



# city of PALM COAST

Community Development Department  
Planning Division

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3736

October 19, 2022

RMC PROPERTY GROUP  
8902 N DALE MABRY HWY  
TAMPA, FL 33614

RE: **PALM COAST WAWA COMMENT LETTER; TECHNICAL SITE PLAN TIER 1;**  
Application#: 5225

Dear RMC PROPERTY GROUP,

Thank you for your recent application submittal. Staff has reviewed your documents, however; due to circumstances noted on the enclosed correspondence, your application cannot be approved at this time. The following attached are a list of staff comments based on the **1st** submittal.

If you desire to proceed, kindly resubmit the appropriate documents as follows:

- **Upload all electronically signed / sealed PDF plans to include revision dates. Unpaid fees will not allow you to resubmit your revised files.**
- **Upload files in a PDF format with civil plan sheets in a landscape orientation.**
- **Upload letter noting each comment and the manner in which each comment has been addressed.**
- **At resubmittal please upload all civil plan sheets as separate PDF files. Sheet file names must contain the sheet name and the sheet number ONLY.**

Each department shown below will have the reviewer's name and phone number. You may contact each department reviewer to discuss comments individually or if you wish, you can contact Irene Schaefer, 386-986-3749 to schedule a TRX meeting to discuss comments as a group.

Please be aware upon your 3rd submittal of plans a resubmittal fee of 25% of the original application fee will be required.

If you have any questions concerning the comments noted, please contact me at 386-986-2655.

Sincerely,

ESTELLE LENS,  
Project Manager

Attachment: Staff Comments

Copy: Ray Tyner, Deputy Chief Development Officer  
TRX Team  
Owner: EQUITY HOLDING CORP OF FLAGLER  
PO BOX 395,  
BUNNELL, FL 32110



# **Staff Comments 1st Submittal**

## **Reviewing Department Comments**

### **FD1 - FIRE REVIEW**

#### Comments:

Held By: LEE MILLER - (386)986-3783 - WMILLER@PALMCOASTGOV.COM

All comments below per the 2020 Florida Fire Prevention Code. And or 2020 FBC

Please provide a written response to each comment below in a response letter and provide clouded response changes on plan sheets and add page locations for each response.

1. Please include FFPC 7th edition in the code analysis  
Please include FBC 7th edition in the code analysis
2. Please consult with a Florida licensed design professional concerning fire safety requirements and upload all appropriate details (Hydrants, FDC's, Fire Mains, Secondary Access, Fire Department Access Roads/Widths, dead end turn around, Dimensioned measurements for Fire Access Roads to within 150 feet of all portions of buildings or within 450 feet if Sprinklered, etc.)
3. Please ensure the detail for the temporary access is capable of supporting a 75,000 pound fire apparatus (with notes and cross sections), the detail on sheet D1.0 does not indicate the integrity by comparison to weight limits.
4. Minimum turning radius is 25ft per 7th edition FFPC 1, 18.2.3.5.2 and the AHJ.
5. Auto Turn Please provide fire apparatus access/turn plan (including Emergency Access Roads if Applicable) using the largest fire department apparatus (such as 2011 aerial tower, or use apparatus with equivalent or more cumbersome size, turning radius/tracking/tail/bumper swing etc.) per 18.1.3.1 and ahj.
6. Please ensure the angle of approach and departure for any means of fire department access does not exceed 1 ft. drop in 20 ft. per 2020 FFPC 1, 18.2.3.5.6.2
7. PLEASE SHOW THE LOCATION OF ALL PROPOSED FIRE HYDRANTS per FFPC 1:18.1.3.2
8. Please provide calculations for the fire flow and minimum Hydrants needed to achieve the minimum required fire flow as it relates to the 7th edition of FFPC 1, Chapter 18.4 and the correlated Hydrants. (For each building).

