



## The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

### Development Review Committee (DRC) Meeting

Tuesday, April 16<sup>th</sup>, 2024 – 9:30 AM

## DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - DRC meeting on February 6<sup>th</sup>, 2024
  - DRC meeting on March 19<sup>th</sup>, 2024
4. NEW BUSINESS
  - **Case # 23-01-MAJPUD-Saxon Pointe Amendment 2; Second Review**, Applicant is requesting approval of a major PUD amendment for the Saxon Pointe PUD located on the southeast corner of U.S. Highway 17/92 and Saxon Boulevard to allow for a convenience store with fuel dispensers and a restaurant, a car wash as a principal use, and self-storage facilities with ground floor retail.
5. ADDITIONAL BUSINESS:
6. DISCUSSION:
7. ADJOURNMENT:

### DISTRIBUTION:

#### Technical Review Staff:

- Steven Bapp, AICP, *Growth Management Director - Planning and Zoning* (SBapp@DeBary.org)
- Joseph Barker, AICP, *Senior Planner - Planning and Zoning* (JBarker@DeBary.org)
- Kayla Burney, *Planning Technician - Planning and Zoning* (KBurney@DeBary.org)
- Kevin Hare, *Construction Manager* (KHare@DeBary.org)
- Amy Long, *Deputy Public Works Director* (ALong@DeBary.org)
- Chad Qualls, *Public Works Superintendent* (CQualls@DeBary.org)
- Robert Scott, *Orange City Fire Department* (RScott@ourorangecity.com)
- Merylene Thomas, CNU-A, *Senior Planner - Planning and Zoning* (MThomas@DeBary.org)
- Richard Villasenor, *City Engineer* (RVillasenor@DeBary.org)
- Steve Wood, *Building Inspector* (Buildingofficial@DeBary.org)
- E-Sciences, *Environmental Management Consultant* (troberts@res.us)
- Fishback Dominick, *Legal Consultant* (DLangley@fishbacklaw.com)
- Stanley Group, *Transportation Consultant* (KingTanya@stanleygroup.com)
- SurvTech Solutions, *Surveying Consultant* (rfowler@survtechsolutions.com)
- Volusia County Utilities, *Utilities* (ErinReed@volusia.org)

**PLEASE NOTE: Each DRC project on the agenda will take approximately 30 minutes unless otherwise noted.**

**APPLICANT(S):** Please plan to attend the DRC meeting to discuss your project and review the comments with reviewers. Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219.



**City of DeBary  
Development Review Committee Meeting  
February 6, 2024 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Steven Bapp, Growth Management Director, at 9:30 am.

**DRC MEMBERS PRESENT:**

Steven Bapp, City of DeBary  
Amy Long, City of DeBary  
Robert Scott, Orange City Fire Department  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Scott Bussen, Landsea Homes  
Mark Thompson, Shutts & Bowen LLP

**APPROVAL OF MINUTES:**

Steve Wood made a motion to approve the January 2, 2024 Meeting Minutes, seconded by Robert Scott. The motion was approved by a 5-0 vote.

**NEW BUSINESS:**

**Springwalk at The Junction, Phase 2 Final Plat  
Project # 23-01 -FPR-Springwalk at The Junction, Phase 2**

Mark Thomson, a representative for the applicant, came forward to speak. Mr. Thomson made a note about a comment produced by Fishback in regard to access for drainage and utilities. Mr. Thomson stated they have now submitted the correction.

Richard Villasenor, City Engineer, stated the engineer's cost estimate for the performance bond differed from the contractor's estimate, specifically landscape irrigation. Mr. Villasenor asked for clarification. Scott Bussen of Landsea Homes came forward to speak to provide clarification. He stated this is a result of a contract that has since been approved and a new cost estimate was produced. He stated he would provide the information.

Building Official Steve Wood stated that when building permits are submitted if there will be lot grading depicted on the permit plans. Mr. Bussen agreed.

Richard Villasenor made a motion to recommend approval of the final plat contingent outstanding staff comments being addressed, seconded by Steve Wood. The motion was approved by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:42 AM.



**City of DeBary  
Development Review Committee Meeting  
March 19, 2024 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Steven Bapp, Growth Management Director, at 9:30 am.

**DRC MEMBERS PRESENT:**

Steven Bapp, City of DeBary  
Amy Long, City of DeBary  
Christopher Karl, Orange City Fire Department  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Dean Barberree, Reader Communities, LLC  
Gary Beverly, Civil Design Solutions  
Dan Larose, Lennar Homes  
Chad Moorhead, Madden, Moorhead, & Stokes

**APPROVAL OF MINUTES:**

Steve Wood made a motion to continue the February 6, 2024 Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 5-0 vote.

**NEW BUSINESS:**

**Riverview Estates PUD**

**Project # 22-01-PUD-Riverview Estates**

Chad Moorhead, a representative for the applicant, came forward to speak.

Mr. Moorhead asked for clarification Planning & Zoning's comments on Comprehensive Plan compatibility. Chairman Steven Bapp stated a major concern is in regard to the Comprehensive Plan's Transportation Element, and that the traffic analysis needs to be corrected. Mr. Moorhead asked for feedback on making the entrance onto West Highbanks an exit-only egress. City Engineer Richard Villasenor stated a Fort Florida Road would be preferable as an ingress and egress and West Highbanks Road egress only.

Mr. Moorhead stated the RV/boat parking would be only for the use of residents of the proposed development.

Mr. Bapp stated clarification on the ownership of the open space would be need to be provided.

Christopher Karl of the Orange City Fire Department asked for clarification on the location of fire hydrants. Mr. Moorhead stated the plan is preliminary and is not intended to provide those details.

Mr. Villasenor stated the preliminary stormwater calculations provided are consistent with the stormwater infrastructure for the St. Johns River Water Management District, accommodating flood plains and discharge. He noted this will be examined in further detail during Preliminary Plat review.

Building Official Steve Wood there will need to be accessibility for handicap parking for the sales office to be constructed.

Mr. Bapp asked if there has been any consideration of changing the requested Zoning Map amendment to be A-3, Transitional Agriculture instead. Mr. Moorhead stated that is not the applicant's intent.

Richard Villasenor made a motion to continue the item to a future meeting, seconded by Steve Wood. The motion was approved by a 5-0 vote.

### **Rivington, Phase 3 Final Plat**

### **Project # 23-03-FPR-Rivington, Phase 3**

Dan Larose of Lennar Homes, a representative of the applicant, came forward to speak. It was clarified that the proposed homes would be single-family detached. Dean Barberree came forward to speak. He discussed dedicating the wetlands within the Rivington development to the City.

City Engineer Richard Villasenor stated the maintenance bond must be provided.

Richard Villasenor made a motion to recommend approval of the final plat, seconded by Amy Long. The motion was approved by a 5-0 vote.

### **354 Englenook Drive Final Site Plan**

### **Project # FSP24-000001**

Gary Beverly of Civil Design Solutions, a representative for the applicant, came forward to speak. Mr. Beverly stated they have already resubmitted amended plans to Volusia County Utilities.

Chairman Steven Bapp noted the proposed building fails to meeting the minimum floor area size. He stated an administrative variance could be granted to alleviate this issue.

Steve Wood made a motion to approve the final site plan, seconded by Amy Long. The motion was approved by a 5-0 vote.

### **Palm Road Future Land Use Map Amendment**

### **Project # 23-02-CPA-Palm Road**

Chairman Steven Bapp stated the property is primarily wetland and that the City's intent is to make the designated future land use of the property consistent with this fact.

Richard Villasenor made a motion to recommend approval of the Future Land Use Map Amendment, seconded by Amy Long. The motion was approved by a 5-0 vote.

### **Palm Road Zoning Map Amendment**

### **Project # 23-02-REZ-Palm Road**

Chairman Steven Bapp noted this is proposed Zoning Map amendment corresponds with Project # 23-02-CPA-Palm Road's intent.

Richard Villasenor made a motion to recommend approval of the Zoning Map Amendment, seconded by Amy Long. The motion was approved by a 5-0 vote.

### **ADJOURNMENT:**

The meeting was adjourned at 10:04 AM.



**DRC 4-16-2024**

**Subject Case # 23-01-MAJPUD-Saxon Pointe Amendment 2**

**Applicant: Savol, LLC**

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Application Summary:

The applicant is requesting approval of a major PUD amendment for an approximately 7-acre tract of land on the southeast corner of U.S. Highway 17/92 and Saxon Boulevard. The property is currently zoned as Planned Unit Development (PUD), Saxon Pointe. The proposed amendment would permit a drive-through restaurant co-located within a convenience store with fuel dispensers, a carwash as a principal use, and a self-storage facility (by special exception).

**Planning & Zoning**

**Joseph Barker, Senior Planner, AICP; Merylene Thomas, Senior Planner, CNU-A**

Comprehensive Plan Review:

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Section 1-2(b)(1) of the City's Land Development Code.

Economic Development

The goal of the City's Economic Development element of the Plan is to facilitate the stable, on-going development of the economy of the City, while making wise use of resources, including man-made resources, natural resources, and human resources.

Objective 3.3 requires the City to carry out certain policies to help achieve its development and redevelopment objectives by directing community facility improvements to serve employment areas and non-residential uses.

Policy 3.302 requires the City to ensure that streets and roads serving employment areas are constructed to standards sufficient to safely serve trucks. Where necessary, consideration must be given to adequate pavement thickness and width, curves, setbacks to pedestrian areas and





landscaping, accessibility to parking and loading areas, and similar issues. **This will be further addressed upon review of all final site plan applications.**

Objective 3.5 requires the City to carry out a program of activities to improve the recognition of DeBary throughout the state, the region, and the world as a community which is actively interested in appropriate economic development.

