



STAFF DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES

MEETING DATE: February 5, 2020
LOCATION: CITY HALL COMMUNITY DEVELOPMENT
2ND FLOOR CONFERENCE ROOM
CITY HALL, 1000 CITY CENTER CIRCLE

PROJECT REVIEW #1:
9:00AM- 9:41AM

APPLICATION: Site Plan/Advent Health Port Orange
CASE NO.: 20-80000001
LOCATION: 5811 S. Williamson Boulevard

ATTENDING CITY STAFF REPRESENTATIVES

Penelope Cruz, Planning Manager
Melanie Schmotzer, Development Review Technician
Shannon Balmer, Assistant City Attorney
Gwen Perney, Senior Planner
Greg Marino, Public Utilities Engineer
Linda Johnson, Right-of-Way Agent
Alex Popovic, Public Works Engineering Intern
Valerie Duhl, Community Development Engineer

ATTENDING REPRESENTATIVES FOR APPLICANT

Joey Posey, Esquire
Steve Glaze, Zev Cohen & Associates, Inc.
Bobby Ball, Zev Cohen & Associates, Inc.
Kris Rowley, Zev Cohen & Associates, Inc.

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

2-5-20

DATE

SDRC MEETING DATE OF FEBRUARY 5, 2020

**SITE PLAN/
ADVENT HEALTH PORT ORANGE
CASE NO. 20-80000001
OUTSTANDING TECHNICAL COMMENTS AS OF JANUARY 31, 2020**

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

PLANNING DIVISION REVIEW COMMENTS: (Gwen Perney, Planner (386) 506-5673/gperney@port-orange.org):

1. Please provide an updated 1st page to the Development Review Application that shows all parcels associated with the project - Parcels 6319-00-00-0190 (5811 S. Williamson Blvd); 6319-00-00-0191 (small parcel); 6319-00-00-0260 (FPL parcel 5831 S Williamson Blvd.). Also, please provide an authorization page signed by FPL for use of their property for access.
2. The off-site sign shown at the driveway on FPL's property will require a variance for approval. Schedule a pre-application meeting to go over the variance requirements at your earliest convenience [LDC, Ch. 15, Sec. 3(b)(18)]. The next available Planning Commission meeting to hear the variance request is the March 26th meeting. The application deadline for that meeting is February 19th. T
3. There is an existing chain link fence along Taylor Road and I-95. As per Chapter 14, Sec. 4(h) chain link is not permitted. Contact FDOT to determine if the fencing can be removed. Additionally, there is an existing aluminum rail fence along Williamson. Clarify if this fence is to remain or if it will be removed.
4. In the parking calculations table on Sheet C1, break down the number of regular spaces, accessibly spaces, compact spaces, motorcycles spaces to verify compliance with Chapter 12, Sec. 4 of the LDC. Include tabulation for bicycle parking (0.05 per required parking space).
5. Parking spaces may be reduced to 9 feet in width due to specimen trees being preserved along Taylor Road and Williamson and vehicular use landscaping being provided above the minimum 10% [LDC, Ch. 12, Sec. 6(c)(2)(a)].
6. Any standard parking spaces facing the perimeter of the site can be reduced to 18 feet with a 2-foot overhang. Continuous curbing or wheel stops are required at the end of the 18-foot dimension [LDC, Ch. 12, Sec. 6(c)(2)(b)].
7. Revise the driveway on the east side of the 2-story building to be a one-way driveway for the ambulance route to reduce any potential head-on traffic conflicts and convert the south eastern most parking spaces to angled spaces [LDC, Ch. 12, Sec. 6(c)(1)(a)].
8. Label any loading zones or areas. A minimum of two loading spaces 12'X25' with 15' vertical clearance are required for this development [LDC, Ch. 12, Sec. 5].
9. Proposed motorcycle spaces must be constructed of concrete or other acceptable hard surface other than asphalt [LDC, Ch. 12, Sec. 6(b)(e)].
10. Identify site lighting within the parking area on the site and landscape plans. Provide a photometric plan. Lights shall not shine directly upon any adjacent street and shall not produce excessive glare [LDC, Ch. 12, Sec. 6(l)].