To further clarify:

The fire flow and duration is calculated via the applicable codes in the 7th edition of FFPC 1, Chapter 18.4 and Table 18.4.5.2.1 and the hydrants required for the flow as indicated in the 7th edition of FFPC 1, Chapter 18.5, 18.5.3, 18.5.4, 18.5.4.1, 18.5.4.2, and Table 18.5.4.3 gives the maximum allowed GPM to be considered per Hydrant as it relates to the distance to the building measured in accordance with building type and the requirements of the FFPC 1, Chapter 18.2.3 along the Fire Department Access Road with a minimum 20 PSI Residual.

9. Please provide detail w-20 for specs on hydrant assembly
10. Please provide detail w-27 for dedicated fire flow assembly
11. Please provide detail w-33 for conflicts with fire lines and other underground utilities
12. Please provide detail W-9 for specs on Restrained Joints
13. Please add a utility page with fire line sizes and locations, and fire hydrant locations (including locations current and or new Hydrants)
14. If sprinklers will be installed, Please add a utility page with fire line sizes and locations, FDC's (off of buildings and separate from Supply lines), Supply Lines into buildings, and fire hydrant locations Per AHJ
15. Please be sure to add Fire hydrants within 12 feet of fire department access road spaced appropriately PER FFPC 18.5.1.6 and AHJ
16. Please provide specs for bollards for protection of fire hydrants, dedicated fire flow

assembly, and FDC's in areas where physical damage may occur PER NFPA1, 7.3.5, 7.3.5.1 and AHJ 7.3.1.5 Hydrants shall be protected if subject to mechanical damage, in accordance with the requirements of Chapter 10.

7.3.5.1 The means of hydrant protection shall be arranged so that it does not interfere with the connection to, or operation of, hydrants.

17. Please add the following note to the Cover Sheet:

Separate permits required for all fire alarms, fire sprinkler systems, fire protection systems, as well as fire underground installations located on private property downstream from their connection to city mains including but not limited to: private fire mains, building fire service lines for fire sprinkler systems, fire department connection (fdc) lines, fire pumps, private fire hydrants and similar. All contractors performing work on fire underground installations to be licensed for the scope of their work according to florida statutes chapters 633 and 489. Plans prepared by a Florida licensed professional engineer (normally part of the site development application) as well as any system layout plans prepared by the contractor shall be submitted with each application for permit. Allow sufficient time for plan review and plan approval. No work shall be started, covered or otherwise concealed from view until approved to cover by the palm coast building division and permit is issued. Contact the palm coast building division at 386-986-3780 with questions and for more information. (Separate permits are also required for installation of fuel tanks)

18. And place the following on the cover sheet:

Please select FLAGLER COUNTY DEPT. of EMERGENCY MANAGEMENT, for jurisdiction or agency even though it is going in the city. This way it will get it keyed correctly.

<https://www.knoxbox.com/Products/Commercial-KnoxBoxes>

#### **PLENV - PLANNING ENVIRONMENTAL**

##### Comments:

Held By: JORDAN MYERS, C.F.M - (386)986-2320 - JMYERS@PALMCOASTGOV.COM

1. A Phase 1 Environmental Site Assessment is not the same as a Listed Species Study. Please provide a Listed Species Study, done by a Qualified Environmental Professional registered with the City of Palm Coast, that includes all wetland information.

2. Additional comments may apply when response is received.

#### **PLLA - PLANNING LANDSCAPE ARCHITECT**

##### Comments:

Held By: RICHARD PICATAGI - (386)986-3760 - RPICATAGI@PALMCOASTGOV.COM

1. Show and dimension sight triangles at all points of ingress/egress on landscape plan

2. Label and Screen all mechanical equipment (T-box?)

3. Draw and dimension required landscape buffer lines. Label buffer type and width for each property line and show buffer plantings inside of buffer lines.

4. Show and dimension radii for all storm ponds

5. Show tree protection barrier detail on detail sheet. Show and label purposed locations for tree protection barrier.

6. Show and label littoral/aquatic plantings at storm ponds

7. Show and label all site lighting poles and fire hydrants on landscape plans avoid conflicts with trees/shrubs

8. Show utilities 'greyed out' on landscape plans

9. ADD Note "RLA will provide signed and sealed As Built Landscape Plans"

10. Add Note " RLA will provide signed and sealed As Built IRRIGATION PLAN."

11. Add notes regarding geo grid treatment of root zone protection for 38"- dbh oak at florida park entrance, as discussed in project meeting at pc city hall.

