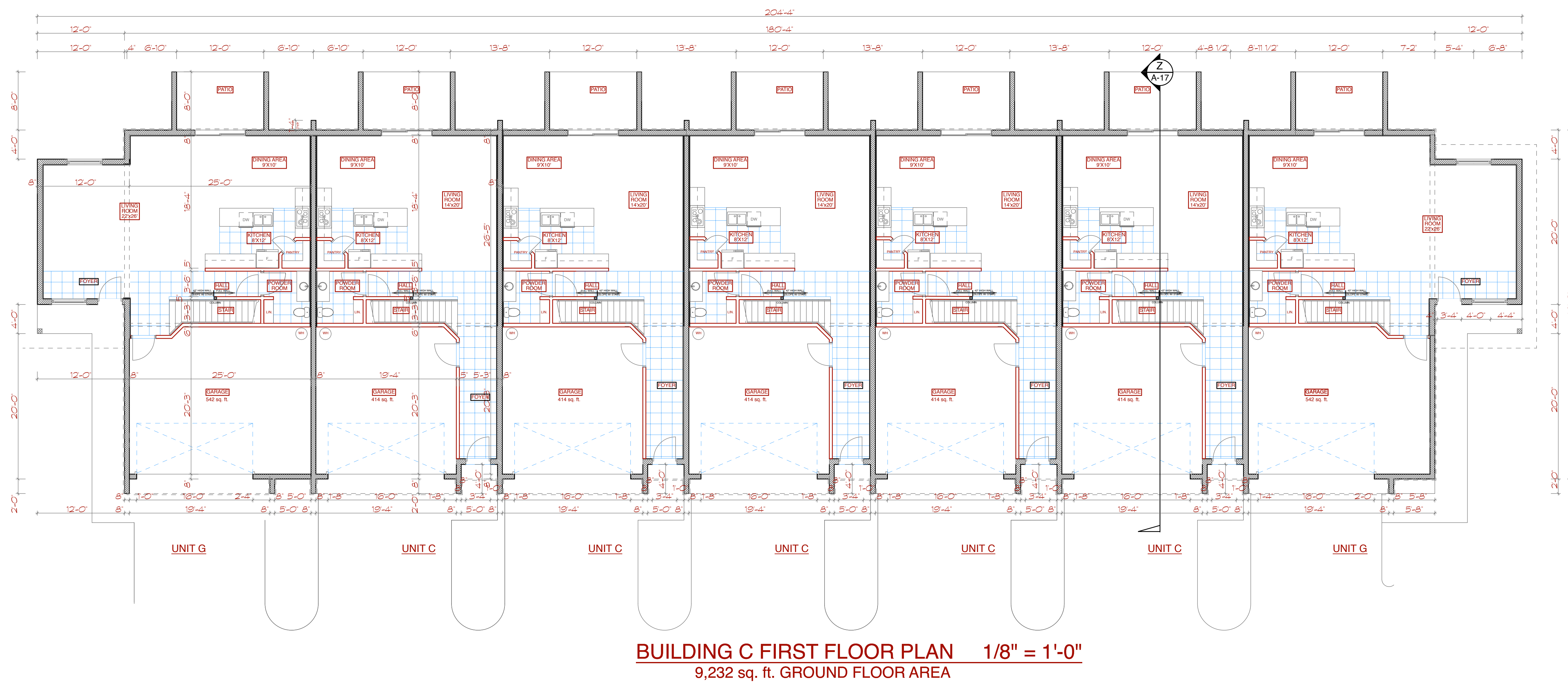
LARRY W. ROBINSON
2020.05.14
09:24
04-000
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LARRY W. ROBINSON, P.A.
architect
414 north halifax avenue
daytona beach, florida 321
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e mail: lwrarchitect@bellsouth.net

Proposed floor plans for
OCEANS 25 TOWNHOMES
Daytona Beach Shores, Florida

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DATE	MAY 4, 2020
COMM. NO.	
DRAWN BY	
SHEET	BUILDING B FLOOR PLANS
	A-2
OF	25



REVISIONS	
DATE	DESCRIPTION

DATE	DESCRIPTION
------	-------------

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2020.05.14
10:30:01 -0400

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Proposed floor plans for
OCEANS 25 TOWNHOMES
Davtona Beach Shores Florida