11. Provide a sidewalk to connect the buildings on site to the existing sidewalk on S. Williamson Blvd. [LDC, Ch. 12, Sec. 8(c)(1)(b)].
12. Provide an 8-foot sidewalk along the adjacent Taylor Rd. right-of-way [LDC, Ch. 12, Sec. 8(c)(1)(f)].
13. Electric, telephone, and television cable service must be installed under ground [LDC, Ch. 11, Sec. 8]. Any associated ground equipment such as transformer boxes or electrical risers must be screened from view of the right-of-way.
14. Indicate the location of the drive through canopy on the site plan. Additionally, label the building east of the ER building [LDC, Ch. 6, Sec. 5(a)(1)].
15. In the Landscape Buffer Requirement table, revise the text identifying the minimum required plantings for a 50-foot right of way buffer (Taylor and I-95) to 8 shade trees, 8 understory trees, and 60 shrubs per 100 linear feet [LDC, Ch. 13, Sec. 3(d)(3)]. The planting provided are above the minimum and staff encourages the additional planting at this prominent intersection.
16. In the Landscape Buffer Requirement table, revise the text for the minimum required plantings for a 20-foot right of way buffer (Williamson) to 4 shade trees, 4 understory trees, and 30 shrubs per 100 linear feet [LDC, Ch. 13, Sec. 3(d)(3)]. The planting provided are above the minimum and staff encourages the additional planting at this prominent intersection.
17. In the Landscape Buffer Requirement table, revise the text for identifying the minimum required plantings at the south perimeter buffer to be 10 feet in width and 3 shade trees, 3 understory trees, and 30 shrubs per 100 linear feet [LDC, Ch. 13, Sec. 3(b)(2)]. The planting provided are above the minimum and staff encourages the additional planting.
18. On Sheets LA1, supplement the note under the Landscape Buffer Requirements Table regarding the Williamson and Taylor Road buffers stating where existing natural vegetation will be used in lieu of new plantings, existing vegetation will be supplemented with new landscaping upon field inspection in order to meet minimum code requirements in areas where sufficient vegetation does not exist [LDC, Ch. 13, Sec. 3(d)]. Additionally note: Care will be taken during the clearing of any invasive species within the buffers by using hand labor rather than large machinery where necessary to protect trees and natural vegetation to be preserved [LDC, Ch. 9, Sec. 14(a)].
19. Provide a diagram showing area being used to calculate the required vehicular use landscaping area. The tabulations indicate 15% internal landscaping is being provided. 10% is required by the LDC [LDC, Ch. 13, Sec. 4(a)].
20. A minimum of one understory tree per 30 linear feet and one foundation plant for every one foot is required around the perimeter of the buildings. Incorporate the required understory trees in the foundation plantings [LDC, Ch. 13, Sec. 5(a)(1)(a)]. A minimum 5 to 7 feet is the recommended width around the perimeter of the buildings for foundation plantings.
21. Prior to the remediation permit being issued, staff reviewed the tree survey and determined a payment of \$55,659.96 is required to be made toward the City's Tree Mitigation Bank. Payment of mitigation is required prior to issuance of the Development Order [LDC, Ch. 9, Sec. 19].

