



City of Deltona

May 16, 2023

Joshua Pitts
EPI Engineering
311 S. Woodland Blvd.
Deland, FL 32720

**SUBJECT: DRC Comments Letter: SP23-0004, Demitrich Auto Center
Final Site Plan Application, PID: 8130-39-09-0070 and 8130-39-09-0060**

Dear Mr. Pitts,

Thank you for submitting a **Final Site Plan** application Demitrich Auto Center located at 2838 Howland Blvd. zoned C-1, Retail Commercial. For your records, this application and supporting documents were received on April 10, 2023. A sufficiency letter was sent out to the applicant on April 17, 2023, finding the application sufficient for review. The City's Development Review Committee has reviewed the plan set accepted on April 10, 2023, in accordance with the City Land Development Code Section 75-4 and provided the following comments listed below.

Planning and Development Services

Requires Resubmittal.

General Comments:

1. Provide Photometric Information including specifications. (LDC110-828(b)(2). If no lighting improvements are proposed, please depict the existing lighting onsite.

Coversheet (Sheet 1 of 2):

2. Revise the Cover Sheet to provide a vicinity/location map with a scale not to exceed 1" = 2,000'.
3. Please include "Final Site Plan SP23-0004" in the title.
4. Update the sheet to include the utility providers.
5. Revise the sheet to correct the address to state 2838 Howland Boulevard, Deltona, FL 32725.
6. Revise the building setbacks matrix to correct the rear setback, as this should be 15 feet.
7. Please provide the existing building height.
8. Revise the current uses to be more specific to the Demetrich Auto Center Use.
9. Provide the Future Land Use Designation (Commercial).

Site Plan (Sheet 2 of 2):

10. Please add the following statement to the General Notes: "Consistent with Ordinance No. 06-2019 the City has granted a waste hauler exclusive rights to

haul waste and refuse (residential and non-residential uses) within the city limits of Deltona. Therefore, all waste management, including but not limited to, debris and other refuse generated during the land clearing and construction phase shall be hauled by the sole hauler granted exclusive rights by the City.”

11. Provide a detail of the proposed 20' x 60' open carport.
12. Provide the dimensions of the proposed gravel parking spaces.
13. Clarify that the directional arrows are proposed.
14. Landscape improvements were depicted at time of pre-application; however, this was not part of the submittal. Please provide 15% landscape improvements per Section 110-808(o) of the Land Development Code.
15. Propose a windscreen along the back fence to screen from the adjacent residential neighborhood.
16. Please clarify whether all the gravel depicted onsite is existing.
17. Provide detail of any new proposed fence in accordance with the Fire Review comments. If chain-link is proposed, please provide black vinyl coated fencing.
18. Propose an ADA compliant parking space in accordance with Section 110-829(b)(1).
19. Please provide a scale.

Public Works

Phyllis Wallace, Deputy Public Works Director – (386) 878-8965 – pwallace@deltonafl.gov

Approved

Public Works – including Deltona Water, Engineering, Stormwater & Operations has no objections to the submittal. The changes to the existing site provide an overall improvement to the existing conditions, while working within the footprint of the property boundaries.

Building Services

Carl Lynch, Interim Building Official, – (386) 878-8658 – clynch@deltonafl.gov

Approved.

No comments at this time. Comments will be provided during the Building Permit review.

Fire Department

Leigh Grosvenor, Fire Safety Manager, – (386) 878-8655 – lgrosvenor@deltonafl.gov

Fire Comments 05/5/23

1. Facilities storing more than 500 tires outside shall be in accordance with NFPA 1, Fire Code, 2018 Ed., Chapter 33 Outside Storage of Tires.
2. Signs bearing the name of the operator, the operating hours, emergency telephone numbers, and site rules shall be posted at site entrances (NFPA

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- 1:33.6.1). On Sheet 2 Site Plan, provide the location of the signage to be posted at the site entrances.
- 3. The facility shall have noncombustible fencing at least 10-ft high with intruder controls on top, in accordance with local laws, around the entire perimeter of the property (NFPA 1:33.6.2). In addition, all fencing to be installed shall comply with the applicable code sections, in regards to fences, in accordance with Deltona Code of Ordinances. On Sheet 2 Site Plan, indicate the location, type, and height of the fencing around the perimeter of the property.

End of Comments

When ready, please provide a response letter and five (5) copies of the revised EOR-stamped site plan package and two (2) copies of any requested supplemental documents. Please fold each of the requested updated copies. Also, please submit digital files via the online Self-Service Portal or provide a USB drive with PDF copies of each item submitted. The response package will be transmitted to the City's development review agencies for review. This application will be scheduled for a DRC meeting once it has been determined all substantive issues have been satisfactorily addressed.

If there are any questions pertaining to this matter feel free to contact me at (386) 878-8624 or by e-mail at JRuiz@deltonafl.gov. If I am unavailable and need immediate assistance, please contact Ms. Kaitlyn Apgar, Planning Coordinator, at (386) 878-8600.

Sincerely,



Joseph Ruiz
Director of Planning and Development Services

Cc: File