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SHEET

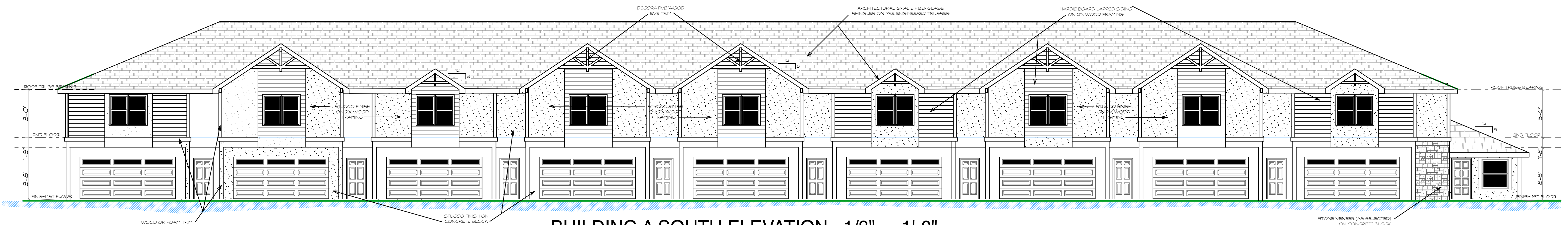
BUILDING C
FLOOR PLANS

A-3

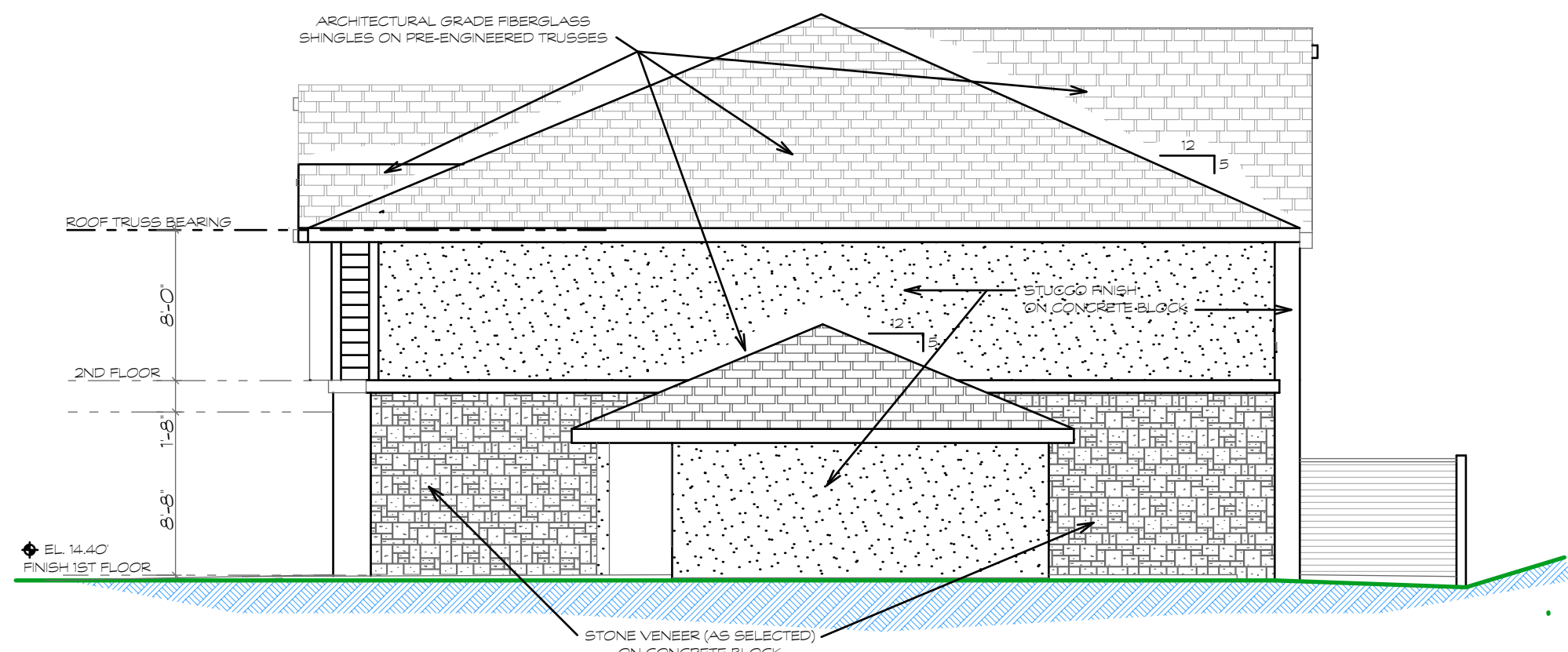
OF 25



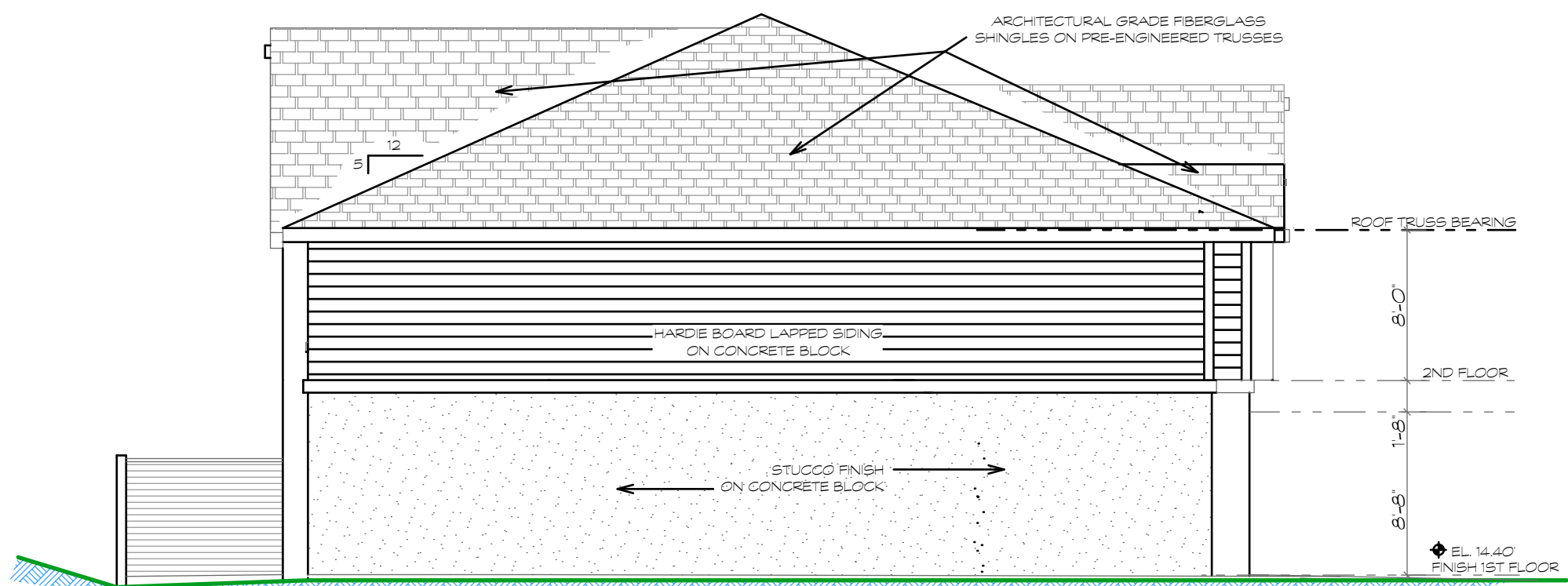
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BUILDING A SOUTH ELEVATION 1/8" = 1'-0"

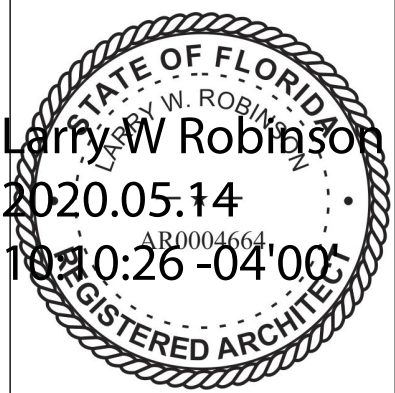


BUILDING A EAST ELEVATION 1/8" = 1'-0"



BUILDING A WEST ELEVATION 1/8" = 1'-0"

REVISIONS	
DATE	DESCRIPTION



NOT VALID UNLESS SIGNED AND DATED

LARRY W. ROBINSON, P.A.
architect

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daytona beach, florida 321
telephone 385-252-0400
e mail: lwrarchitect@bellsouth.net