22. Mitigation will also be required for the additional 32" oak to be removed that was not shown to be removed on the remediation plan. Staff recommends incorporating the tree into the site design. If the tree cannot be saved, either \$1,357.56 is required to be made toward the City's Tree Mitigation Bank or an additional 4 replacement trees at a minimum 4" in caliper and 14' height at the time of planting will need to be added to the landscape design. Payment of mitigation is required prior to issuance of the Development Order [LDC, Ch. 9, Sec. 19].
23. Provide an irrigation plan consistent with requirements of Ch. 13, Sec. 2 (c) and Sec. 7, LDC and the Volusia County Water-wise Landscape Irrigation Ordinance.
24. **Advisory:** Approval of irrigation system by Volusia County (Environmental Health, Health Dept.) shall be provided to the city prior to the release or acceptance of any project. [Volusia County Water-wise Landscape Irrigation Ordinance]
25. Provide location of gopher tortoise burrows on the site plan. [LDC, Ch. 9, Art. IV, Sec. 32(a)]
26. Provide description, notes and details on site plan outlining the approach to be used in protecting the species. [LDC, Ch. 9, Art. IV, Sec. 32(b)]
27. **Advisory:** Gopher tortoise relocation permits from FWC, if applicable, shall be required prior to any land clearing.
28. Provide building elevations, prepared in accordance with the requirements of chapter 14 of this code, showing all sides of the proposed 2-story building, including materials and colors. [LDC, Ch. 6, Sec. 5(a)(3)]. The building must be designed to be compatible with the ER building.
29. The building colors are not labeled on the drawings for the ER building. Please revise exterior finish legend or provide a color rendering of the building to ensure compliance with LDC, Ch. 14, Sec. 4(d).
30. All service areas and mechanical equipment (ground, wall, or roof), including, but not limited to, air conditioning condensers, heating units, satellite dishes, irrigation pumps, and propane tanks, shall be screened using architectural features consistent with the structure, or landscaping of sufficient density and maturity at planting to provide opaque screening. Wall-mounted equipment such as electric meters, irrigation meters, phone/cable boxes, external vents and louvers, etc., shall be painted to match the wall on which it is mounted or otherwise consistent with the color(s) of the building [LDC, Ch. 14, Sec. 4(g)].
31. External downspouts shall be enclosed within the building structure on the front and side elevations or any other building elevation visible from a public right-of-way, unless designed to be architecturally compatible with the building in terms of color, material, and location. In locations that are clearly visible from a public right-of-way, downspouts may be installed externally only if they have a high-quality, decorative design and appearance of copper, steel, tin, or silver or similar natural metallic material. In locations that are mostly or completely screened from a public right-of-way, external downspouts are not required to be decorative as above but shall be painted to match the building exterior on which they are mounted [LDC, Ch. 14, Sec. 4(i)].

32. All accessory structures including, but not limited to, drive-through canopies, storage buildings, and dumpster enclosures shall be compatible with the architectural design of the principal structure. Such compatibility shall be determined by roof design, colors, materials, and finishes [LDC, Ch. 14, Sec. 4(j)].
33. Provide a construction cost estimate for site improvements [LDC, Ch. 6, Sec. 5(a)(4)].
34. Provide copies of letters notifying franchised utilities of the size, location, and layout of the proposed development [LDC, Ch. 6, Sec. 5(a)(5)].

TRANSPORTATION CONCURRENCY REVIEW COMMENTS: (Tim Burman, Planning Manager (386) 506-5675/tburman@port-orange.org):

1. The TIA submitted on 1/30/20 is under review and comments will be provided under a separate cover.
2. **Advisory:** Transportation Concurrency and Fair share Agreement will be required [LDC, Ch. 4, Sec. 4(a)(4)].

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. The parking lot layout must meet the requirements of LDC, Ch. 12, Sec. 2 (b)(3), specifically, the minimum distance from the street right-of-way line at any ingress or egress major driveway to the outer edge of any interior service drive or parking space with direct access to such driveway must be 100 feet, measured perpendicular from the street. Based on the trip volumes identified in the Traffic Analysis, the driveways are major driveway entrances (i.e. maximum average daily trip end volume of 5,000 vehicles and/or maximum average peak hour volume of 500 vehicles). Also, a turn lane 12 feet wide, with minimum 200 feet of storage and 100 feet of transition shall be provided, unless a traffic engineering study acceptable to the city demonstrates that the absence of such a lane will not adversely impact traffic conditions.
2. On Sheet C1, correct the spelling of the Owner's name.
3. On Sheet C2, use the City's new Standard Construction Details for the following General Notes (**Suggestion:** Use the details in full):
 - a. Contractor Requirements for Site Clearing, Grading and Erosion Control Design and Construction Notes (Detail M-3)
 - b. Add Sodding, Seeding, and Mulching Notes (Detail M-4)
 - c. Add Technical Specifications for Site and Subdivisions Testing (Detail M-2)
 - d. Requirements for As-Builts Drawings (Detail M-5)
 - e. Storm Drainage Design and Construction Notes (Detail ST-1)
 - f. Roadway and Parking Area Design and Construction Notes (Detail R-1)
4. On Sheet C5, at Construction Entrance reference Sheet C15 Index 105.
5. On Sheet C5, evaluate shifting northern Trucks Entering Highway sign to the southbound lane.