12 Show extent of geo grid and provide specifications for geo grid. Show details how shrubs and groundcover plants will be planted on in geogrid areas. (perhaps reduce plantings in root zone)

13. Add note that "master arborist will be hired to consult with construction manager, prior to demolition and earth work, to save trees. Also add note that master arborist will be hired to

consult and manage health of" large preserved trees" for an extended post constructed period

### **UD1 - UTILITY DEPT (COMM)**

#### Comments:

Held By: CHRIS JOHNSON - (386)986-2384 - CJOHNSON@PALMCOASTGOV.COM

1. Fees, agreements and FDEP permits shall be complete prior to issuance of the Site Development permit
2. The demo plan should include the removal of the existing meters and fire line vault and piping at the right of way line
3. C3.0 Note 1W Change the 2x6 reducer to a 6in cap with a 2in threaded end. Then the corporation stop can be threaded there then poly up to the meter/ BF assembly. Note 2W should indicate polyethylene tubing
4. Sheet D3.0 remove the backflow detail and sewer utility details from this sheet. Utilize the City details located on D4.0-D6.0

### **BLD - BUILDING PLAN REVIEW**

#### Comments:

Held By: PATRICK BUCKLEY - (386)986-3786 - PBUCKLEY@PALMCOASTGOV.COM

All comments below per the 2020 Florida Building Code-Building

Plan Sheet DM1.0

1. Please add the following notes to this plan sheet
  - Separate demolition building permit required for demolition and removal of each building.
  - Fire safety during demolition shall be maintained pursuant to Section XXY of the 2020 Florida Fire Prevention Code.
  - Public sidewalks located in the public right-of-way adjacent to private property on all sides of site shall remain open and passable by pedestrians, both able-bodied and disabled, during demolition and construction.
  - The full width of sidewalks shall be available as well as accessible ramps and access to crosswalks.
  - The active construction site shall be barricaded. On the side of the sidewalk nearest demolition and construction.
  - Barrier design shall comply with Section 3306.6. In lieu of compliance with this section, due to the location of demolition activities related to the public sidewalk, an 8 foot tall, stable, chain link security fence may be utilized to barricade the property.
  - The contractor is responsible to contact the Palm Coast Building Division prior to any closure of public sidewalks. The contractor shall submit an exhibit, with any closure request, showing the location of closed sidewalks, the duration of closure, and signage plans for direction of pedestrian traffic. If pedestrians will be directed into the street, directional barricades to direct vehicular traffic away from pedestrian paths shall be provided in accordance with Section 3306.3.
  - The contractor is responsible for protection of public and private property adjacent to the site during the duration of demolition and construction.
  - Storage and use of public property and streets is prohibited.
  - Fire hydrants shall be protected from damage with a minimum clear space between fire hydrant and barricade of 36 inches on all sides. Fire hydrants shall be accessible from the public right-of-way and private property.

Plan Sheet C2.0

2. Provide percentage slope indicators on all sides of building signifying minimum slopes in landscaped areas are provided with 5% slope within ten feet of building and 2% for sidewalks and/or other impervious surfaces within ten feet of building. Provide multiple slope indicators signifying all points along each side of building are to be provided with minimum percentage slopes and slopes are perpendicular to building foundation faces. Provide general grading note and details based on Section 1804.4 for instructions to contractor they are to maintain minimum

percentage slopes and must also account for settlement of backfill. See Section 1804.4 for additional information. Slope indicators must be based on elevations at the building perimeter accounting for minimum 4 inch foundation height above finished grade required for termite inspection, 6 inches for wood-earth separation for wood framed buildings and 8 inches separation if using synthetic stucco exteriors (EIFS). Spot elevations are not sufficient to address this comment. Slope indicators as described above are required.