Policy 3.502 requires the City to give special consideration to economic development projects which create a positive high visibility for the City. **The proposed project is located adjacent to the City's northern boundary along U.S. Highway 17/92 and Saxon Boulevard. Thus, what is ultimately developed on this property will be one of the first things travelers going south along U.S. Highway 17/92 will see, making this property's development crucial to meeting the requirement of Policy 3.502. Pursuant to this Policy, the proposed amendment's submitted renderings have been reviewed against the architectural standards of Chapter 5, Article V of the City's Land Development Code, Gateway Corridor Standards:**

- **The wall sign at the center of the frontage for the retail and the car wash structures would not be permitted.**
- **Would the front elevation for the carwash be broken any further with landscaping?**
- **Suggest adding a canopy for the entry bay and exit bay of the carwash.**
- **Please note that blank wall areas (those without relief or uninterrupted shall incorporate the use of landscaping, painting or architectural features to break up the monolithic appearance of such areas. Blank wall areas shall not exceed 10 feet in vertical direction nor 20 feet in horizontal direction of any building façade.**

#### Management of Natural Resources

The goal of the City's Management of Natural Resources element of the Plan facilitate the proper management of natural resources through their appropriate conservation, protection and use, consistent with the desired growth and development of the community to ensure the highest environmental quality possible.

Objective 4.4 requires the City to carry out a program of activities to properly manage habitats and vegetative communities so as to maintain these resources and their natural functions while ensuring the appropriate growth and development of the community.





Policy 4.402 requires the City to consider special measures which may be necessary to prevent adverse impacts when reviewing land development activities and managing habitat areas for Threatened and Endangered Species and Species of Special Concern. **Data provided by Volusia County has indicated the subject property is a Scrub Jay Natural Community. Any development on the property will need to prevent any adverse impacts. This will be further addressed upon review of all final site plan applications.**

### Future Land Use

The goal of the City's Future Land Use element of the Plan is to facilitate the development and use of land, including permanent open space, in an organized arrangement which supports the appropriate development of the overall community, including an efficient multi-modal transportation system that enhances the well-being of the City's residents and businesses.

Objective 5.4 mandates that the City base land use and development decisions on the adopted Future Land Use Map (FLUM).

The subject property is classified as Commercial/Retail. Therefore, the proposed project is subject to the policies prescribed in Policy 5.403(b). Policy 5.403(b)(3) states integrated commercial centers will be well designed from the perspective of pedestrians and bicyclists, and will be easily accessible by transit. **Please provide pedestrian connection to the mixed use self-storage facility.** Policy 5.403(b)(6) states non-residential uses in the C/R classification shall be limited to a floor-area ratio (FAR) of up to 1. **There appears to be an error in the FAR calculations. It states there is a total of 39,630 square feet of floor area; however, the mixed use self-storage facility is listed as 42,025 square feet. Also, FAR calculations must be inclusive of all building stories. The mixed-use self-storage facility is two stories.**

### Transportation

The goal of the City's Transportation element is to facilitate the development of a safe, cost-effective, coordinated, connected, energy efficient, multimodal transportation system for the movement of people and goods to benefit the social, economic and physical development of the City and to reduce greenhouse gas emissions and vehicle miles of travel.

Objective 6.1 requires the City to carry out a program of activities to facilitate the provision of a cost-effective, safe, convenient, and energy efficient multimodal transportation system.





Policy 6.103 establishes regulatory level of service (LOS) standards to determine whether facilities, including roadways, are adequate to serve new development. The LOS standard for U.S. Highway 17/92 is as established by the Florida Department of Transportation (FDOT) and the LOS standard for Saxon Boulevard, which is part of the Volusia County road system, is a D. **This will be addressed further during all final site plan reviews.**

Policy 6.107(a) states where access to a development is through a highway on the state system, the connection will conform to the applicable access management standards established by FDOT. **Documentation of the project's conformance may be provided during review of the final site plans.** Policy 6.107(b) states where access to a development is through the highway on the County system, the connection will conform to the applicable standards established by Volusia County. **Documentation of the project's conformance may be provided during review of the final site plans.**

Objective 6.2 requires the City to carry out a program of activities to coordinate the transportation system with the future land uses policies on this Plan, and to ensure that population densities, housing and employment patterns, land use patterns, and the management of important natural features are consistent with transportation modes and services proposed to serve these areas.

Policy 6.201 states that when making zoning changes, the City will consider the need for new transportation facilities necessitated by the potential development, as well as the resources which can be reasonably expected to support new facilities not previously contemplated. **This will be further addressed during all final site plan reviews.**

### Capital Improvements

The goal of the City's Capital Improvements element is to facilitate the efficient provision of public facilities through coordination between needs and resources and through coordination between capital projects plans and the community's objectives as set forth in this Plan.

Objective 10.1 requires the City to carry out a continuing program of activities to plan and construct capital facilities so as to reduce existing deficiencies, so as to provide for replacement of obsolete or worn-out facilities, and so as to provide for the appropriate growth and development of the community. This program will ensure coordination between decisions about capital facility improvements and decisions about land development and redevelopment activities associated with public facilities. **This will be addressed further during all final site plan reviews.**







For all other elements of the Plan not discussed in this report, the project has been determined to be consistent with those elements.

### **Land Development Code Review:**

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

### **PUD Regulations**

LDC Chapter 3, Article III, Division 3, Section 3-108 provides for regulations of the creation of PUDs. PUD amendments that do not meet the qualifications of a minor amendment pursuant to Section 3-108(h)(2) must be reviewed and processed in the manner provided for new PUDs. The proposed amended DA amends permitted uses in the active DA, which would make it a major amendment pursuant to Section 3-108(h)(2)f. Thus, the proposed amended DA is being reviewed against the entirety of Section 3-108.

Section 3-108(b)(5)c.1 provides for information that must be provided on preliminary plan exhibits, such as the MDP. **Please provide the following information on the MDP:**

- **The general topography and physical conditions of the site, including features such as water bodies, wooded areas, wetland areas, vegetation types, soils, 100-year floodplain areas, and steep grades or depressions on the site;**

Section 3-108(b)(5)c.2 provides for information that must be provided in the DA. **Please provide the following information on the DA:**

- **Statement agreeing to provide appropriate maintenance guarantees;**
- **Minimum building spacing and floor areas. Please note the LDC does not contain minimum building space and floor areas applicable to this property;**
- **The proposed language of any covenants, easements or other restrictions;**
- **Maximum amount of square footage by use; and**
- **In Section P, there is a typo that uses the number 520 instead of 720.**

### **Zoning**





The subject property is zoned as a Planned Unit Development (PUD), Saxon Pointe. Thus, the proposed project is subject to the zoning regulations prescribed in Ordinance # 02-2011 as amended by Resolution # 2012-15 as amended by Ordinance # 03-2013.

**To what is the 50-foot rear yard setback referring? There is an interior lot rear setback of 10 feet that is delineated, but the 50-foot setback is absent.**

**Please provide data on the maximum lot coverage of each lot to confirm compliance with Section G. Please note the maximum permissible impervious surface ratio (ISR) is 75%, as per LDC Chapter 4, Article II, Division 4, Section 4-81(f). Please also note that lot coverage and ISR are two different terms. The lot coverage is the area which is occupied by principal and accessory buildings. ISR is inclusive of areas occupied by principal and accessory buildings, but also includes other aspects such as pavement.**

**Please correct the parking calculations for the self-storage facility. As per LDC Chapter 3, Article III, Division 4, Section 3-129(5), miniwarehouses/self-storage facilities require 1 parking space for every 10 storage cubicles/units. In addition, please provide parking calculations for the ground floor retail on Lot 4.**

**Please delineate 30-foot landscape buffer on the rear side of the property.**

Miscellaneous Comments:

Resolution # 2012-15 struck out Parcel 8 from the DA. However, it appears the reference to Parcel 8 was never struck from Section G. **This correction should be made.**

**Please underline the change to Section D, Subsection 11 with regard to the number of fueling service positions permitted, as it is proposed amended language.**

**Please provide clarification on the status of Lot 5. Is it being combined with Lot 4?**

Section G, subsection 11 of the proposed amended DA lacks some of the language that was added by Resolution # 2012-15. **The first sentence, “A statistical tree survey may be provided in accordance with sec. 5-87(e)(2) of the City of DeBary LDC in lieu of a full tree survey),” needs**





to be added. It also appears two sentences were partially removed. The full two sentences should say “A tree quality report will be provided documenting the condition of the existing trees. The applicant will submit a proposed tree planting/mitigation plan...”. Please note the underlined portion of the quoted sentences is what was omitted.

Section J incorrectly cites the LDC. The correct citation is Chapter 4, Article II, Division 7.

Section K was amended by Resolution # 2012-15. The proposed amended DA includes the original language from the Ordinance # 02-2011. **The proposed amendment amends subsection 1 to replace the language on joint and cross access improvements to support development with another sentence regarding reciprocal joint access easements. Please highlight this change. In addition, Subsection 2 has been omitted from the proposed ordinance. Is it the intent to strike this language out?**

Prior to presenting this proposed amendment to residents at the Community Meeting and the City Council at the public hearings, please provide a red-lined version of the proposed ordinance highlighting the new language and striking out the removed language.

Highly recommend the applicant construct the four-way intersection of Saxon and 17-92. The Gateway Park signalized access that will align with the existing US Highway 17-92 and Saxon Boulevard intersection. All DeBarians who travel to the park must make a U-turn, either coming or going, including the residents of Terra Alta, and Saxon Woods. It will benefit the safety of DeBary residents and visitors by allowing a north-bound left turn (signalized) into the Gateway Park attraction. Also, the build of this signalized intersection will be advantageous for the new businesses of Saxon Point, by allowing departing Gateway users to directly access the businesses of the complex. All DeBarians coming to the new businesses, must make a U-turn to go home, either coming or going, adding to the volume of U-turns at the intersection. Some DeBarians will not have to make U-turns if they have a multiple stop trip, such as going to the Saxon Rd Publix afterwards.