6. On Sheet C5, at "Provide Tree Protection" call out, reference Standard Construction Detail M-25 and include detail in plan set.
7. On Sheet C5, at "Silt Fence" call out, reference Standard Construction Detail M-23 and include detail in plan set.
8. On Sheet C5, use or reference Contractor Requirements for Site Clearing, Grading and Erosion Control Design and Construction Notes (Detail M-3)
9. Revise Sheet C5 Note 14 to state that stockpiles cannot exceed six feet, not 12 feet.
10. Revise Sheet C5 Note 16 to replace the Pioneer Trail reference.
11. On Sheet C6, conform the dumpsters' design with Standard Construction Detail M-17 and include detail in plan set.
12. On Sheet C6, turn off the sewer lateral layer.
13. On Sheet C6, dimension sidewalk widths which are not consistent throughout the project.
14. On Sheet C6, additional signage and traffic control is required for the intersection after the right in off Williamson Blvd. Suggestions:
 - a. Allow only one-way, eastbound traffic after intersection or add a stop bar and sign for westbound traffic
 - b. Add no left/right turn at the north/southbound stop signs, mounted under the stop sign (double sign)
 - c. Add "Wrong Way" signage.
15. Show truck routing for the fire apparatus and waste collection vehicle. Minimum radius is 20'.
16. Parking spaces without a raised curb shall have wheel stops per the Private Parking Lot Standard Construction Detail, R-15 and the Wheel Stop and Curb Stop Layout Standard Construction Detail, M-12.
17. Suggestion: Adjust parking lot layout along ambulance route to limit delays caused by cars attempting to fit into compact parking spaces, reaching the no right turn sign and attempting to complete a 3 point turn, or maneuvering into parallel spaces by using angled parking spaces and providing only one way travel along the route by the two-story building.
18. Add stop bars and signs for the 3-way stop at the southern access drive to manage traffic. Suggestion: Align access drive with the drive aisle to the west of the two-story building.
19. Suggestion: Add cautionary signage to show gurney crossing along the route from the Helipad and show the building access door for clarity.
20. For all accessible spaces on Sheet C7, add grades at the ends of parking spaces and access aisles to ensure spaces and aisles are level, with surface slopes not exceeding $\frac{1}{4}$ " / 1' or 2.08% in all directions.
21. On Sheet C7, clarify on the plans where sidewalks transition from flush to raised.
22. On Sheet C7, add grading for dumpster enclosures.
23. On Sheet C7, northeast building show roof drain connection to stormwater system to ensure stormwater treatment is not bypassed.
24. On Sheet C7, label DCS-1 and conform its design between the plans, the detail and Stormwater Report.

25. On Sheet C7, show the 60' weir at 27.2 in the Stormwater Report. Advisory: Pond inflow and outlet structures shall be constructed with reinforced concrete per Standard Construction Detail Storm Drainage Design and Construction Notes, ST-1, Note 15.
26. On sheet C7, revise slopes to not exceed 4:1 horizontal/vertical. [LDC Chpt. 10, Sect. 5 (3)(1)] Advisory: Plan set's Sheet 2 Storm Drainage Design and Construction Notes #9 shall not be added into City Standard Construction Details.
27. Show Tree Barricades on Sheet C7 to ensure no impact at preserved trees.
28. In the Stormwater Report page 3 revise the Flood Zone to X which currently states, "The site is not located within the flood plain (Zone X)."
29. In the Stormwater Report Pre and Post Discharge Rates and Stages Table, distinguish between the pre and post conditions for the peak discharge rates.
30. In the Stormwater Report, Treatment System summary and Trench Length recalculate the length of 30" perforated pipe surrounded by rock based on current storm pipe layout shown in the plans.
31. In the Stormwater Report, update the Post Basin Map's storm pipe layout to conform with the submitted plans and show the direction of flow from the basin.
32. In the Stormwater Report, update the Pre-Existing Condition Basin Map turn off proposed sewer laterals layer and update the boundary to reflect the existing conditions at the southern portion of the property.
33. Provide the Geotechnical Report.
34. Standard Construction Detail ST-1 #7 requires storm inlet spacing shall be designed to accept 100% of the runoff from a rainfall intensity of 4" per hour without resulting in ponding of water around the inlet. Provide hydraulic routing showing adherence to this requirement.
35. Standard Construction Detail ST-1 #6 requires culverts maintain a minimum self-cleaning velocity of 3' per second. Provide documentation.
36. All outfalls shall have skimmers and shall include sufficient details for review against Standard Construction Detail Storm Drainage Design and Construction Notes, ST-1, Note 16.
37. The southwest outfall needs more detail including labeling, invert, swale slope, and conveyance hardening for long-term performance and erosion prevention so as to not burden downstream property with long-term maintenance responsibilities. Suggestion: Redesign outfall from a single pipe to a spreader swale complete with a two-foot wide (minimum) reinforced concrete side channel overflow. [LDC, Ch. 10, Sec. 11(a)(7)]
38. Because the code requires a positive drainage system which will not adversely impact downstream owners or adjacent lands, LDC, Ch. 10, Sec. 11(a)(7), and the design impacts adjacent lands, submit documentation sufficient for City Staff to evaluate the proposed discharge of stormwater from the proposed development area onto adjacent land (FPL property) including a statement signed by the owner/developer which certifies that the development will not obstruct any existing flow of stormwater runoff and not drain stormwater onto adjacent lands not now receiving runoff from the proposed development area. [LDC Ch. 10, Sec. 10(a)(2)]