Proposed floor plans for

OCEANS 25 TOWNHOMES

Florida
Daytona Beach Shores,

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DATE MAY 4, 2020

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DRAWN BY

SHEET

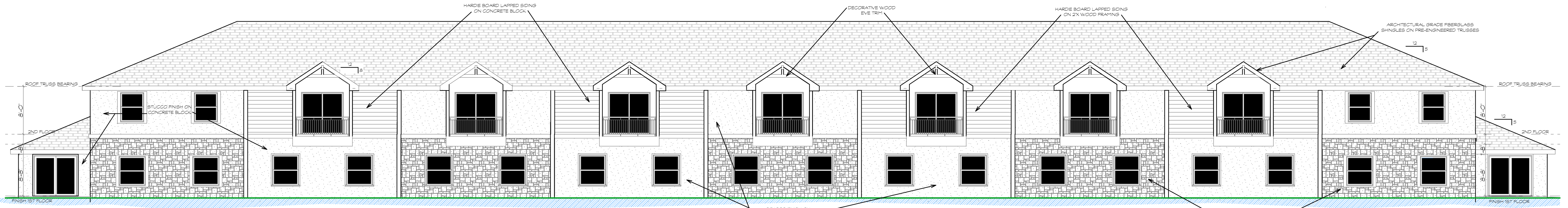
BUILDING A ELEVATIONS

A-4

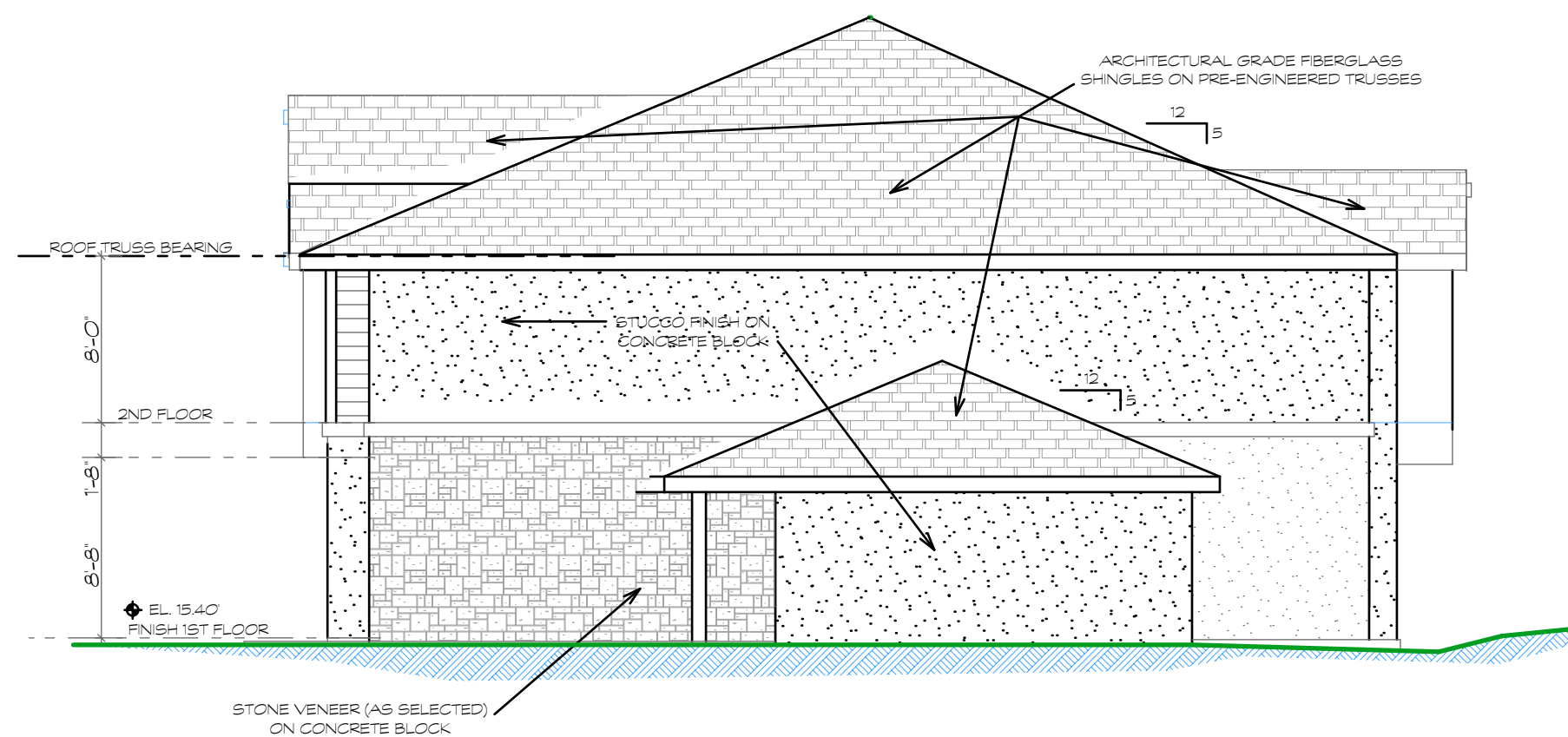
OF 25



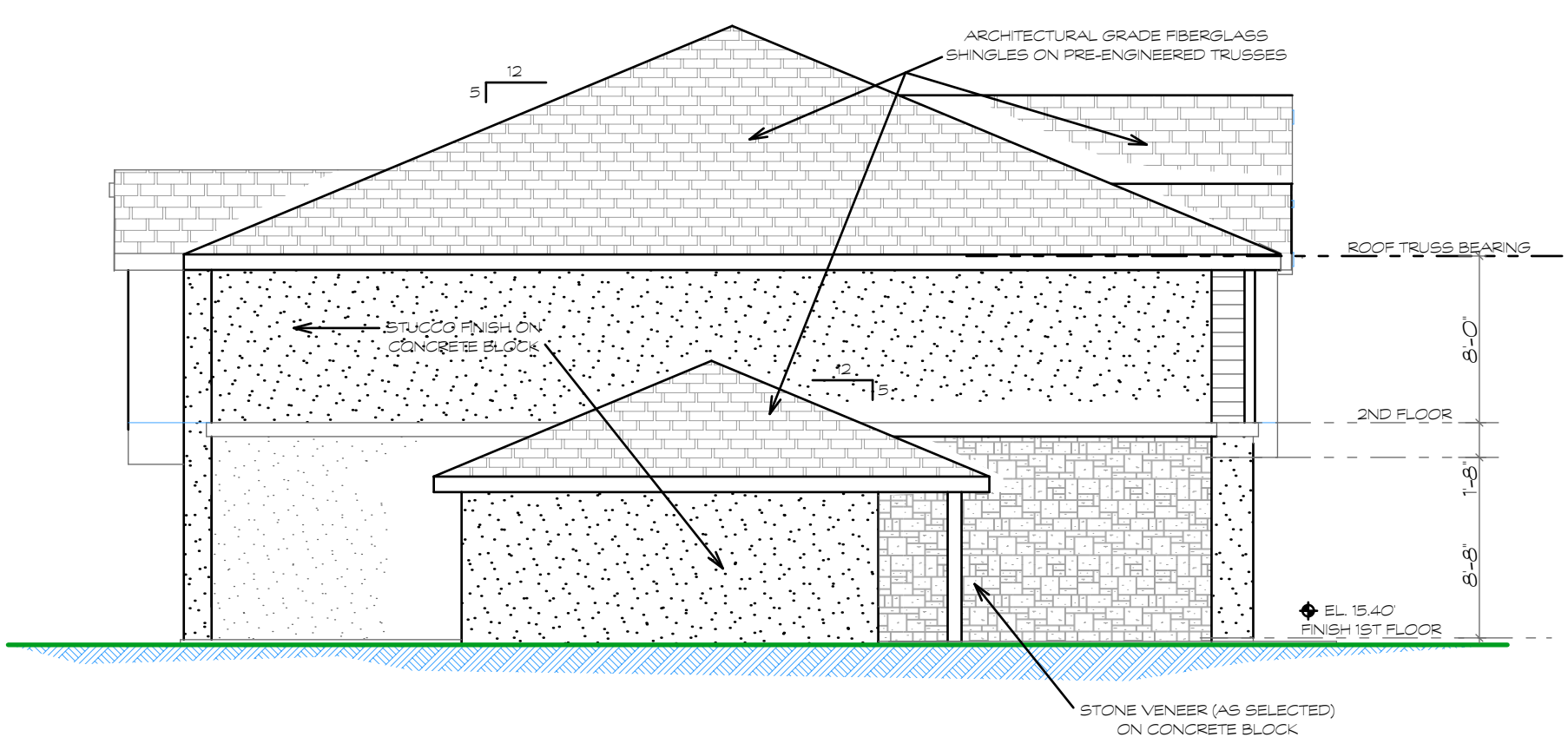
BUILDING B WEST ELEVATION 1/8" = 1'-0"