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Public Works Department  
Amy Long, Deputy Public Works Director

No comments have been received.





## **Fire Services**

**Robert Scott, Fire Marshal**

1. Provide details on drive-thru for storage facility.
  2. Provide details on Fire Hydrant layout for all buildings. The Fire Prevention Code 8th ED of NFPA 1 Chapter 18.
  3. Provide details on Fire Lane markings in front of Fire Hydrant and the Backflow device. Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18 Section 18.2.3.6.3.
  4. Provide fire flow requirement for building. The Florida Fire Prevention Code 8th ED of NFPA 1 Chapter 18 Section 18.4
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## **Engineering**

**Richard Villaseñor, P.E., City Engineer**

No comments have been received.

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## **Building Department**

**Steve Wood, Building Official**

No comments have been received.

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## **Volusia County Utilities**

**Erin Reed, PhD, P.E., Water & Utilities Senior Engineer**

In general, Volusia County Water Resources & Utilities (VCWRU) has no objection to the general layout of the site. With that stated, the following concerns and details will need to be addressed to our satisfaction in future detailed engineering plan submittals.

### Proposed Convenience Store/Fueling Station

1. VCWRU has two potable water production wells located in the nearby Terra Alta development. In order to allow the fueling station, the developer must comply with WELL



FIELD PROTECTION ORDINANCES. Compliance may either mean securing a Well Field Protection Zone Permit or obtaining an exemption. (Please refer to Volusia County's Code of Ordinances, Chapter 72-LAND PLANNING/ ARTICLE III, DIVISION 13-POTABLE WATER WELFIELD PROTECTION, outlines requirements for developments and uses located within the defined "secondary protection zone." Additionally, please refer to the City of DeBary's Land Development Code further defines the secondary protection zone.)

### Platting and Individual Site Development Plans

1. Please clarify if the intention of this plan is to Plat the development as shown and then submit separate individual site plans.
2. Typically, in order to record a Plat, all public improvements must be installed prior to subdivision of the land or a bond recorded for the remaining improvements. If platting so as to sell individual lots, then a bond may be necessary to cover the public utility work (described hereafter). This shall include extension of water services to each lot, installation of additional gravity sanitary sewer, and repairs and/or upgrades to the existing private sanitary sewer lift station (all detailed below).

### Potable Water System

1. The existing potable water system owned, operated, and maintained by VCWRU consists of a 16" water main located along the easterly ROW of US Highway 17-92 and an 18" water main located along the southerly ROW of Saxon Boulevard. These mains will need to be noted on the plans and protected during site development.
2. Future engineering plans shall include installation of individual wet taps of the water main leading to individual water service laterals to each lot.
3. The Engineer should also consider whether individual sites may require a separate dedicated fire line.
4. It is our understanding that NO permit shall be required from FDOH for these individual water services.

### Sanitary Sewer System

1. VCWRU does NOT have a gravity sanitary sewer service available to serve this site.



2. It appears that the original development planned for and intended to utilize a privately owned sanitary sewer lift station to serve the entire site. As such, an existing private pump station appears at the southwest corner of Lot 1, the Ladybird Day Care.
3. The existing private lift station is listed as being located on lands owned by the Saxon Cover POA. Please be advised that our office does NOT have record drawings of this facility. Please provide documentation of your ability to utilize this private pump station to service your site.
4. Ironically, the existing lift station appears to be located at the peak elevation on the property. Therefore, in order to use the existing lift station to provide service to all lots (especially Lot 5), the system design will likely require manholes and a minimum of 8" gravity sanitary sewer mains at 0.40%. This type of system will require a construction permit from FDEP.
5. As part of your design, the Engineer will need to evaluate the condition of the existing pump station (motors, pumps, impellers, depth, storage, discharge force main components, electrical panel, etc.). The evaluation should include an inspection, O&M records, identification of deficiencies, and a corrective action plan.
6. The Engineer shall evaluate the ability of the station to receive and pump the additional flows. This evaluation shall identify any upgrades necessary to accommodate the additional flows.
7. If you do not use the existing lift station, then please detail the plan for sanitary sewer service.

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**Fishback-Dominick  
Dan Langley**

No comments have been received.

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**Transportation  
Tanya King, PE, Senior Transportation Engineer, TEDS**

1. Please remove the AM pass-by trips for LUC 822 Strip Plaza LUC 822. ITE does not have an AM pass-by percentage for shopping plazas.





2. Please add the following intersections to your analysis
  - a. US 17/92 at Enterprise Rd
  - b. US 17/92 at Pine Meadow
  - c. Saxon Blvd at Veteran Memorial Pkwy

\*\*\*END OF COMMENTS\*\*\*

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

**Steven Bapp, AICP**  
**Sbapp@debary.org**  
**Director of Growth Management**  
**City of DeBary**



**THIRD AMENDED DEVELOPMENT AGREEMENT  
SAXON POINTE SWALLOWS PUD**

**THIS THIRD AMENDED DEVELOPMENT AGREEMENT - SAXON POINTE SWALLOWS PUD** (this "Development Agreement") is made and entered into by and between the CITY OF DEBARY, a Florida municipal corporation, whose address is 16 Colomba Road, DeBary, Florida 32713 (herein "City") and Happy Dave's of DeBary, LLC, a Florida limited liability company, whose address is 500 W. Wall Street, Midland, TX 79701 (herein "Applicant").

**WITNESSETH:**

**WHEREAS**, the Applicant is the fee simple owner of a 6.99 acre parcel(s) of land referred to as Out Parcel 2, 3, 4, 5, and 6 in Attachment B to Ordinance No. 02-11 recorded at Official Records Book 6671, Page 4786, Public Records of Volusia County, Florida; which is situated in the City of DeBary, Florida, in the Saxon Pointe Swallows PUD and is more particularly described in the legal description attached hereto as Exhibit "A" (herein "property"); and

**WHEREAS**, the property is part of and included within a Planned Unit Development known as the Swallows Community Development Plan approved by Volusia County via Resolution Number 78-96, which further amendments have been approved; and

**WHEREAS**, the Applicant has requested a major amendment to the property's PUD zoning and desires to develop the undeveloped portions property referenced above and agrees to do so subject to the provisions, terms and conditions of the City of DeBary Land Development Code and this Development Agreement; and

**WHEREAS**, the requested major amendment to the PUD zoning and this Development Agreement is consistent with the City of DeBary Comprehensive Plan and Land Development Code; and



**WHEREAS**, the due public notice and public hearing requirements of the City of DeBary Land Development Code and this Development Agreement have been met; and

**WHEREAS**, the City Council of the City of DeBary, Florida, finds that this Development Agreement promotes the public health, safety, and welfare and is consistent with its authority under Chapter 166, Florida Statutes, Section 2 (b) of the State Constitution, and the City's police powers.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. Development Concept. The property shall be developed as a PUD substantially in accordance with the Master Development Plan and the terms of this Development Agreement. The Master Development Plan and this Development Agreement shall govern the development of the property as a PUD and shall regulate the future land use and development of the property.

1. Master Development Plan. The Master Development Plan shall consist of the Master Plan **dated** \_\_\_\_\_ which is hereby approved and incorporated in this Development Agreement by reference as Exhibit "B", and the other terms and conditions of this Development Agreement. The Master Development Plan shall be filed and retained for public inspection with the City Clerk and it shall constitute supplement to the Official Zoning Map of the City of DeBary.
2. Amendments. All amendments of this Development Agreement and the Master Development Plan shall be processed in accordance with the City of DeBary Land Development Code, as amended. The City Manager shall make an interpretation of whether a requested amendment or modification is minor or major and the request will be processed accordingly. If approved, amendments of this Development

Agreement and the Master Development Plan shall be recorded in the public records at Applicant's expense.

3. Final Site Plan Approval. Prior to issuance of any permits for construction, including clearing and landfill, a Final Site Plan for each phase of development shall be prepared and submitted for review and approval in the manner required by the City of DeBary Land Development Code, as amended.

B. Unified Ownership. The Applicant or its successors shall maintain unified ownership of Lots 2 – 6 of the property until after approval and recording of a Final (Amended) Plat. The property shall not be apportioned and conveyed into separate parcels without first obtaining final plat approval and such final plat is recorded in the public records.

C. Phases of Development. The property may be allowed to develop in multiple phases.

D. Land Uses within the PUD. The location and size of said land use areas are shown on the Master Development Plan, Exhibit "B" attached hereto. The following land uses along with their principal structures and customary accessory uses and structures shall be permitted throughout the PUD except as otherwise noted herein:

**PARCELS 1, 2, 3, 4, 5, 6, 7**

- 1) Retail Sales and Services (excluding those uses prohibited in Paragraph F).
- 2) Retail Specialty Shops.
- 3) Art, Dance Modeling and Music Schools.
- 4) Auction hall.
- 5) Bakeries, Retail (including preparation of products for sale on the premises).
- 6) Barbershops, Beauty Shops, Shoe Repair Shops.
- 7) Bars.
- 8) Book and Stationery Stores.

- 9) Catering Service.
- 10) Confectioners, Retail (including preparation of products for sale on the premises).
- 11) Convenience Stores with fuel dispensers with no more than fourteen vehicular petroleum fueling service positions.
- 12) Car wash as an accessory use to convenience store with fuel dispensers or as a standalone use.
- 13) Dental Laboratories.
- 14) Employment Agencies.
- 15) Essential Utility Services.
- 16) Exercise and Health Spas.
- 17) Financial Institutions.
- 18) Fire Stations.
- 19) Hardware Stores.
- 20) Laundry and Dry-Cleaning Pickup Stations.
- 21) Pet Grooming.
- 22) Pharmacies.
- 23) Printing and Publishing Establishments.
- 24) Private Clubs.
- 25) Professional, Medical and General Offices.
- 26) Publicly Owned or Regulated Water Supply Wells.
- 27) Publicly Owned Parks and Recreational Areas.
- 28) Public Uses or Public Utility Uses.
- 29) Radio and Television Broadcasting Stations.
- 30) Restaurants. A drive-through is also permitted if the restaurant is co-located in same building with a Convenience Store.
- 31) Tailor Shoppes.
- 32) Travel Agencies.
- 33) Veterinary Clinic.
- 34) Stormwater Retention/Treatment.