### **PLC - PLANNING PROJECT MANAGER**

#### Comments:

Held By: ESTELLE LENS - (386)986-2655 - ELENS@PALMCOASTGOV.COM

Put project name on all civil sheets: Palm Coast WAWA (as on the cover sheet)

Civil Plans: Each sheet needs space measuring at least 4" in width by 3" in height in upper right corner for City approval stamp.

#### Cover Sheet

1. Legal description does not contain the right of way vacation parcel.
2. Need to add north arrow to location map.

#### Site Data Table(s)

1. Need to provide Vehicle Use Area (VUA) area and percentage of site
2. Need sidewalks area and percentage of site (Site plan states sidewalk/pavement - please separate, VUA, Sidewalks, other pavement)
3. Need Total Impervious Surface Ratio and area
4. Need Floor Area Ratio (FAR) and area
5. Building height
6. Parcel number
7. Address

#### Parking Data

1. Site Plan and Flexibility Study do not match: Flexibility Study states 12 seats for food. The site plan states 16 seats. Please correct. (Suggest revising Flexibility Study to match the site plan.)
2. Flexibility Study proposes 49 spaces total. Site plat states, and provides, 61 spaces. It is understood that 12 spaces will be for future electric vehicle (EV) charging stations, however, the Flexibility Study should be asking for the 61 spaces. This will not affect approval of the requested parking.

#### Building Data:

Need to correct setbacks.

North and South (abutting Palm Coast Pkwy) = 25'

West (abutting Fl. Park Dr.) = 20'

East (interior side) = 10'

Bike Rack: Need to label on the site plan.

Loading Zone: Need to label on the site plan and provide dimensions.

### **PLENG - PLANNING ENGINEER**

#### Comments:

Held By: DENNIS R. LEAP, P.E. - (386)986-2482 - DLEAP@PALMCOASTGOV.COM

General Notes (N1.0)

1. Revise General Site Note 3 to state "Contractor to attend a mandatory Pre-Construction Meeting with the City staff prior to any disturbance of the property".
2. Add note stating, "All utilities shall be located underground".

#### Paving, Grading & Drainage Plan (C2.0)

1. Provide pipe calculations so that the structures and pipes can be reviewed.
2. Show slopes / grades perpendicular to all sides of all buildings for a minimum distance of ten (10) feet from foundations with slopes expressed in percentages. Minimum slopes of 2% for

impervious surfaces and 5% for pervious surfaces (6 inches fall within the first 10 feet); finished ground surface elevations adjacent to all corners of buildings and various intervals along buildings indicating minimum ground-earth separation of four (4), six (6) or eight (8) inches depending on construction materials and finishes used in exterior wall construction. Include details of surface improvements required to facilitate drainage away / perpendicular from foundations where 5% slope in the first ten feet cannot be provided for pervious surfaces. (per Florida Building Code-Building (FBCB) Section 1804.4).

#### Lighting Plan

1. Per LDC Section 9.08.05.A, provide a Lighting Plan prepared by a Licensed Professional Engineer (signed and sealed).
2. The Lighting Plan should contain the following notes:
  - a. No lights allowed 90 degrees above horizontal plane, except accent lighting.
  - b. Light shielding requirements shall protect from glare, light spillage to pedestrians, aircraft and cars.
  - c. Mercury Vapor shall not be allowed.
  - d. Lighting Plan meet the requirements of Section 14 of IESNA RP-20-98 lighting 1998 or current edition.

#### **PLSW - PLANNING STORMWATER ENGINEERING**

##### Comments:

Held By: CARMELO MORALES - (386)986-4758 - CMORALES@PALMCOASTGOV.COM

1. The proposed double 8" pipes on the SE corner of the project need to be increased to (1) 15" (or equivalent) per LDC Section 9.04.05.D. Concrete or HDPE.
2. Please replace the existing spillway in that section with a curb inlet and lower the pipe invert downstream to 7.7 elevation. The proposed swale running to the pond will have a +/- 0.25% slope (7.7 - 7.5 along a +/-77' run).
3. The sidewalk grades may need to be addressed to ensure separation from the proposed pipe.
4. Add a cross section for the swale associated with comment 1. Maximum side banks should be 4:1 with a 1' wide bottom.
5. Please add a SWPP Plan to the plan set per LDC Section 9.04.07.D.
6. The Work Responsibility Plan (EX-2) is not included on the submitted plan set but the cover sheet lists on Sheet Index Table.