BUILDING B EAST ELEVATION 1/8" = 1'-0"

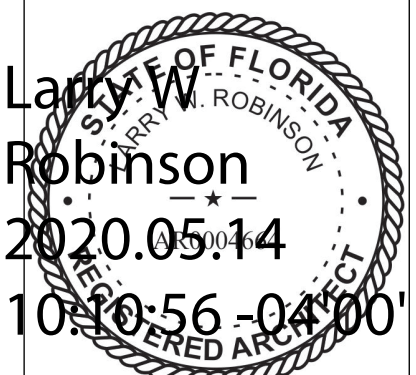


BUILDING B SOUTH END ELEVATION 1/8" = 1'-0"



BUILDING B NORTH END ELEVATION 1/8" = 1'-0"

REVISIONS	
DATE	DESCRIPTION



LARRY W. ROBINSON, P.A.
architect
414 north halifax avenue
daytona beach, florida 321
telephone: 385-252-0400
e mail: lwrarchitect@bellsouth.net

Proposed floor plans for
OCEANS 25 TOWNHOMES
Florida
Daytona Beach Shores,

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DATE MAY 4, 2020

COMM. NO.

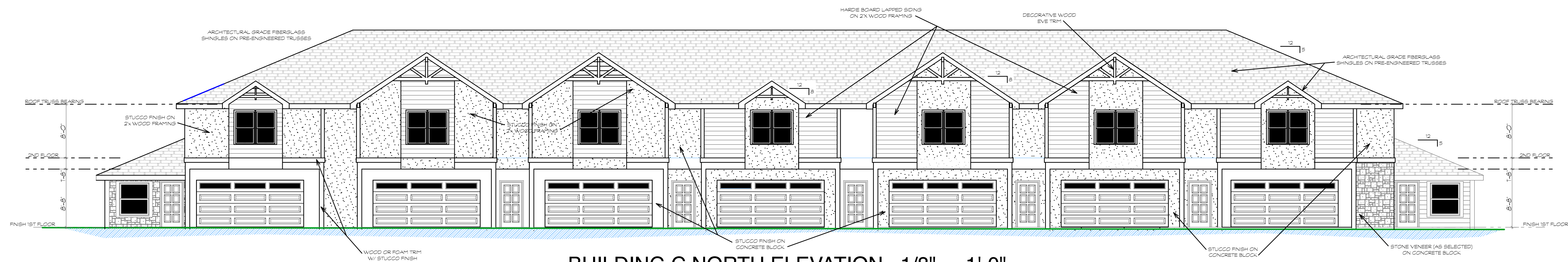
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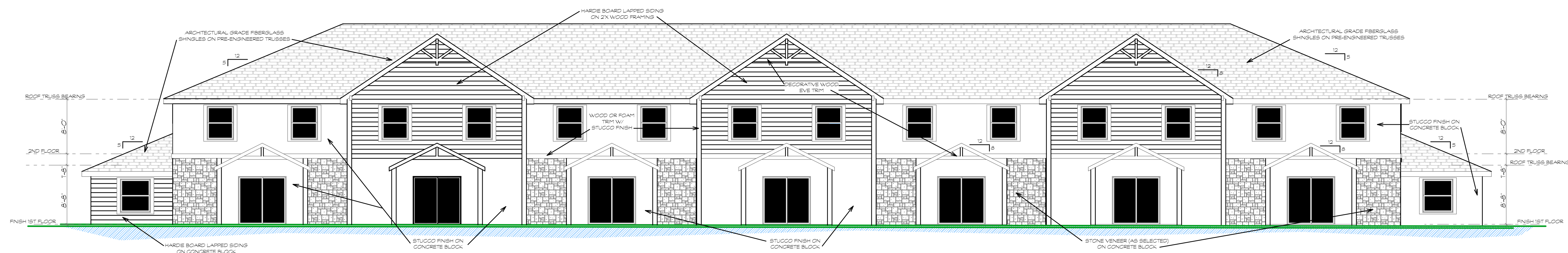
BUILDING B
ELEVATIONS