35) Multifamily Senior Housing with a deed or covenant restricting resident age pursuant to the Housing for Older Persons Act of 1995 on Parcel 7 only up to a maximum of eighty-five (85) dwelling units.

36) Open Space. Open space on Parcel 7 shall include stormwater ponds designed with passive recreation features including fountain features if wet ponds are utilized. Residents shall have physical access to these passive recreation areas.

E. Special Exception Uses

The following land uses along with their principal structures and customary accessory uses and structures shall be permitted by special exception if approved by the City Council in accordance with the special exception procedures and criteria of Section 1- 9, City of DeBary Land Development Code, as may be amended and in compliance with applicable notice requirements:

**PARCELS 1, 2, 3, 4, 5, 6, 7**

- 1) Day Care Center.
- 2) Houses of Worship.
- 3) Public or Private Schools and Professional or Trade Schools.
- 4) Self-Storage. Lots 4,5 and 6 (original lot numbers) only. The use shall be permitted if it meets the following criteria:
  - a) Max height of 45 feet.
  - b) Any building containing self-storage units must include commercial space suitable for uses listed in Section D, which may include the retail/office component of the self-storage facility. The commercial space requirement shall be met if the building frontage (facing 17-92) is dedicated to said commercial space.
  - c) Direct access to the individual storage units shall only be provided from interior spaces.
  - d) There shall be no outdoor storage allowed.
  - e) Exterior elevations shall meet the requirements of the Land Development Regulations.

Upon applying for a special exception, the Applicant shall submit to the City for review and evaluation, a current traffic study for the property and the proposed special exception use. City Council approval of a use by special exception may be conditioned in accordance with Section 1-9, City of DeBary Land Development Code, as may be amended.

F. Land Uses Prohibited Within the PUD. The following land uses shall be prohibited on the property as permitted principal uses and structures along with their customary accessory uses and structures:

- 1) All uses not specifically permitted by Paragraph D and all uses not specifically permitted by Paragraph E as special exception uses. Prohibited uses include without limitation, the uses specified below.
- 2) Outdoor storage and display.
- 3) Communication towers of any size and height.
- 4) Motor vehicle, mobile home, recreational vehicle and boat sales, rental, repair, service and storage, or any combination thereof.
- 5) Active outdoor entertainment uses, including go-kart tracks, water slides, batting cages, and miniature golf.
- 6) Billboards and off-site signs; provided, however, the pre-existing billboard on the property may remain in its existing location and with current dimensions.
- 7) Adult or pornographic book, magazine, video, and novelty stores, adult entertainment and adult theaters.
- 8) Tattoo parlor or body piercing (except ear piercing) establishments.
- 9) Pawnshops.
- 10) Establishments offering on-site internet or computer access, or phone card sales, the primary activity or business of which is the sale of internet, computer or phone access or time for compensation or value whether for profit or not.

G. Development Standards.

1. Minimum lot area: .5 acre-non-residential; 5 acre - residential

2. Minimum yard size (building)

- a. Front yard: 35 ft.
- b. Rear yard: 50 ft.
- c. Side yard (abutting street): 35 ft.
- d. Parcel/Interior:

Sides: 10 ft.; Rear: 10 ft.

3. Maximum lot coverage (multifamily): 75 %

4. Maximum building height: 45 ft.

5. Maximum stories (multifamily): 3 stories

6. Off-street parking requirements in accordance with Land Development Code. The residential multifamily senior housing parking on Parcel 7 shall have a minimum of 1.25 off-street parking spaces per residential unit plus 1 space per 5 units for guest parking.

7. Signage requirements: All existing and future signage shall comply with City of DeBary Code of Ordinances and Land Development Code, as amended.

8. The development of the property shall comply with the City's Gateway Corridor Standards of Chapter 5, Article V of the Land Development Code.

9. Landscaping shall be in accordance with the Land Development Code. A 30 ft. landscape buffer shall be required along the rear property line of Parcel 8 adjacent to Saxon Woods.

10. Open Space. At least twenty-five (25) percent of the residential portion of the property shall be set aside as open space.

11. Tree Protection. A minimum tree protection area of fifteen percent (15%) of the property shall be provided. A statistical tree survey may be provided in accordance with sec. 5-87(e)(2) of the City of DeBary's LDC in lieu of a full tree survey. At their discretion, the applicant for each parcel, with the approval of the City Manager, may choose to plant 15% of the site with new plantings in addition to required landscaping and replacement trees instead of the 15% tree preservation requirement due to the poor conditions of the existing trees on site.

The 15% of the site will consist of canopy and understory trees planted in quantities consistent with the requirements of Table III of Section 5-10, LDC. A tree quality report will be provided documenting the condition of the existing will submit a proposed tree planting/mitigation plan during final site plan review for each parcel to be reviewed and approved by the City of DeBary Planning Administrator and City Manager if this option is utilized.

12. Pre-Cast Masonry Wall: A six (6) foot tall pre-cast masonry wall shall be installed on and maintained by the owners of Parcel 7 to serve as an additional buffer between the multifamily development located on Parcel 7 and the neighboring Saxon Woods Subdivision, which is located to the east of Parcel 7. The wall shall run from the northern edge of Parcel 7 to the southern edge of Parcel 7. The wall shall be constructed in such a manner as to ensure that the decline in grade between Parcel 7 and the Saxon Woods Subdivision shall be located to the east of the wall.

H. Environmental Considerations. The development of the property shall meet or exceed the minimum requirements of Land Development Code.

I. Sewage Disposal and Potable Water: Provision for sewage disposal and potable water needs of the PUD will be provided in accordance with the Comprehensive Plan, as amended, the Land Development Code, as amended, and State of Florida Administrative Code. The site shall have a gravity sewer connection to the County System located within adjacent Right-Of-Way. The site shall have a potable water connection to the County System located within the adjacent Right-Of-Way.

J. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Code, (Chapter 4, Article II, Division 7), as amended. The Applicant shall provide drainage easements for the benefit of each parcel utilizing the Retention Parcel for stormwater drainage and retention.

K. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Code, as amended. The property shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. The PUD access shall be on adjacent public Right-Of-Way to be approved by the governing agency with jurisdiction over such rights-of-ways. Applicant shall obtain and provide the City with a copy of the approved Florida Department of Transportation (FDOT) Driveway Permit for the revised driveway connections on US 17- 92. Access improvements necessary to support development of the property, including electric transmission and distribution lines shall be installed underground.

2. Joint and Cross Access Agreements. The Applicant shall provide reciprocal joint access easements recorded in the public records of Volusia County, Florida, for the benefit of each parcel to allow perpetual ingress and egress between the parcels and to and from public rights-of-way as indicated on the Master Development Plan. The Applicant shall submit the proposed instrument creating joint and cross access easement rights in favor of the lots to the City for review and approval prior to execution and recording. The instrument creating joint and cross access easement rights in favor of each lot may provide flexibility for determining the exact location of and/or relocation of such easements based on the progression of development of the lots, provided the exact location of easements are determined and an amended instrument is recorded prior to the final site plan approval for each lot. Such instrument creating joint and cross access easement rights for each lot shall be recorded in the public records prior to or simultaneously with platting of the Property. Joint and cross-access improvements shall be constructed along with site infrastructure improvements as needed to support the development of the lots. In the event the requirements of this Section K are not timely met, in addition to other remedies the City may have to enforce this requirement, the City



may withhold building and site permits and certificates of occupancy until such legal and physical joint and cross access is provided.

L. Utility Lines. All utility lines on the property, including electric transmission and distribution lines shall be installed underground.

M. Land Development Code Contingency: Unless a particular item is specifically covered or permitted in this Development Agreement, the applicable portion of the Land Development Code shall prevail.

N. Developer Definition: When the term "Applicant" is used herein, same shall be taken or construed to mean Savol, LLC, Yolo Equities, LLC, Fountains at Saxon Pointe Blvd., Ltd., and Happy Dave's of DeBary, LLC and its successors and assigns in interest. All obligations, liabilities, and responsibilities incurred by or implied by the Applicant in this Development Agreement shall be assumed by any successors in interest of Savol, LLC as the overall developer of the property, or any portion thereof.

O. Binding Effect of Plans: Recording: and Effective Date. The Master Development Plan and this Development Agreement, including any and all supplementary orders and resolutions, shall bind and inure to the benefit of the Applicant and its successor in title or interest. The PUD zoning, provisions of this Development Agreement, and all approved plans shall run with the land and shall be administered in a manner consistent with Article 3 and Article 4 of the DeBary Land Development Code, as amended. Within sixty (60) days following execution of the document by the City of DeBary and Applicant, this Development Agreement and its corresponding Ordinance shall be recorded in the Public Records of Volusia County, Florida. The Applicant shall pay all recording costs.

P. Expiration of Agreement. The effectiveness of this Development Agreement shall be from the Effective Date and remain in effect unless it is amended or it terminates as provided

herein. Within 720 days from the Effective Date of this Development Agreement, the Applicant shall have submitted and obtained the Final Site Plan approval as required in Section A3 of this Development Agreement or submitted and obtained preliminary plat approval. Notwithstanding anything herein to the contrary, in the event that the Final Site Plan or preliminary plat approval is not submitted and obtained on or before 520 days from the Effective Date, this Development Agreement shall terminate and the Applicant's and its successors' and assigns' development rights under Ordinance No. 02-11, this Development Agreement and the Master Development Plan shall become null and void; thereafter any subsequent proposed development of the property shall be processed as a major amendment to planned unit development.

