



STAFF DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES

MEETING DATE: March 11, 2020
LOCATION: CITY HALL COMMUNITY DEVELOPMENT
2ND FLOOR CONFERENCE ROOM
CITY HALL, 1000 CITY CENTER CIRCLE

PROJECT REVIEW #1:
9:00AM- 9:17AM

APPLICATION: PCD Amendment/Home Depot Planned Commercial Development
CASE NO.: 20-40000001
LOCATION: 1551 Dunlawton Ave.

ATTENDING CITY STAFF REPRESENTATIVES

Penelope Cruz, Planning Manager
Junos Reed, Public Works and Utilities Engineer
Greg Marino, Public Utilities Engineer

ATTENDING REPRESENTATIVES FOR APPLICANT

Peter Van Rens, P.E. Kimley-Horn,
Michael Zinasco, Assistant Store Manager for Home Depot

ATTENDING CITIZENS

Sarah Jones

COMMENTS/OTHER DISCUSSION ITEMS:

- See attached SDRC staff comments discussed at the meeting for more detailed information on the discussion item(s).

ACCEPTED

Melanie Schmotzer
Development Review Technician

3-12-20

DATE

SDRC MEETING DATE OF MARCH 11, 2020

PCD AMENDMENT/
HOME DEPOT - 4TH AMENDMENT TO MDA CDP
CASE NO. 20-40000001
OUTSTANDING TECHNICAL COMMENTS AS OF MARCH 6, 2020

The comments below may be revised and/or supplemented following staff discussion with the development team at SDRC meeting.

PLANNING DIVISION REVIEW COMMENTS:

(Briana Conlan-King, Planner (386) 506-5676/brking@port-orange.org):

1. Provide documentation from Home Depot justifying the reduced amount of parking. The parking needs sheet does not provide adequate justification for the reduced parking request and the parking calculations on the CDP to not include parking for the garden center. The parking requirement is 1 space/250 sq.ft. of retail, plus 1 space/1,000 sq.ft. of area devoted to bulk storage of building and landscape materials [LDC, Ch. 12, Sec. 4(b)(6)]. It appears that 476 spaces would be required, unless there is storage area within the 112,915 sq.ft. area that can be calculated at the bulk storage rate.
2. Update on all sheets "Dunlawton Blvd." to "Dunlawton Ave.".
3. To reflect the correct zoning of the property, update the vicinity/zoning map from Unatin PCD to Home Depot PCD [LDC, Ch. 17, Sec. 18(g)(2)(c)].
4. Include in the next submittal architectural elevations (fencing and columns) of the "proposed location for permanent display of lumber and building material" at the east lumber entrance.
5. Revise the language of the "proposed location for permanent outdoor product storage" south of the Garden Center to "proposed location for outdoor product storage". Permanent structures shall not be placed on existing easement areas.
6. Revise the specific callout identification areas with different types of hatching/cross hatching.
7. Include a larger images of the different callout identification areas for clarity.
8. It appears that the existing City Center sign fits within the existing sign easement, but the landscaping behind the sign that is to be maintained may not be. Please verify this and if needed, provide an additional easement to encompass the landscaping area behind the sign.
9. **Advisory:** Please note that a Site Plan Modification to the Home Depot Site Plan must be submitted, reviewed and approved, as well as Building Permits for new structures, prior to what is shown on the proposed concept plan being allowed.

ENGINEERING DIVISION REVIEW COMMENTS: (Larry A. Roberts, Engineer (386) 506-5665 lroberts@port-orange.org; Lisa Epstein, Project Manager (386) 506-5662 lepstein@port-orange.org; Valerie Duhl, Civil Engineer (386) 506-5664 vduhl@port-orange.org):

1. Community Development's Engineering Division will re-review the submittal after the Utility Department's comments regarding the Tool Rental Center's location within a utility easement is addressed.
2. Show an accessible route from the accessible spaces to the Tool Rental Center. The route appears blocked by the Gated Enclosure.

3. Note if the generator and enclosure will remain or if it will be relocated and show new location and enclosure if it will be relocated.
4. On Exhibit D, Sketch and Description, City Center Parkway is a 125' ROW, refer to MB 48 Pg 183.

PUBLIC UTILITIES DEPARTMENT REVIEW COMMENTS: (Junos Reed, P.E.

Engineering & Construction Manager (386) 506-5754/jureed@port-orange.org; Gregg Marino, Engineering Intern (386) 506-5756/gmarino@port-orange.org):

1. Clarify the striping in the front drive (adjacent to Eastern building face). This appears to be pedestrian crossing striping and was not immediately clear. Either turn off layer or add appropriate callout/ legend hatching.
2. With respect to the TRC Expansion, it appears there will be a conflict with this proposed permanent structure and the existing occupied 20' Utility Easement. Staff does not support the placement of any permanent structures within a utility easement. In addition, Staff will not support vacating occupied easements. A permanent structure would include any foundation or below grade improvements. Provide detail of the expansion clearly showing proposed structure, structure foundation, easements and utilities.
3. Clarify the "permanent" outdoor product storage area south of the garden center. This area is within an occupied 20' Utility Easement. Staff does not support the placement of any permanent structures within a utility easement. In addition, Staff will not support vacating occupied easements. Moveable racks or pallets would be acceptable, for example.

CITY ATTORNEY REVIEW COMMENTS: (Shannon Balmer, Assistant City Attorney (386) 506-5535/sbalmer@port-orange.org; or Matthew Jones, Deputy City Attorney (386) 506-5527/mjones@port-orange.org):

1. See attached mark-up of the proposed MDA amendment.

FIRE DEPARTMENT REVIEW COMMENTS: (Beau Gardner, Fire Marshal (386) 506-5905/bgardner@port-orange.org):

1. Please make sure that the Fire Department is provided the NFPA 701 information on the awning to be installed.

BUILDING DIVISION REVIEW COMMENTS: (Robert Harrell, Building Inspector/Plans Examiner (386) 506-5621/rharrell@port-orange.org; Allan Tischler, Chief Building Official (386) 506-5627/atischler@port-orange.org):

No comments.

PUBLIC WORKS REVIEW COMMENTS: (Alex Popovic, Engineering Intern (386) 506-5572/apopovic@port-orange.org; Kristine Martin, Engineering Inspector (386) 506-5597/kmartin@port-orange.org; Mick Neals, Solid Waste Manager (386) 506-5571/mneals@port-orange.org):

No comments.

PUBLIC UTILITIES/RIGHT-OF-WAY REVIEW COMMENTS: (Linda Johnson, Right-of-Way Agent (386) 506-5755/ljohnson@port-orange.org):

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No comments.