A-5

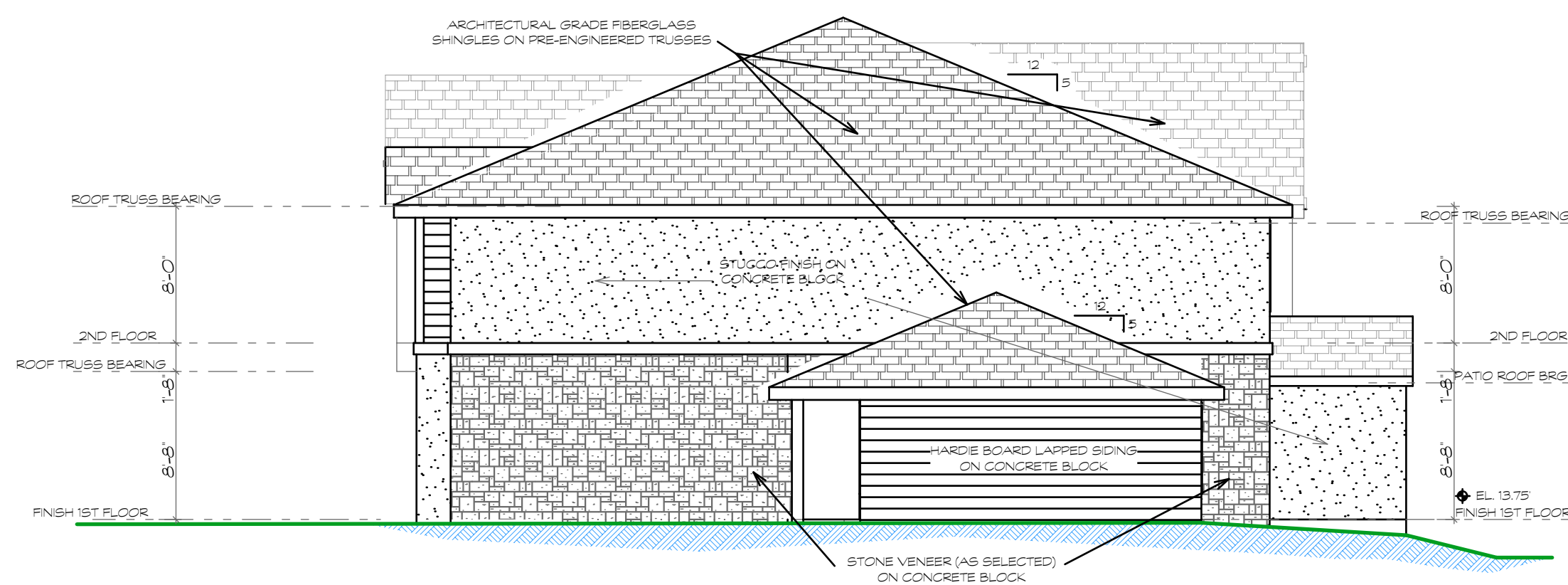
OF 25



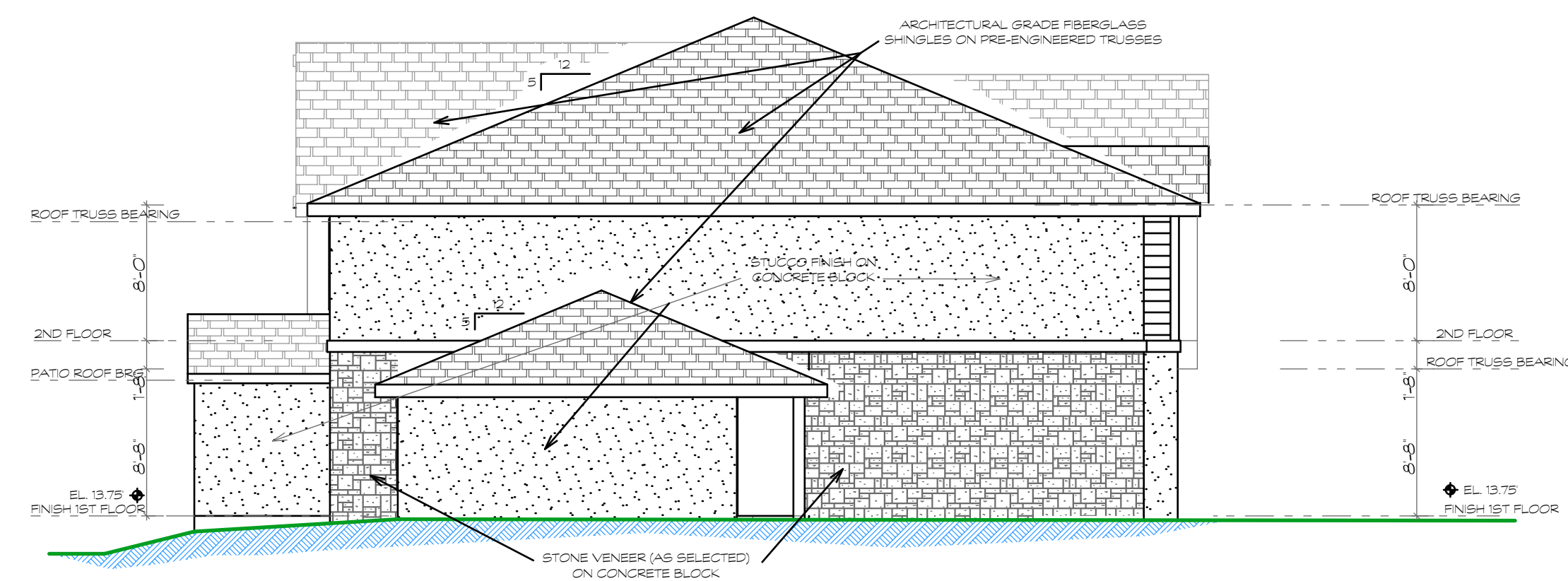
BUILDING C NORTH ELEVATION 1/8" = 1'-0"



BUILDING C SOUTH ELEVATION 1/8" = 1'-0"



BUILDING C WEST END ELEVATION 1/8" = 1'-0"



BUILDING C EAST END ELEVATION 1/8" = 1'-0"

REVISIONS	
DATE	DESCRIPTION

Larry W
Robinson
2020.05.14
10:11:22
0400

NOT VALID UNLESS SIGNED AND DATE



LARRY W. ROBINSON, P.A.
a r c h i t e c t

414 north halifax ave
daytona beach, florida 32118
telephone: 386 - 252 - 0000
e mail: lwrarchitect@bellsouth.net

Proposed floor plans for

OCEANS 25 TOWNHOMES
Daytona Beach Shores, Florida

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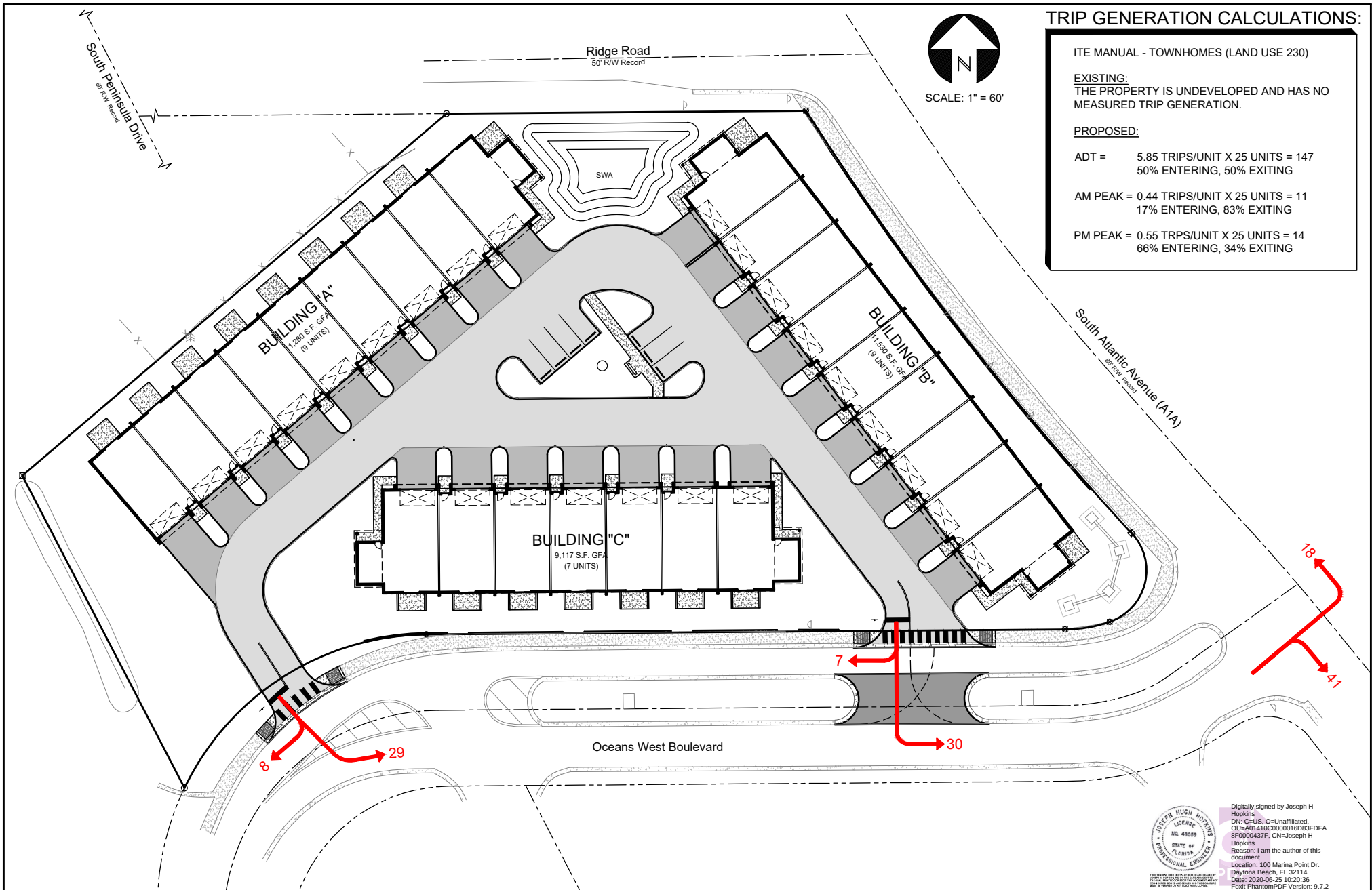
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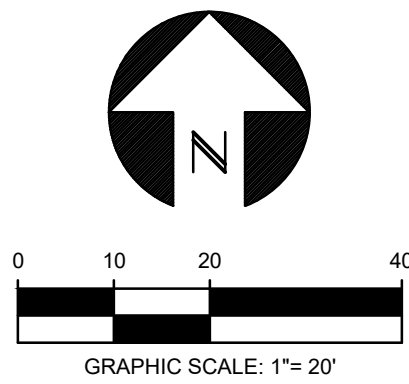
BUILDING C ELEVATIONS