Q. Development Review Cost. The Applicant shall timely pay the City for any and all development review costs concerning the development of the property in accordance with Section 1-16, City of DeBary Land Development Code.

R. Authority. Each party represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Development Agreement, that all acts, approvals, procedures and similar matters required in order to authorize this Development Agreement have been taken, obtained, or followed, as the case may be, that this Development Agreement and the proposed performance of this Development Agreement by such party is not an ultra vires act and that, upon the execution of this Development Agreement by all parties, this Development Agreement shall be valid and binding upon the parties and their successors in interest. Furthermore, Applicant represents and warrants to City that Applicant is the sole owner of the property, in fee simple, free and clear of any encumbrances, including but not limited to mortgages, liens or easements or, in the event an encumbrance exists, Applicant, at Applicant's sole cost shall obtain the necessary joinders, consents and subordinations to this Development Agreement or releases from the appropriate parties with an interest in the property.

S. Development Permits and Approvals. This Development Agreement does not require the City to issue any permit or approval for development, construction, subdivision plan, site plan, final plat, building permit or other matter by the City relating to the property or otherwise. The local development approvals and permits required to be approved or issued by the City for the intended use contemplated by this Development Agreement include, but are not limited to, construction plan approvals, site plans, preliminary plat, final plat, stormwater drainage, SJRWMD permits, demolition permit, grading, arbor permits, engineering and utility plans, and construction permits for buildings and other structures. These development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Land Development Code and subject to this Development Agreement. Failure of this Development Agreement to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions. This Development Agreement does not, and is not intended to prevent or impede the City from exercising its legislative authority as the same may affect the property. Applicant shall at all times maintain all improvements in accordance with Land Development Regulations and shall provide performance guarantees if and to the extent required regarding construction of any improvements to be constructed by Applicant which will be dedicated to public use.

T. Recitals. The recitals herein contained are true and correct and are incorporated herein by reference.

U. Effective Date. The effective date of this Development Agreement shall be the date approved by the City Council.

V. Full Force & Effect; Binding. The Development Agreement and second amendment shall remain in full force and effect except as expressly modified by this Amendment. This Amendment shall run with the land and be binding upon, and inure to the benefit of, the parties

V.3.0 brought to DRC on 4/2/24

hereto, their respective heirs, successors, assigns and anyone claiming by, through or under any of them.

V.3.0 brought to DRC on 4/2/24

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

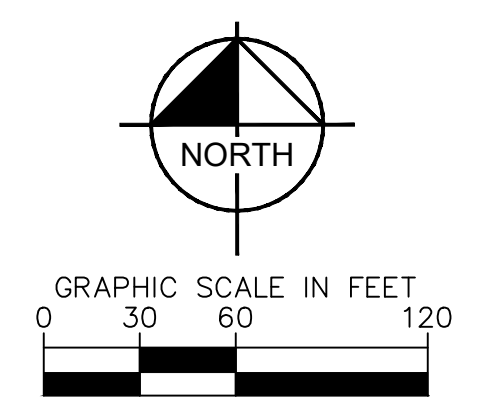
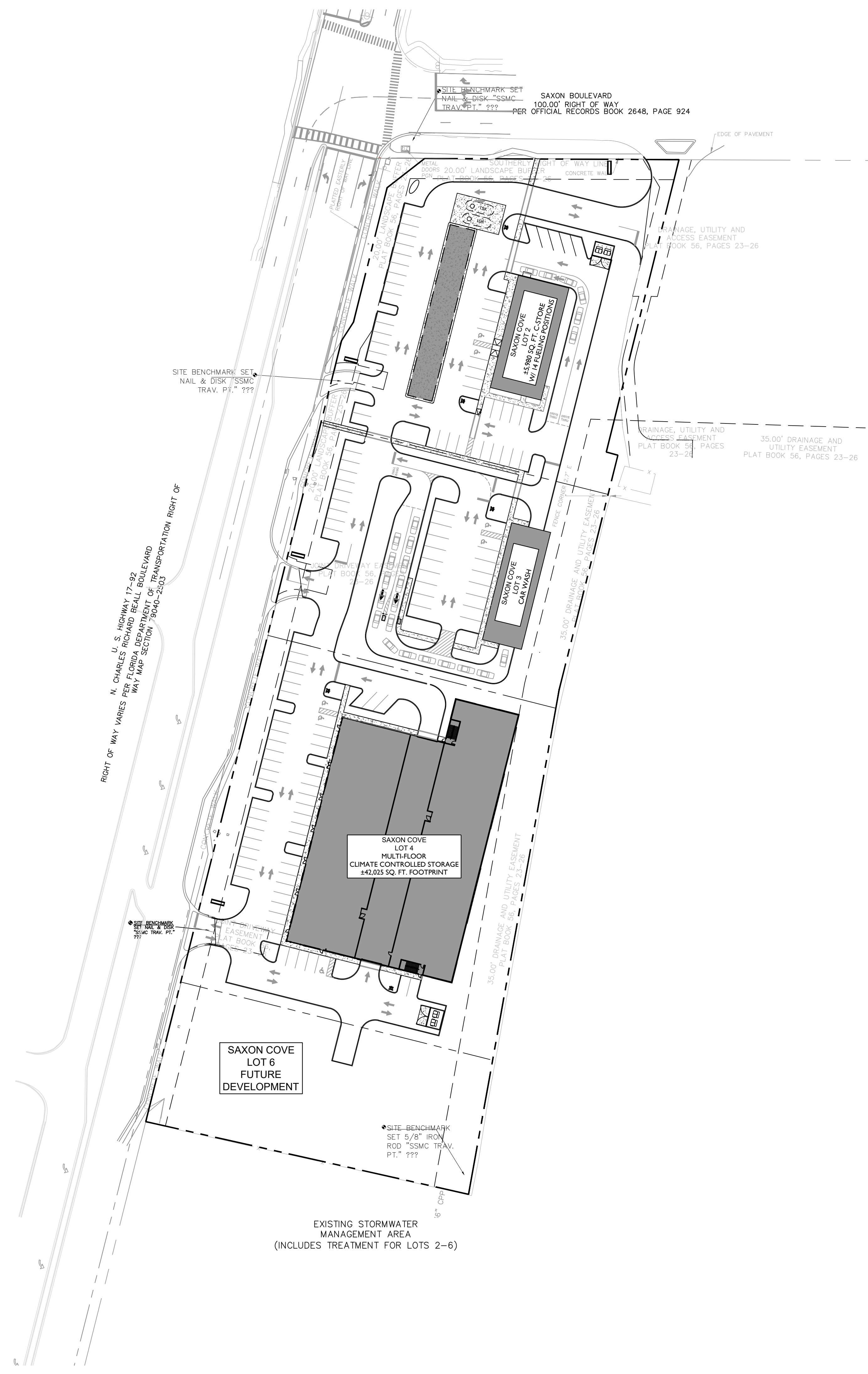
Lots 1-7, Saxon Cove, according to the Plat thereof as recorded in Plat Book 56, Pages 23-26, Public Records of Volusia County, Florida.

V.3.0 brought to DRC on 4/2/24

**EXHIBIT "B"**  
**MASTER DEVELOPMENT PLAN**

TO Be Created

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**NOTES:**

- PROJECT SHALL CONFORM TO THE 7TH EDITION (2020) OF THE FLORIDA FIRE PREVENTION CODE, FLORIDA SPECIFIC EDITION NFPA 1, THE FIRE CODE (2018 EDITION) AND NFPA 24, 2016 EDITION, STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
- PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUTE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" AS DEFINED UNDER FLORIDA STATUTE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
- ALL FIRE SYSTEM COMPONENTS TO BE DESIGNED AND PERMITTED BY OTHERS.

**SITE DATA:**

PROJECT AREA:	304,410 SF (6.99 AC)
FAR:	39630 / 304,410 SF = 0.13
<b>LOT 2 PARKING - CONVENIENCE STORE</b>	
COMMERCIAL - CONVENIENCE STORE	
1 SPACE PER 275 SQ. FT. OF GROSS FLOOR AREA	
SQ. FT.: 5,083 / 275 = 19 SPACES	
COMMERCIAL - FAST FOOD RESTAURANT W/ DRIVE THRU	
10 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA	
SQ. FT.: 897 / 1,000 = 10 SPACES	
TOTAL REQUIRED PARKING - 29 SPACES	
<b>PARKING PROVIDED</b>	
REGULAR SPACES: 45 SPACES	
HANDICAP SPACES: 2 SPACES	
TOTAL PROVIDED PARKING - 47 SPACES	
<b>LOT 3 PARKING - CAR WASH</b>	
COMMERCIAL - CAR WASH	
1 SPACE PER 275 SQ. FT. OF GROSS FLOOR AREA	
SQ. FT.: 4,800 / 275 = 17.45 SPACES	
TOTAL REQUIRED PARKING - 18 SPACES	
<b>PARKING PROVIDED</b>	
REGULAR SPACES: 28 SPACES	
HANDICAP SPACES: 2 SPACES	
TOTAL PROVIDED PARKING - 30 SPACES	
<b>LOT 4 PARKING - SELF-STORAGE</b>	
COMMERCIAL - SELF STORAGE	
1 SPACE PER 200 BAYS AND 1 SPACE PER EMPLOYEE	
PROPOSED BAYS: XXX / 200 = X SPACES	
NUMBER OF EMPLOYEES: 2 = 2 SPACES	
TOTAL REQUIRED PARKING - X SPACES	
<b>PARKING PROVIDED</b>	
REGULAR SPACES: 52 SPACES	
HANDICAP SPACES: 3 SPACES	
TOTAL PROVIDED PARKING - 55 SPACES	
<b>OPEN SPACE</b>	
164,658 SF (3.78 AC)	
164,658 / 304,410 SF = 54.1% OPEN SPACE	