#### **PLPC - PLANNING PROJECT COORDINATOR**

Held By: DAMARIS RAMIREZ - (386)986-3750 - DRAMIREZ@PALMCOASTGOV.COM

##### Comments:

1. Per the LDC the electronic signs are prohibited.  
Electronic display type signs, including time and/or temperature signs, or any sign displaying any type of screen using animated or scrolling displays, such as a LED (light-emitting diode) screen or any other type of video display, even if the message is stationary; or signs displaying alternating or intermittent lights or lights of changing degrees of intensity or changes. Signs that have multiple views and objects that digitally or electronically produce color and/or black and white images similar to a television screen are prohibited. In addition, signs may not be multivision signs or display devices capable of presenting two (2) or more separate images or ad copy sequentially by rotating multi-sided cylinders.
2. A variance can only be requested if you meet the below criteria for a variance.  
12.01.01. Review Criteria  
The Planning and Land Development Regulation Board may grant variances from the regulations contained in this Code, in accordance with Chapter 2, and based only upon the following criteria:
  - A. To permit a setback for a sign that is less than the required setback, or
  - B. To permit the area or height of a sign to be increased by up to twenty-five (25) percent of the maximum height or area allowed.

### 12.01.02. Review Findings

The Planning and Land Development Regulation Board may grant one (1) of the above two (2) types of variances authorized by this section only if it finds there are special physical conditions that:

- A. Are due to the exceptional narrowness, shallowness, shape, or topography of the premises on which an activity is located, and
- B. Prevent the activity from earning a reasonable return as compared with other activities in the area.

### 3. Wall Signs

Wall signs are allowed provided they meet the requirements of Subsection 12.04.07 (Sign Location Criteria) and the following requirements:

#### 1. Maximum Sign Area

Each individual business having a separate building entrance shall be permitted one (1) wall sign per street frontage, including awning and projecting signs. If the business has a customer entrance on a separate building elevation not facing a street, an additional wall sign meeting the maximum sign area requirements may be permitted for that elevation. Signs shall be subject to the maximum square footage found in table 12-7.

### 12.01.03. Sign Location Criteria

4. Wall signs shall not exceed seventy-five (75) percent of the width of the wall where they are placed, except if business is occupying more than one (1) unit and no other wall signs will be placed on the adjoining unit(s) or if there are architectural elements separating façades where signs would be located.

#### 5. Canopies

No additional sign area is permitted for canopies over fuel operations. However, permitted wall sign area for the principal structure or building may be transferred to the canopy, as long as the canopy signage is only situated on the sides of the canopy facing a right-of-way. This does not apply to required signage pertaining to safety or hazardous situations.

The width of the wall where the sign is being placed is calculated incorrectly. Please look at the Technical manual table for further clarification on Section 12.01.03.

## **TRENG - TRAFFIC ENGINEER**

Held By: MIKE GRUNEWALD - (386)986-3740 - mgrunewald@palmcoastgov.com

### Comments:

#### 1. Civ Plan sheet C1.0

a. Item 11N is labeled Quik Curb with delineators. The City had proposed a lane separation product that is not Quik Curb. Please provide cut sheets for this proposed product. Send to Mike Grunewald for review.

b. Item 11 N. North dimension is 40 feet. Increase this dimension to 60 feet.