A-6

OF 25



NO.	DATE	REVISION	TRANSPORTATION EXHIBIT		THE PERFORMANCE GROUP CIVIL ENGINEERING / PLANNING / DEVELOPMENT	
			PROJECT: OCEANS 25		SCALE: 1"=60'	
			FILE: 894-SITE PLAN		DATE: 6/24/20	
					JOSEPH H. HOPKINS, P.E. NO. 48059 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120	

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PART OF BLOCKS D AND E, MCELROYS BELLEVIEW SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 98, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF MCELROYS BELLEVIEW WITH THE EASTERLY LINE OF SOUTH PENINSULA DRIVE, AN 80 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 89°33'11" EAST ALONG THE NORTHERLY LINE OF THE AFORESAID MCELROYS BELLEVIEW A DISTANCE OF 951.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'11" EAST ALONG SAID NORTHERLY LINE OF MCELROYS BELLEVIEW A DISTANCE OF 165.72 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF SOUTH ATLANTIC AVENUE, AN 80 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1349.46 FEET, AND A CENTRAL ANGLE OF 10°26'41", AN ARC LENGTH OF 246.00 FEET, AND A CHORD DISTANCE OF 245.66 FEET, BEARING SOUTH 37°35'54" WEST, TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY; SAID POINT BEING THE INTERSECTION OF THE AFORESAID WESTERLY RIGHT-OF-WAY OF SOUTH ATLANTIC AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF OCEANS WEST BLVD., A 70 FOOT RIGHT-OF-WAY AS SHOWN ON PLAT OF OCEANS WEST, A PLANNED UNIT DEVELOPMENT; AS RECORDED IN MAP BOOK 38, PAGE 67, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID CURVE AND NORTHERLY RIGHT-OF-WAY TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 114°53'36", AN ARC LENGTH OF 50.13 FEET, AND A CHORD DISTANCE OF 42.14 FEET, SOUTH 13°42'12" EAST, TO A POINT OF COMPOUND CURVATURE CONCAVE NORTHERLY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 18°24'11", AN ARC LENGTH OF 20.88 FEET, AND A CHORD DISTANCE OF 20.79 FEET, SOUTH 80°21'06" WEST TO THE POINT OF TANGENCY; THENCE SOUTH 89°33'11" WEST ALONG AFORESAID NORTHERLY RIGHT-OF-WAY 294.31 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE AND AFORESAID NORTHERLY RIGHT-OF-WAY SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 63°47'22", AN ARC LENGTH OF 139.17 FEET TO A POINT ON THE EASTERLY LINE OF OCEANS WEST, A PLANNED UNIT DEVELOPMENT AFORESAID; THENCE NORTH 27°22'EAST ALONG SAID EASTERLY LINE OF OCEANS WEST 162.05 FEET, THENCE NORTH 49°29'36" EAST, A DISTANCE OF 256.83 FEET TO THE NORTHERLY LINE OF MCELROYS BELLEVIEW, AFORESAID, AND THE POINT OF BEGINNING.

CONTAINS 2.13 ACRES MORE OR LESS.

EXHIBIT A - LEGAL DESCRIPTION

PROJECT: OCEANS 25

SCALE: NONE

FILE: 894-BASE 4

DATE: 12/18/19

THE PERFORMANCE GROUP

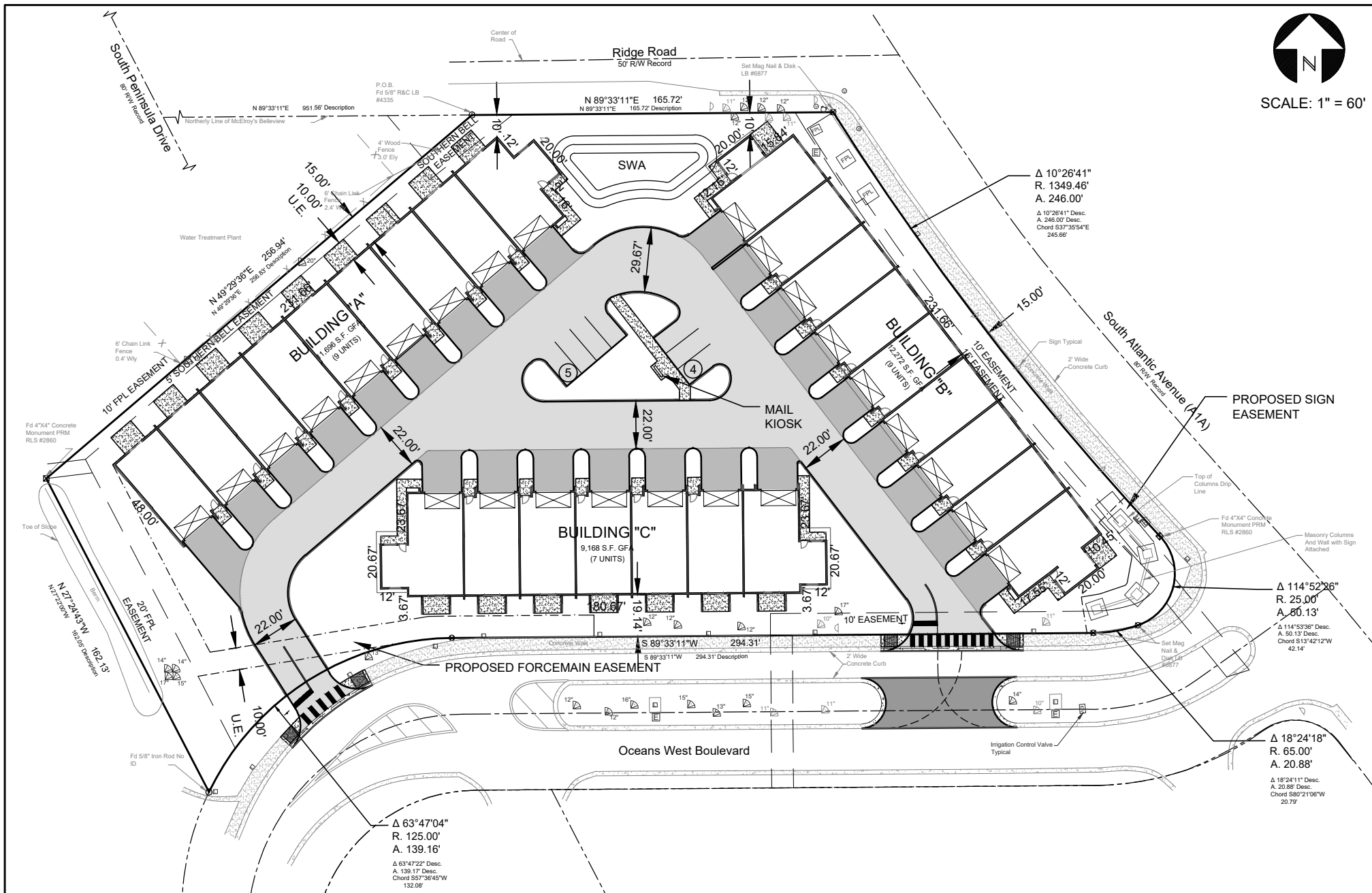
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120