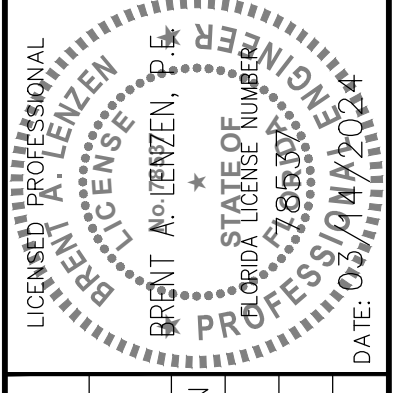
**LEGAL DESCRIPTION**

LOTS 2-6, SAXON COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 23-26, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801  
PHONE: 407-895-1511  
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	249398001
DATE	03/14/2024
SCALE	AS SHOWN
DESIGNED BY	CJW
DRAWN BY	JBD
CHECKED BY	BAL

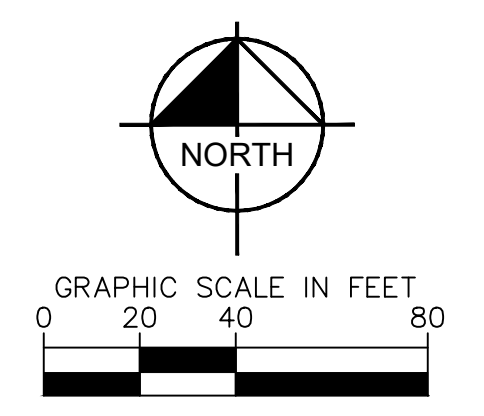
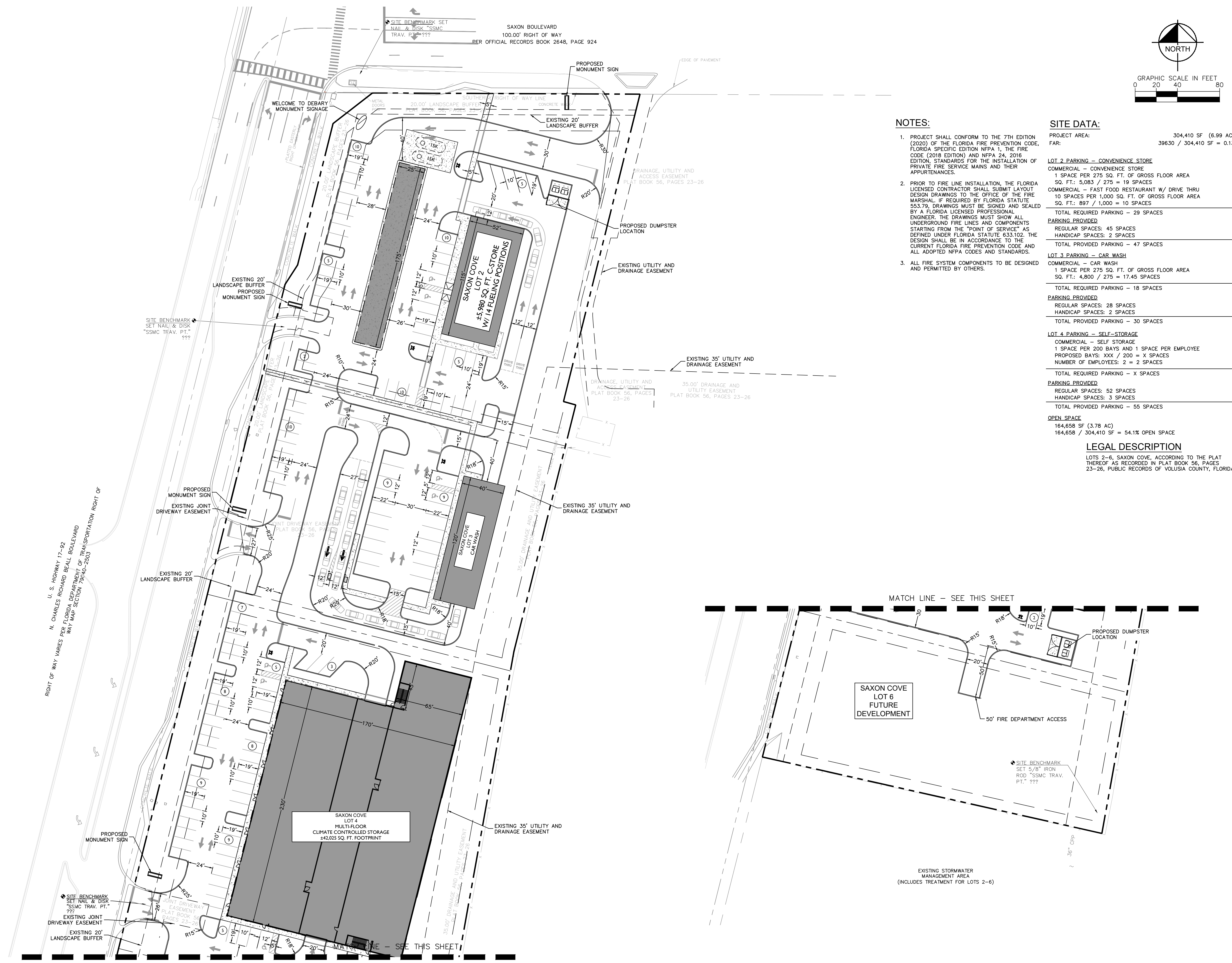
**OVERALL SITE PLAN**

**SAXON COVE**

CITY OF DEBARY FLORIDA

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U.S. HIGHWAY 17-92  
N. CHARLES RICHARD BEALL BOULEVARD  
RIGHT OF WAY VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 79140-2803



**NOTES:**

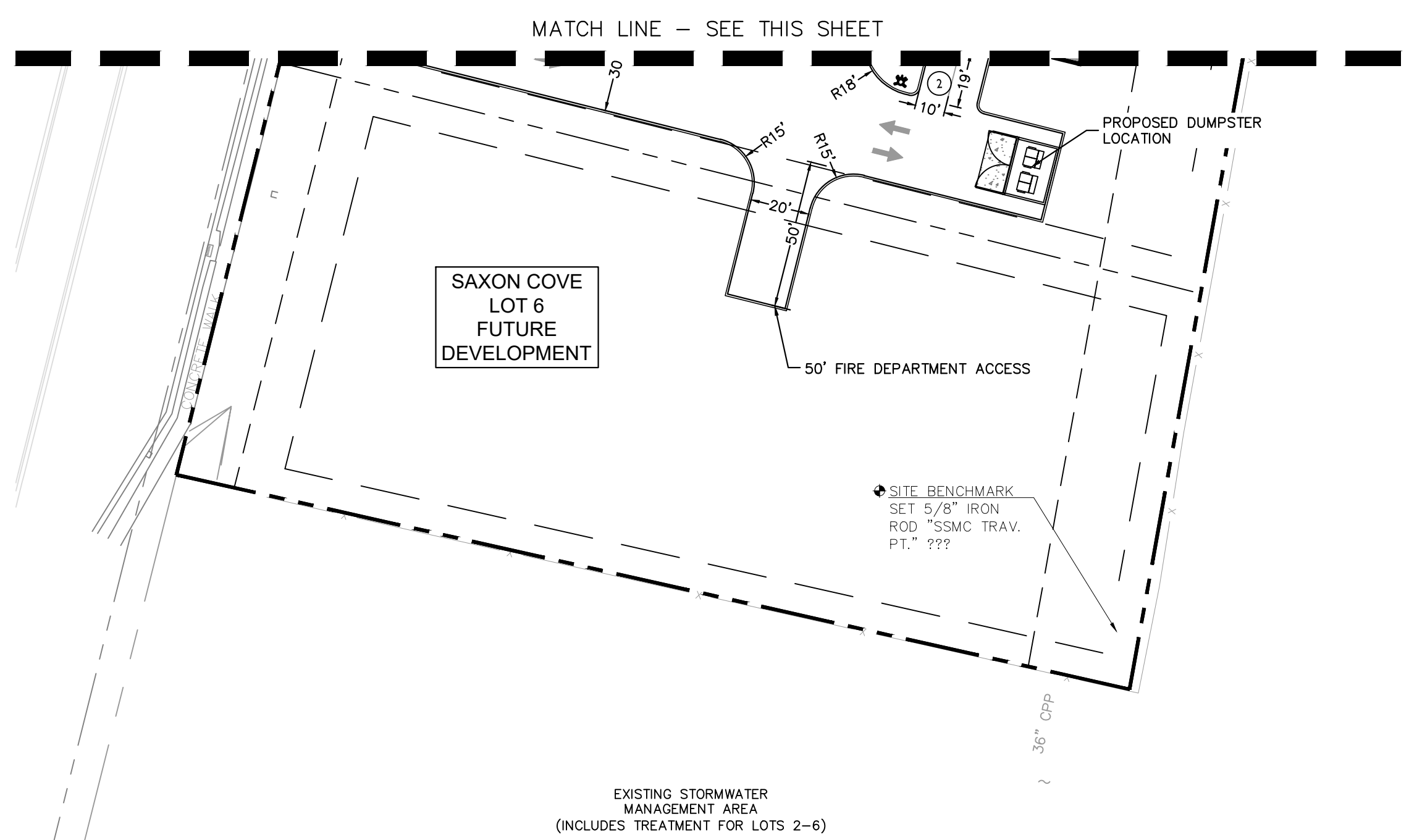
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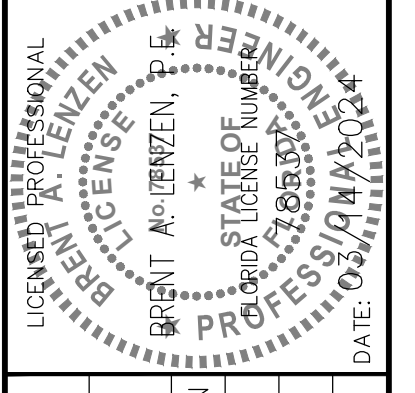
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NO.	REVISIONS	DATE	BY