#### c. Florida Park Drive entrance

##### i. For pedestrian crosswalk striping

1. Revise to FDOT high intensity ladder format (across vehicle paths only)

2. If exit/entrance striping is placed over asphalt, specify thermoplastic material. If striping is placed over concrete, specify paint.

ii. Provide signing and striping to advise drivers that this entrance is right turn in and right turn out only. Far side signing (west side of Florida Park Drive) of the exit shall show a NO LEFT TURN sign to exiting drivers. Signs shall be mounted on 2 inch square metal channel posts.

iii. For southbound Florida Park Drive Traffic, provide the following signing

1. NO LEFT TURN sign at beginning of the Quik Curb treatment

2. NO LEFT TURN sign at the Florida Park Drive entrance to Wawa.

#### d. Palm Coast Pkwy EB LT entrance

i. There are existing striping and symbols for the Palm Coast Parkway left turn lane. Show those symbols and striping as existing on the plan view.

ii. For exiting vehicle traffic, replace the first stop sign with a sign 13D [STOP HERE FOR PEDESTRIAN] to match the opposing direction signing.

- iii. For gore striping in roadway labelled 14D, specify yellow thermoplastic material.
  - iv. Provide signing and striping to advise drivers that this entrance is left turn in and left turn out only. Far side signing of the exit shall show a ONE WAY <Arrow> sign to drivers. Signs shall be mounted on 2 inch square metal channel posts.
  - v. Eliminate the Stop Bar prior to the pedestrian crosswalk.
  - vi. For pedestrian crosswalk striping
    - 1. Revise to FDOT high intensity ladder format (across vehicle paths only)
    - 2. If exit/entrance striping is placed over asphalt, specify thermoplastic material. If striping is placed over concrete, specify paint.
- e. Palm Coast Pkwy WB LT entrance
- i. Move stop bar to 10 feet from Palm Coast Parkway edge of pavement.
  - ii. Provide signing and striping to advised drivers that this entrance is left turn in and left turn out only. Far side signing of the exit shall show a ONE WAY <Arrow> sign to drivers. Signing mounted onto 2 inch square metal channel posts.
- f. Northeast quadrant of intersection Palm Coast Parkway EB @ Florida Park Drive. Modify the pedestrian path : For southbound bicycle, leave the left hand sidewalk edge as it is drawn; revise the right hand sidewalk edge to meet the east-west sidewalk with a flare to the right to allow a westbound bicycle or pedestrian a natural path.
- g. Southeast quadrant of intersection Palm Coast Parkway WB @ Florida Park Drive.
- i. As shown, the proposed sidewalk deadheads into a curbed roadway drainage inlet. Revise the sidewalk path. The sidewalk cannot end at the grate. The grate areas is not ADA accessible entrance point. The sidewalk path should not place the pedestrian on a vector to encounter the curb and drainage grate.
  - ii. Add ADA landing ramps for the pedestrian on the southeast quadrant. Line up the ADA ramps so that the proposed pedestrian crosswalks align perpendicular to the centerline of the roadway they are crossing.
  - iii. Add pedestrian crosswalk striping to cross
    - 1. South leg of intersection
    - 2. East leg of intersection
    - 3. Show stop bars (existing or proposed revised) for these legs for physical reference to crosswalk locations
- h. At traffic signal on Florida Park Drive and Palm Coast Parkway WB
- i. Add pedestrian Walk signals. Add posts as needed to support signals.
  - ii. Add pedestrian pushbuttons and signs [FDOT Arrow for direction format]
  - iii. Add pedestrian pushbutton posts as needed.
  - iv. Modify traffic signal controller cabinet to support the equipment additions.
  - v. Show 3" PVC conduit bore crossing south leg of Florida Park Drive to connect new signal equipment on the southeast quadrant back to the traffic signal cabinet.
- i. Palm Coast Parkway WB Frontage
- i. Install a sidewalk along the north frontage of this property. Extend sidewalk from Florida Park Drive to east border of the property. Make the sidewalk width and character an extension of the sidewalk in place on south side of Palm Coast Parkway to the west of this property.
  - 2. Sidewalk. Specify concrete depth of 4 inches. Concrete mix design of 4000 psi with polymer fiber additive.
  - 3. Traffic Impact Study accepted as written.