39. **Advisory:** Show proposed drainage maintenance easements on FPL property for use and maintenance. Proof of recorded Drainage and Maintenance Easements is required before the City will stamp the Approved for Construction Plans. [LDC, Ch.10, Sec. 11(a)(7)]
40. Show drainage easements per as required per LDC, Ch. 6, Sec. 4(b)(1). Retention areas shall be covered by an easement extending to ten feet beyond the top of bank. Storm sewers shall be covered by an easement of no less than 20 feet, centered on the centerline of the pipe.
41. Predevelopment flow from the area immediately south of the tower needs to be maintained and the proposed driveway is blocking the flow. Provide a storm connection on the Grading Plan. No site alteration shall allow water to become a health hazard or contribute to the breeding of mosquitoes. [LDC, Ch. 10, Sec. 11(a)(3)]
42. On the plans, add normal water level, mean annual seasonal high-water table elevation, treatment volume and corresponding elevation, and 100-year high water levels per Standard Construction Detail Storm Drainage Design and Construction Notes, ST-1, Note 17.
43. **Advisory:** More comments may result from review of the corrected stormwater report and additional documentation not included in the original submittal.

BUILDING DIVISION REVIEW COMMENTS: (Allan Tischler, Chief Building Official (386) 506-5627/atischler@port-orange.org):

1. **Advisory:** Review for applicable code requirements for proposed building will be performed at the time of permit submittal.
2. **Advisory:** Separate permit applications are required for: New Buildings, Light Poles, Fencing, Dumpster Enclosure and Signs. Contact the building division if there are any questions or concerns about permit requirements for work specifically mentioned.
3. **Advisory:** SDRC review does not include: Buildings, Accessory Structures, Signs, Light Poles, etc., unless otherwise noted in this report.
4. **Advisory:** Division of Hotels and Restaurant will need to be notified on the proposed building.
5. **Advisory:** Permits for wells and irrigation systems must be obtained from Volusia County.

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

1. Ensure min. 13'6" overhang at ambulance drop off per NFPA 1, Ch.18: FD access and water supply.

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. Sheet C8: Provide a Fire Flow Report at the next submittal. Provide Signed & Sealed calculations by a licensed Engineer using existing flows and pressure at or near the point of connection. Our records indicate there is an existing fire