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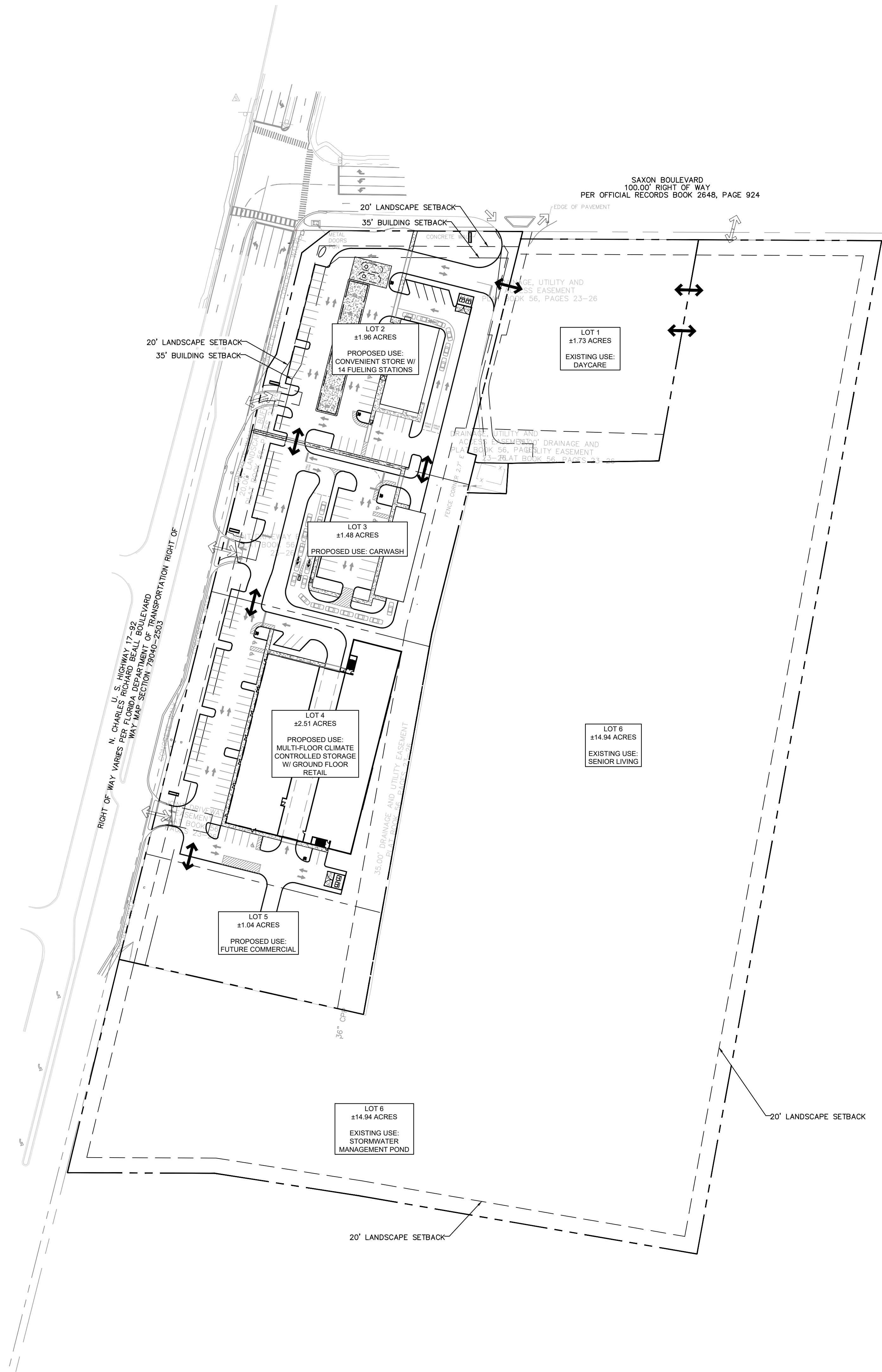
KHA PROJECT	249398001
DATE	03/14/2024
SCALE	AS SHOWN
DESIGNED BY	CJW
DRAWN BY	JBD
CHECKED BY	BAL

**SAXON COVE**  
 CITY OF DEBARY  
 FLORIDA

SHEET NUMBER  
**MPUD1.1**

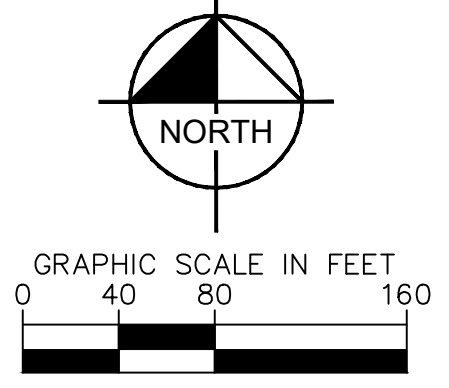


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**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- ↔ VEHICULAR INGRESS/EGRESS
- ↔ VEHICULAR INTERNAL ACCESS POINT



**SITE DATA:**

PROJECT AREA: 23.66 AC (PUD BOUNDARY)  
 PARCEL ID: 80222000010, -020, -030, -040, -050, -060, -070  
 FLOOD ZONE: X  
 CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 FUTURE LAND USE: C/R - COMMERCIAL/RETAIL  
 WETLANDS: N/A  
 SOILS: ORSINO FINE SAND (HSG A)  
 VEGETATIVE COVER (FLUCS): 412 - LONGLEAF PINE - XERIC OAK  
 441 - CONIFEROUS PINE  
 MAX BUILDING HEIGHT: 40'

**PUD LOT SUMMARY**

DESCRIPTION:	AREA:
LOT 1	1.73 AC
LOT 2	1.96 AC
LOT 3	1.48 AC
LOT 4	2.51 AC
LOT 5	1.04 AC
LOT 6	14.94 AC

**BUILDING SETBACKS**

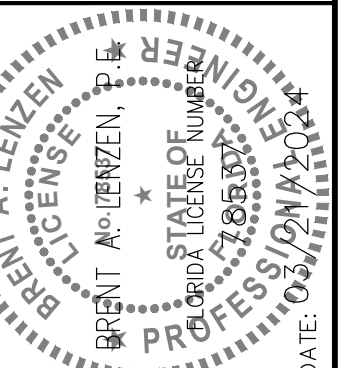
FRONT: 35'  
 SIDE: 35'  
 REAR: 35'

**LANDSCAPE SETBACKS**

FRONT: 20'  
 SIDE: 20'  
 REAR: 10'

NO.	REVISIONS	DATE	BY

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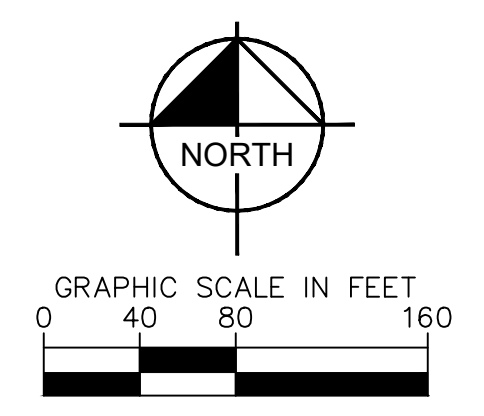
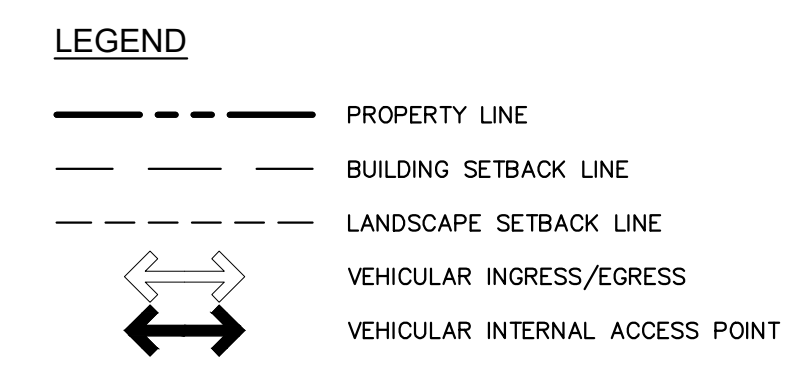


KHA PROJECT	249398001
DATE	03/21/2024
SCALE	AS SHOWN
DESIGNED BY	CJW
DRAWN BY	JBD
CHECKED BY	BAL

**OVERALL DEVELOPMENT PLAN**

**SAXON COVE**  
 CITY OF DEBARY  
 FLORIDA

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LOT 6	14.94 AC

**BUILDING SETBACKS**

FRONT: 35'  
 SIDE: 35'  
 REAR: 35'

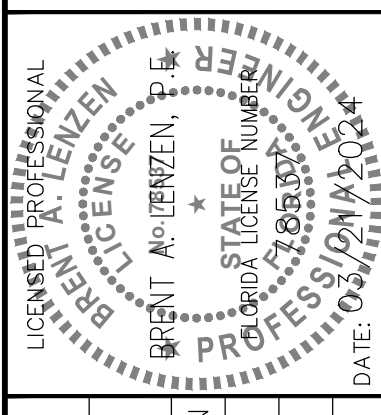
**LANDSCAPE SETBACKS**

FRONT: 20'  
 SIDE: 20'  
 REAR: 10'

No.	REVISIONS	DATE	BY

**Kimley»Horn**

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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801  
 PHONE: 407-896-1511  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	249398001
DATE	03/21/2024
SCALE	AS SHOWN
DESIGNED BY	CJW
DRAWN BY	JBD
CHECKED BY	BAL