SCALE: 1" = 60'



NO.	DATE	REVISION

EXHIBIT B - OVERALL DEVELOPMENT PLAN

PROJECT: OCEANS 25

FILE: 894-BASE 4

SCALE: 1"=60'

DATE: 12/18/19; 2/17/20

THE PERFORMANCE GROUP

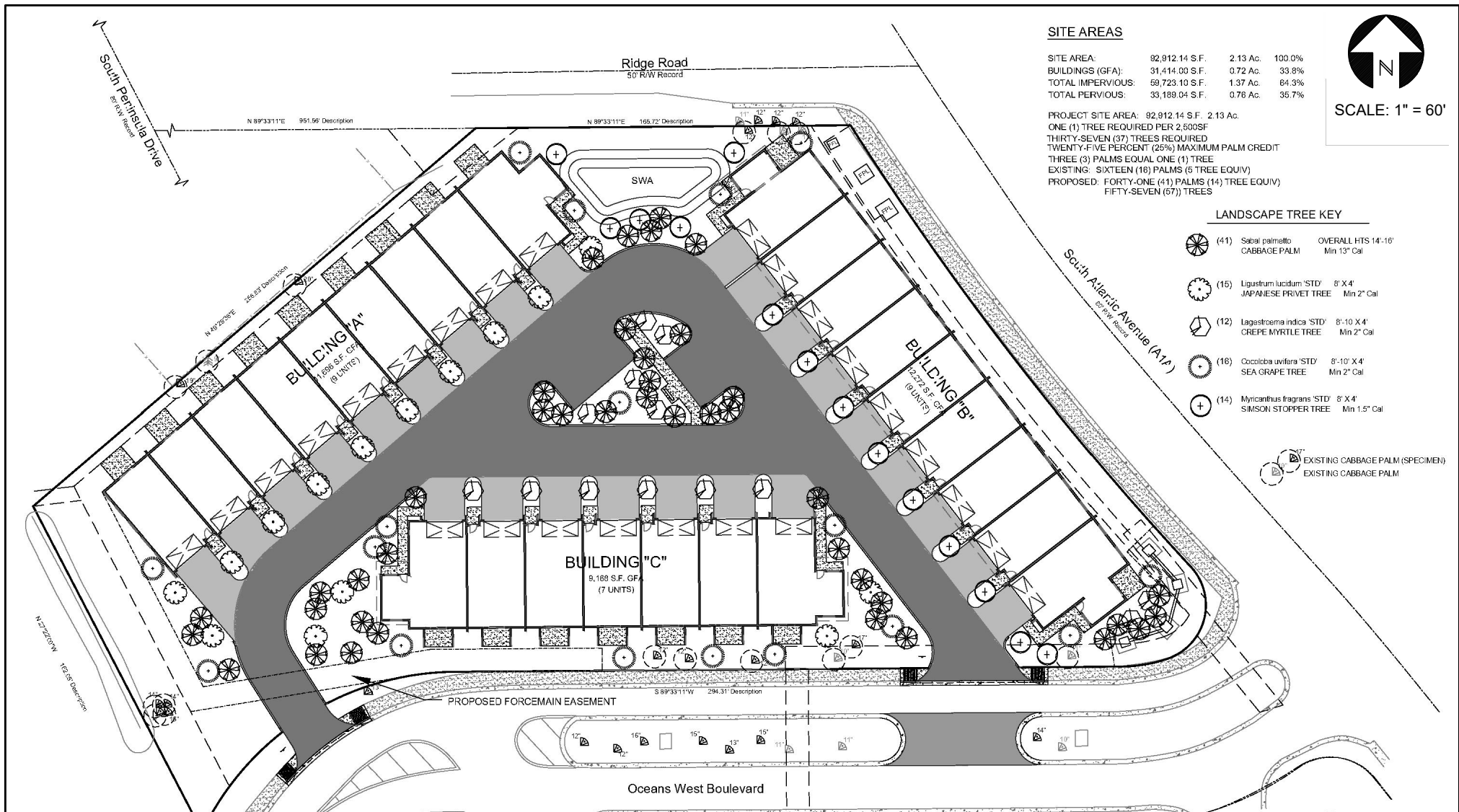
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120



NO.	DATE	REVISION	EXHIBIT C - SAMPLE ELEVATION		THE PERFORMANCE GROUP CIVIL ENGINEERING / PLANNING / DEVELOPMENT  JOSEPH H. HOPKINS, P.E. NO. 48059 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120
			PROJECT: OCEANS 25	SCALE: NONE	
			FILE: 894-BASE 4	DATE: 12/18/19; 2/17/20	



SITE AREAS

SITE AREA:	92,912.14 S.F.	2.13 Ac.	100.0%
BUILDINGS (GFA):	31,414.00 S.F.	0.72 Ac.	33.8%
TOTAL IMPERVIOUS:	59,723.10 S.F.	1.37 Ac.	64.3%
TOTAL PERVIOUS:	33,189.04 S.F.	0.76 Ac.	35.7%

PROJECT SITE AREA: 92,912.14 S.F. 2.13 Ac.
 ONE (1) TREE REQUIRED PER 2,500SF
 THIRTY-SEVEN (37) TREES REQUIRED
 TWENTY-FIVE PERCENT (25%) MAXIMUM PALM CREDIT
 THREE (3) PALMS EQUAL ONE (1) TREE
 EXISTING: SIXTEEN (16) PALMS (5 TREE EQUIV)
 PROPOSED: FORTY-ONE (41) PALMS (14) TREE EQUIV
 FIFTY-SEVEN (57) TREES



SCALE: 1" = 60'

THE STERN DESIGN GROUP, P.A.
 Landscape Architects Land Planners

THE PERFORMANCE GROUP

CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

EXHIBIT D - LANDSCAPING

PROJECT: OCEANS 25

SCALE: 1"=60'