- hydrant that can be used for testing at the NWC of the property (intersection of Williamson & Taylor Rd). Please note that commercial buildings greater than 10,000sq.ft. require 1,500GPM @ 20 PSI be maintained during maximum demand on the system [LDC, Ch. 11 Sec. 3, Table 11-1 & Ch. 11, Sec. 3(b)(6)].
2. Sheet C8: For design crossings of potable water mains, gravity sanitary sewers, or storm sewers, please clearly indicate which utilities are located over or under other utilities. Provide conflict cross sections on plans to verify required vertical clearances are met
 3. Sheet C8: Provide additional building information such as sq.ft., type, no. of stories, finished floor elevation, etc. on the utility plans.
 4. Sheet C8: Per LDC and City Standard Details, all commercial sanitary sewer service laterals are to have minimum 2% min. slope. Label all sanitary sewer service laterals as having minimum 2% slope. Additionally, proposed San. Sewer service inverts should be provided on the utility plans [Std. Detail S-11].
 5. Sheet C8: Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least 50-ft away from structure, but not more than 75-ft away from FDC system connection. The proposed hydrant located along the north elevation of Building #1, adjacent to Taylor Rd., should be relocated to the 10ft landscape island bisecting the north elevation (east) to meet the FDC spacing requirement [LDC, Ch. 11, Sec. 3 (c)(2)].
 6. Sheet C8: Where an existing structure exceeds 10,000 sq.ft, required minimum water mains size is 10-inch. Currently, only an 8-inch main is proposed. Revise plans to include minimum 10-inch size main. Also, revise tapping sleeve & valve size accordingly [LDC, Ch. 11, Sec. 3, Table 11-1].
 7. Sheet C8: All sewer lines constructed outside of right-of-ways within yards, backyards, other poorly accessible areas shall be constructed of green C-900 PVC. No use of plastic styrene fittings shall be allowed. Revise callout for that small portion of sewer piping west of "SAN-1" to point of sanitary sewer connection [Std. Detail S-1.3, note 1].
 8. Sheet C8: Indicate how connection to existing sanitary sewer connection will be made downstream of "SAN-1". Provide additional detail, as-built information, etc. Also, delineate between public and private maintenance responsibility on the plans.
 9. Sheet C8: All manholes constructed inside yards, backyards, and easements outside of right-of-way shall be outfitted with fiberglass or epoxy liners in accordance with ASTM-3753 or other types of liners approved by the city. Appropriately call out for structure "SAN-1" [Detail S-1.4 note 5].
 10. Sheet C8: Provide dimensioning showing horizontal distance(s) between gravity and pressure mains on the plan.
 11. Sheet C8: Add "Blue RPM" to locate hydrants to better assist in locating fire hydrants and improve visibility.
 12. Sheet C8: Manhole rims shall be a min 0.2-max 0.5 ft. above grade in unpaved areas. Ensure "SAN-1" meets the requirement [Std. Detail S-1.5, note 7].
 13. Sheet C8: Callout 8-in. Master meter "w/ Strainer" per City Details, being a reduced pressure zone (RPZ) type and painted Blue. Similarly, the "Fire

- Sprinkler” B.F.P’s devices should also be Reduced Pressure Zone (RPZ) type, painted Red and called out as such [Std. Detail W-10 & W-13].
14. Sheet C8: As the site is proposed to be master metered and protected, the individual 3” backflow preventers serving South Building #2 and the small structure adjacent to the helicopter pad are not needed or required.
 15. Sheet C8: Callout the 8-in. wet tap to be “by City of Port Orange”.
 16. Sheet C8: Callout the sanitary sewer pipe material to be SDR 26 in all locations except in those downstream sections that are to be C-900 DR25 (outside paved areas). The fire line and 4-in. and larger water piping is to be C-900 PVC DR18 [Std. Detail W-1, note 7 & S-1.3, note 1].
 17. Sheet LA1: There is currently a conflict with sanitary structure “SAN-1” and the downstream sanitary sewer with a landscape island and plantings in Williamson Blvd. right-of-way. Provide a gap in the island containing the sewer and increase the area of the other adjacent islands to maintain planting requirements. It is recommended to provide a clear space of 15 feet to live oaks and 10 feet to all other plantings from center of sanitary sewer main (currently plantings are proposed within 2 feet).
 18. **Suggestion** (Sheet C8): While it is not always necessary, water mains may be looped to provide for adequate pressures and system redundancy. Water mains shall be designed so that in the event water supply is interrupted on one end of the loop, the flow of water shall not be entirely eliminated. Based on the use, this project appears to be a good candidate for looping of the water system. According to City records, there is a 16-inch water main located close to the proposed Williamson Blvd. driveway improvements [LDC, Ch. 11, Sec. 3(b)(4), Sec. 3(c)(1) & Table 11-1].
 19. **Advisory:** Dead-end water mains supplied by a looped water main of equal or larger size may be extended up to 500 feet for required eight-inch and larger water mains. Confirm that the criteria is met [LDC Ch 11 Sec 3(b)(5)(a)].
 20. **Advisory:** Verify if a kitchen or cafeteria component is proposed as part of the development. Per FAC Ch 64E-6, a grease trap (tank) should be “constructed of concrete and installed in the wastewater line, of a minimum size of 750 gallons, leading from the sinks, floor drains, can wash, mop sinks, service sinks, or floor sinks of the food service component of the wastewater stream”. Per State and local code, depict interceptor on the plans and provide in standard details going forward. Consider placing interceptor on a dedicated sewer line entering Sewer Manhole to meet the requirement for a downstream inspection manhole past the interceptor [S-1, Note 4].
 21. **Advisory:** Each owner and customer shall be responsible for the inspection and maintenance of backflow prevention device(s) and shall file a test an annual certification from a certified tester for each device. Additionally, all pressure testing, and sewer televising shall be performed in the presence of City personnel with reports of satisfactory reports provided to the City prior to final acceptance and prior to any paving operations [Code of Ordinances, Ch. 74 Utilities, Article VIII, Sec. 74-249] & [S-2, Note 21, 39 & 40].
 22. **Advisory:** All large commercial water meters greater than 3-in take a minimum of 6 weeks for delivery after fees are paid to City. In addition, all meters greater