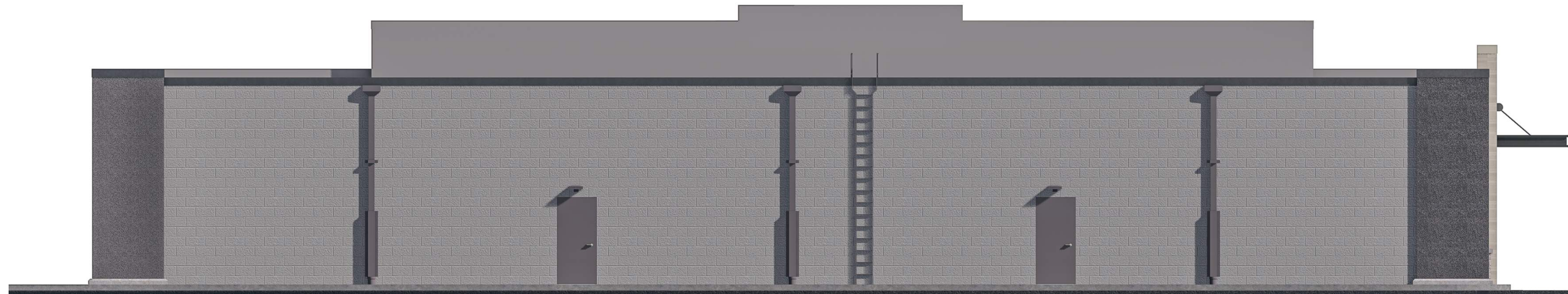
**OVERALL DEVELOPMENT PLAN**

**SAXON COVE**

CITY OF DEBARY  
 FLORIDA



**FRONT ELEVATION**



**BACK ELEVATION**



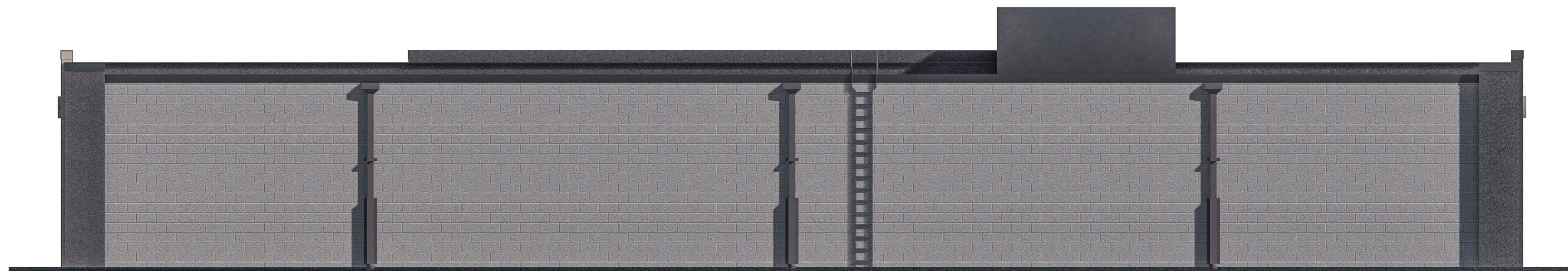
**LEFT ELEVATION**



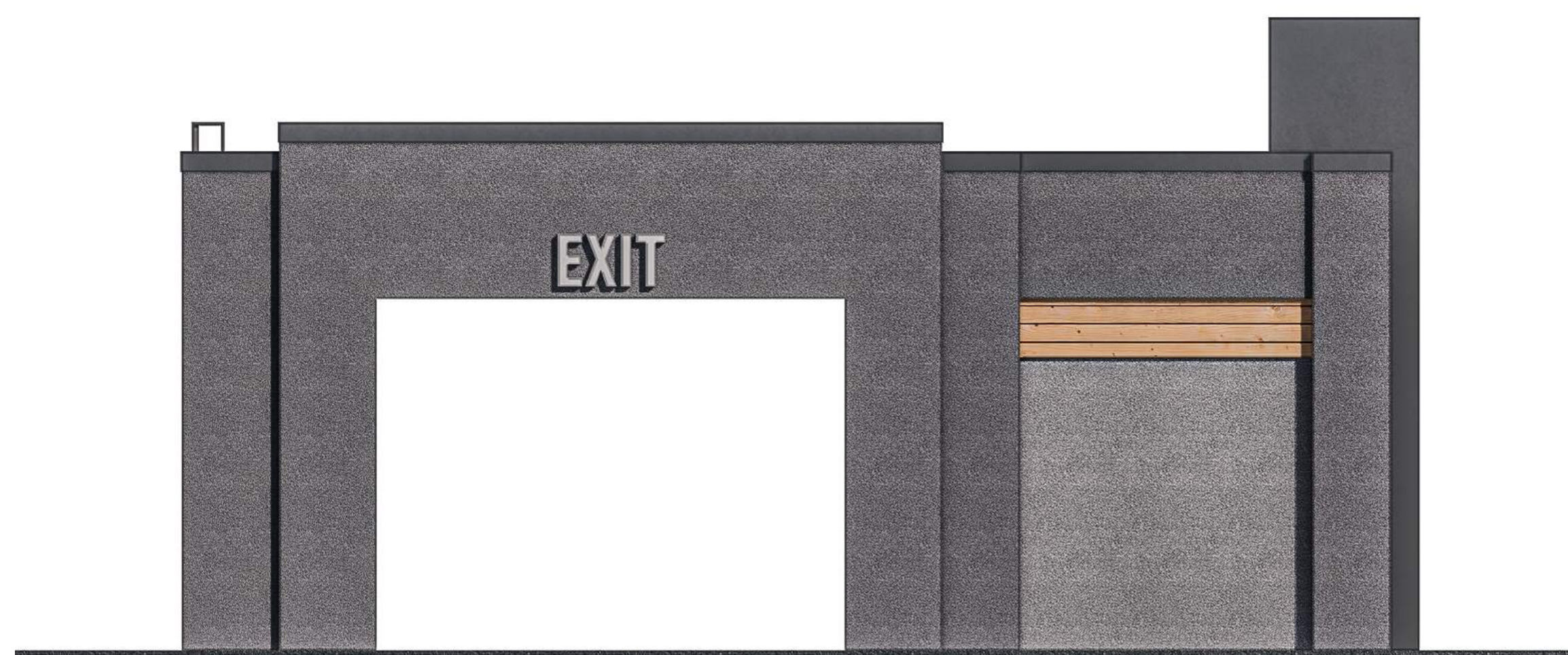
**RIGHT ELEVATION**



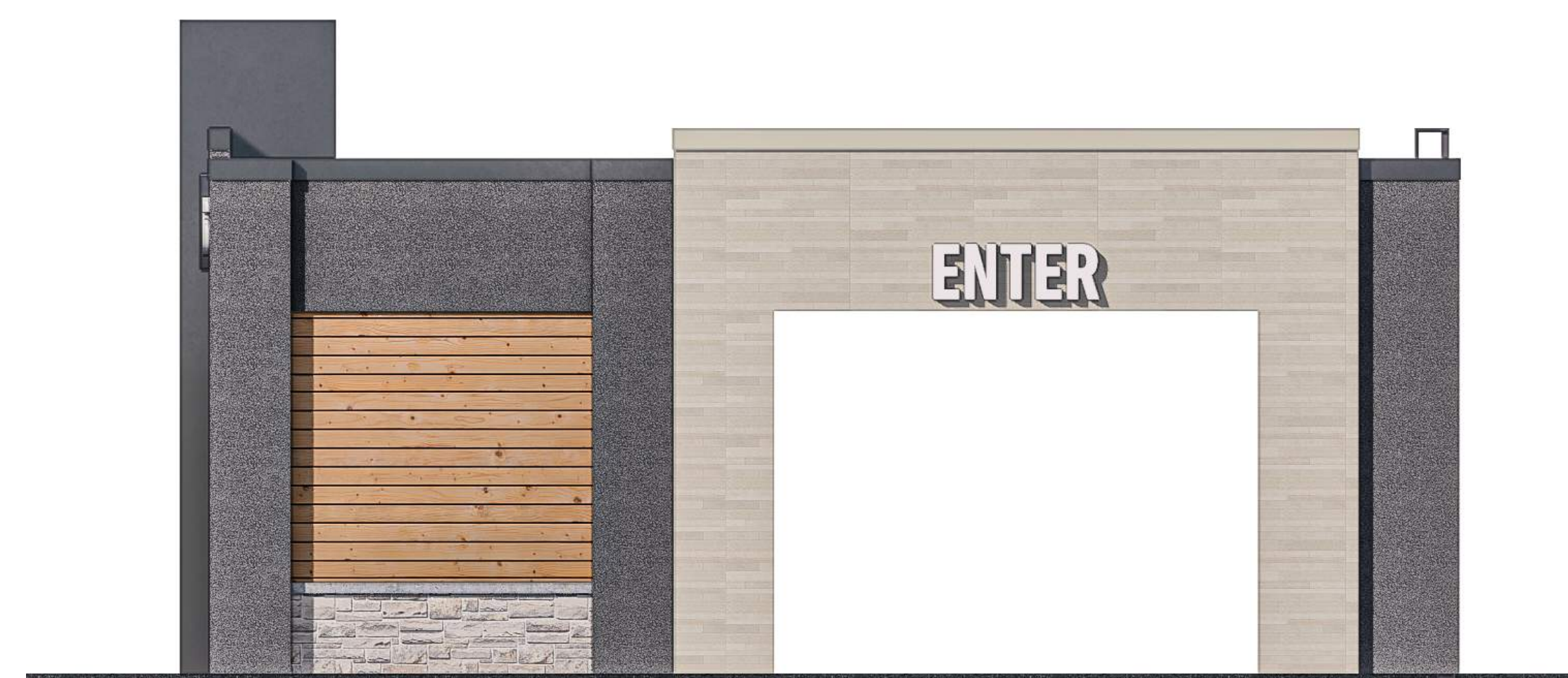
**FRONT ELEVATION**



**BACK ELEVATION**



**LEFT ELEVATION**



**RIGHT ELEVATION**



**FRONT ELEVATION**