FILE: 894-BASE 4

DATE: 12/18/19; 2/18/20



SITE DEVELOPMENT PLAN REVIEW

Review Date: 07/02/2020

Planning & Zoning Board Hearing Date: July 13, 2020

Name Of Project: Oceans 25 Townhomes/RSP12020018

Address & Parcel #: 2900 South Atlantic Avenue, Daytona Beach Shores, FL

PID: 5327-06-04-0020

Owner: City of Daytona Beach Shores / Contract Buyer: Oceans 25, LLC

Applicant: Oceans 25, LLC

Project Coordinator: The Performance Group, Inc. - Joe Hopkins, PE

LAND DEVELOPMENT CODE ANALYSIS

	Status	Date
Statement of Ownership & Control	OK	<u>07/02/2020</u>
Proposed Address: <u>Varies</u>	OK	<u>07/02/2020</u>
Zoning Classification: <u>MXD</u>	OK	<u>07/02/2020</u>
FLU Classification: <u>Retail/Service Commercial</u>	OK	<u>07/02/2020</u>
Use – Existing: <u>Vacant</u>	OK	<u>07/02/2020</u>
Proposed: <u>Townhomes</u>	OK	<u>07/02/2020</u>
Subject to Development Agreement & Waivers (DA)	OK	<u>07/02/2020</u>
Subject to Variances/Special Exceptions	NA	<u>07/02/2020</u>
Lot Size and Area – <u>Irregular / 2.13 acres</u>	OK	<u>07/02/2020</u>
Min. Width <u>feet</u> , Shown <u>feet</u>	NA	<u>07/02/2020</u>
Min. Sq. Ft. <u>43,560</u> , Shown <u>92,912</u>	OK	<u>07/02/2020</u>
Density – Based on Usable Land		
Units Per Acre Allowed <u>35</u> , Shown <u>11.8</u>	OK	<u>07/02/2020</u>
Max # Units <u>75</u> , # Units Shown <u>25</u>	OK	<u>07/02/2020</u>
Building Setbacks – Direction		
Front: <u>Ridge</u> Required <u>30 ft.</u> , Shown <u>10 ft.</u>	OK/DA	<u>07/02/2020</u>
Front: <u>SR A1A</u> Required <u>30 ft.</u> , Shown <u>15 ft.</u>	OK/DA	<u>07/02/2020</u>
Front: <u>Oceans W</u> Required <u>30 ft.</u> , Shown <u>19 ft.</u>	OK/DA	<u>07/02/2020</u>
Side: <u>NW</u> Required <u>15 ft.</u> , Shown <u>15 ft.</u>	OK	<u>07/02/2020</u>
Side: <u>SW</u> Required <u>15 ft.</u> , Shown <u>30 ft.</u>	OK	<u>07/02/2020</u>
Underground Garage Setbacks – Direction		
Front: <u>East</u> Required <u>ft.</u> , Shown <u>ft.</u>	NA	<u>07/02/2020</u>
Side: <u>North</u> Required <u>ft.</u> , Shown <u>ft.</u>	NA	<u>07/02/2020</u>

Front: <u>West</u> Required <u>ft.</u> , Shown <u>ft.</u>	NA	07/02/2020
Side: <u>South</u> Required <u>ft.</u> , Shown <u>ft.</u>	NA	07/02/2020
Lot Coverage – Max <u>40%</u> , Shown <u>34.3%</u>	OK	07/02/2020
Landscape/Green Area – Min <u>15%</u> , Shown <u>33%</u>	OK	07/02/2020
Open Space (PUDs only) – Min <u> </u> %, Shown <u> </u> %	NA	07/02/2020
Common Open Space (PUDs only)	NA	07/02/2020
Retail/Commercial (MXDs only) – Max <u>20%</u> , Shown <u>0%</u>	OK/DA	07/02/2020
Building Height (Building El. <u> </u> - Road El. <u> </u> ')		
Max <u>65 ft.</u> , Shown <u>24 ft.</u>	OK	07/02/2020
Building Width – Max <u>ft.</u> , Shown <u>ft.</u>	NA	07/02/2020
Building Separation	OK	07/02/2020
Breezeway – Min <u>%</u> , Shown <u>%</u>	NA	07/02/2020
Landscaping Plan	OK	07/02/2020
Irrigation Plan	Pending-Comment 1	
Sidewalks Provided	NA	07/02/2020
Public Beach Access Provided	NA	07/02/2020
Balcony Overhangs	OK/DA	07/02/2020
Parking Spaces – Required <u>38</u> , Shown <u>57 (outdoor)</u>	OK	07/02/2020
Parking Stalls – meet minimum dimensions?	OK	07/02/2020
Handicap Parking / Site Accessibility Access	NA	07/02/2020
Curb Cuts – Allowed <u>6</u> , Shown <u>2</u>	OK	07/02/2020
Visual Obstructions (corner lots only)	OK	07/02/2020
Profile of Garage Ramp with Degree of Slope Shown	NA	07/02/2020
Off Street Loading Spaces – Required <u>1</u> , Shown <u>0</u>	OK/DA	07/02/2020
Off Street Dumpster Loading	NA	07/02/2020
Elevations	OK	07/02/2020
Color Renderings Provided	OK	07/02/2020
Fences, Walls and Hedges	OK/DA	07/02/2020
Accessory Structures	NA	07/02/2020
Location of Utilities	OK	07/02/2020
Location of Proposed Signs	NA	07/02/2020
Property Boundary Changes	NA	07/02/2020
Joint Driveway/Cross Access Agreements	NA	07/02/2020
Nonconformities formed on adjacent properties	NA	07/02/2020
Sea Turtle Lighting Requirement Letter Received	Pending-Comment 2	
Location of Construction Parking for Duration of Project	OK	07/02/2020
Proposed Utility Easements Identified On Plan	OK	07/02/2020
Proposed Utility Easement Documents Received	Pending-Comment 3	
Requisite Permit Applications Received	OK	07/02/2020
Reviewed and Approved by Fire Division	OK	07/02/2020
Potable Water Availability Letter Received	OK	07/02/2020
Sewer Treatment Capacity	OK	07/02/2020
Sewer Availability Confirmed by Concurrency Manager	OK	07/02/2020
Stormwater Maintenance Agreement Received	Pending-Comment 4	
Beach and Dune Assessment Report Received	NA	07/02/2020
Stormwater Drawings Approved	OK	07/02/2020

School Concurrency	<u>Pending-Comment 5</u>
Transportation Impact Analysis/Study Submitted	<u>OK</u> <u>07/02/2020</u>
De Minimis Impacts Recorded	<u>OK</u> <u>07/02/2020</u>
Transportation Improvements Needed (PFShare)?	<u>NA</u> <u>07/02/2020</u>
Concurrency Certification Received	<u>Pending-Comment 6</u>
Reviewed and Approved by Planning and Zoning Board	<u>Pending</u>

ANALYSIS COMMENTS

1. At the writing of this analysis irrigation plans have not been submitted. Plans will be reviewed and approved prior to City Council approval.
2. Sea turtle acknowledgement form will be provided prior to City Council approval.
3. Proposed sewer force main easement documents will be executed concurrent with the transfer of ownership of the property. As the City currently owns the property providing an easement to itself would be inconsistent with the Doctrine of Merger.
4. Proposed stormwater maintenance agreement will be executed concurrent with the transfer of ownership of the property.
5. School capacity is required for all residential developments. The project is currently under review by the Volusia School District. Pursuant to Chapter 3 of the LDC and the Volusia County Public Schools Interlocal Agreement, the district's approval is required prior to the issuance a site plan development order.
6. Concurrency certification by the City will not be issued until Comment #5 above is addressed, which will be prior to the City Council's formal consideration.

SITE DEVELOPMENT PLAN REVIEWER

 Stewart Cruz, AICP 191244
 City Planner

SITE DEVELOPMENT PLAN ACTION BY PLANNING & ZONING BOARD

Check One Only.

Denial: ☐ Approval: ☐ Approval with conditions: ☐ _____ Other: ☐

 Planning & Zoning Board Chair

 Date