- than 3-in shall be installed by owner/developer/contractor. The fee collected by the City is for materials only [Detail W-2, Note 7].
23. All proposed site developments over five (5) acres shall be "interruptible" and have a back-up source of irrigation water (i.e. well). Indicate the back-up source of irrigation to serve the site. Reclaimed service will require a meter and backflow preventer to prevent any backup source from surcharging the system [LDC Ch 11 Sec 5(b)(2)].
 24. **Advisory:** Permits for irrigation wells and irrigation systems must be obtained from Volusia County. Approvals by Volusia County must be provided to City of Port Orange prior to the release or acceptance of any project. [Volusia County Water-wise Landscape Irrigation Ordinance]

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):

1. Sheet C2 – Notes:
 - a. Add "All stormwater drainage structures and pipes installed on site and in access road will be maintained by the property owner." in Storm Drainage Design and Construction Notes.
 - b. Add "All roadway and parking pavement and curbing installed on site and in access road will be maintained by property owner." in Roadway and Parking Area Design and Construction Notes.
2. Sheets C2 to C4 and C9 to C12 – Standard Construction Details: use current details dated 12/18.
3. Sheet C6 – Dumpster pad north of existing telecommunication tower:
 - a. Rotate or relocate dumpster to provide required clear distance, turning radius and approach pad.
 - b. Show dumpster dimensions. The dumpster clear opening may be reduced to 21'.

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

1. Graphically depict and label 12-ft. drainage and utility easements along street frontages of Taylor Road and South Williamson Blvd. [LDC, Ch. 6, Sec. 4(b)(4)].

CITY ATTORNEY REVIEW COMMENTS: (Shannon Balmer, Assistant City Attorney (386) 506-5535/sbalmer@port-orange.org; or Matthew Jones, City Attorney (386) 506-5525):

1. **Please provide evidence of conveyance of access easement to Memorial Health Systems, Inc. Public records indicate easement rights are with Preferred Storage (ORB 7732, PG 2202, PRVC).**
2. Please provide survey of access easement. It appears the easement area is included in the survey, but it is not delineated.
3. Correct the incorrect Legal Description on the front of the civil plans.

4. Correct the exception area on the survey to reflect that the underlying fee is part of the parcel for the site plan. The dark line delineation indicates a property boundary which is inaccurate. This area is subject to a lease but is still owned by the applicant.
5. Provide an easement plan sheet to clarify proposed easements and existing easements.
6. Access easement to FPL parcel appears to be in retention area – please clarify.
7. Unity of Title is required for parcels 6319-00-00-0190 and 6319-00-00-0191.
8. Site Improvement Agreement (DIA) for public improvements in the course of development will be required pursuant to *Ch. 6 Sec. 5(b), LDC*.
9. Tree conservation easements required per *Ch.6, Sec. 4(b)(3)(b), LDC*.
10. Easements over drainage facilities need to be shown on the site plans. Retention areas shall be covered by easement extending 10 feet beyond top of bank. Storm sewers shall be covered by easement no less than 20 feet centered on centerline of pipe (*Chap. 6, Sec. 4(b)(1), LDC*).
11. Standard lot easement to the City shall be 12 feet across the fronts of all lots adjacent to any street (*Chap. 6, Sec. (4)(b)(4), LDC*).
12. **Advisory:** The easements conveyed to the city require sketch and legal descriptions, including acreage or square footage, by a licensed surveyor, preferably provided to the city staff no later than (60) days to issuance of the certificate of occupancy (CO). This allows sufficient time for staff to prepare the original legal instruments to be properly executed by the property owner and recorded in the public records prior to CO. For recording purposes, the legal description font needs to be 12 or larger. (E-Mail copy or other duplication of the legal description will not be accepted).]