



Technical Review Committee Agenda

**CITY OF DELAND
THURSDAY APRIL 18, 2024 AT 1:30 P.M.
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA**

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

1. Review of March 21, 2024 TRC Meeting Minutes
2. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes
Project Name: PSB23-029 – Preliminary Plat for Summit Place
Project Location: 59.88 acres located at N Summit Ave
Description: 300 Townhomes
Project Manager: Emily Kunkel
3. **Applicant Name:** Sixto Su – Southpointe Commons Group LLC
Project Name: SP24-008 – Class II Site Plan for DeLand FSER
Project Location: 1.59 acres located at 2490 S Woodland Blvd
Description: 10,860 sf free standing emergency room
Project Manager: Sam Nelson

D. NEW BUSINESS

1. **Applicant Name:** Siraj Aghayev - Flex Builders Group
Project Name: SP23-207 – Class II Site Plan for Flex Warehouse
Project Location: 4.4 acres located at 1455 N McDonald Ave
Description: 16,700 square foot warehouse
Project Manager: Sam Nelson
2. **Applicant Name:** Dominick Tressler – H & T Consultants
Project Name: SP24-046 – Class II Site Plan for Discount Tire
Project Location: 1.22 acres located at 230 E International Speedway Blvd
Description: 7,020 Automobile Service Center
Project Manager: Sam Nelson

3. **Applicant Name:** James Skinner – 880 Spring Garden, LLC
Project Name: SP24-057 – Class II Site Plan for Putterman Athletics
Project Location: 4 acres located at 880 N Spring Garden Ave
Description: 9,800 square foot addition for material storage
Project Manager: Kendall Story
4. **Applicant Name:** Daniel Ruiz – Distinctive Construction Multi-Services, Inc
Project Name: SP24-064 – Class II Site Plan for Townhomes
Project Location: 0.52 acres located at the NE corner of New York Ave and High St
Description: 5 Townhome Units
Project Manager: Belinda Williams-Collins

E. OTHER BUSINESS

1. Request for reduction of TPA for SP23-158 – 726 E Summerhill Dr

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, MARCH 21, 2024 - 1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:30 pm

Members Present:

Carol Kuhn, Chairperson

Kendall Story

Debi Glick

Sam Nelson

Kristian Logan

Belinda Collins

Phil Mangis

Mariellen Calabro

Kit Dennis

Jamie Lunsford

Ray Bahrami

Steve Danskine

Jim Ailes

Staff Present:

None.

OLD BUSINESS:

1. Review of February 15, 2024 TRC Meeting Minutes

Ray Bahrami moved to approve the minutes as presented,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Zakia Elamine – Faith Construction of Central FL
Project Name: SP23-269 – Class II Site Plan for Florida Ave Apts
Project Location: 0.532 acres located at 216 S Florida Ave
Project Description: 7 Townhomes
- Kendall

Applicants Present:

David Reddinger – Faith Construction of Central Florida LLC
George Dennison – Dennisons and Matthews PLLC
Garrett Bogar – Newkirk Engineering Inc.

The applicant will address the comments and resubmit.

Jim Ailes moved to conditionally approve the application and to allow encroachment 6 inches into drive-isle for ADA parking with a minimum drive-isle of 22',

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of this motion.

NEW BUSINESS:

- | | | |
|---------------------------|--|------|
| 1. Applicant Name: | Mimeca Construction Group LLC | Phil |
| Project Name: | FSB24-025 – Final Plat for Plum Tree Townhomes | |
| Project Location | 1.36 acres located at 613 W Indiana Ave | |
| Description: | 15 townhome lots | |

Applicants Present:

Carlos Noguera – Mimeca Construction Group
Sergio Peralta – Vivemex

Belinda Collins moved to forward the application to City Commission after addressing is sent to the County,

Jim Ailes seconded the motion.

The TRC Committee voted to unanimously in favor of this motion.

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|---------------------------|---|---------|
| 2. Applicant Name: | Garrett George – CESO, Inc | Belinda |
| Project Name: | FSB24-027 – Final Plat for Delaney Reserve | |
| Project Location | 14.72 acres located at 610 N Spring Garden Ave | |
| Description: | 90 townhome lots (formerly Spring Garden Townhomes) | |

Applicants Present:

Megan Willbur – DeLand Project I, LLC
Chrissie Inosencio – DeLand Project I, LLC

The applicant will address the comments and resubmit.

Ray Bahrami moved to forward the application to City Commission at a date to be determined upon completion of attorney and surveyor review,

Jamie Lunsford seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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|---------------------------|--|-----|
| 3. Applicant Name: | Ricardo Calvo – Nice Daytona LLC | Sam |
| Project Name: | MS24-028 – Minor Subdivision for 302 W Howry Ave | |

Project Location: 0.77 acres located at 302 W Howry Ave
Description: 2 lots

Applicants Present:

Ricardo Calvo – Nice Daytona LLC

The applicant will address the comments and resubmit.

*Same Nelson moved to conditionally approve the application,
Ray Bahrami seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

4. **Applicant Name:** Mark Watts – Cobb Cole Phil
Project Name: SE24-031 – Special Exception for Enterprise Car Rental
Project Location: 1.467 acres located at S Amelia and Howry Ave
Description: Allow Car Rental in C-2 zoning

Applicants Present:

Bob Ziegenfuss – ZDS

Nika Hussein – CobbCole

The applicant will address the comments and resubmit. Application will be added to the next available TRC agenda determined by the resubmittal.

*Mariellen Calabro moved to continue the application,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

5. **Applicant Name:** Mark Watts – Cobb Cole Carol
Project Name: CP24-035 – Concept Plan for New York Ave Apts
Project Location: 1.63 acres located at 225 W New York Ave
Description: 84 unit apartment building

Applicants Present:

David Stokes – MMS

Nika Hussein – CobbCole

No action is required!

6. **Applicant Name:** Scott Thacker – Stetson University Sam
Project Name: SP24-037 – Class IV Site Plan for Residential Hall
Project Location: 3.17 acres located at 215 E Bert Fish Dr
Description: 300 bed residential building with courtyard

Applicants Present:

Madison Hazen – Zevcohen
Jake Stehr – Zevcohen
Scott Thacker – Stetson University
Michelle Widich – Zevcohen

The applicant will address the comments and resubmit.

*Sam Nelson moved to forward the application to May's Planning Board,
Steven Danskine seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

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|---------------------------|--|-----|
| 7. Applicant Name: | Paul Jones – Kingspan | Sam |
| Project Name: | SP24-053 – Class II Site Plan for Temporary Office | |
| Project Location | 29.7 acres located at 1996 Brunswick Ln | |
| Description: | Temporary 48' x 56' Office Building | |

Applicants Present:

Paul Jones – Kingspan

The applicant will address the comments and resubmit.

*Jamie Lunsford moved to conditionally approve the application,
Ray Bahrami seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS:

None.

ADJOURNMENT:

3:32 pm

OLD BUSINESS

2

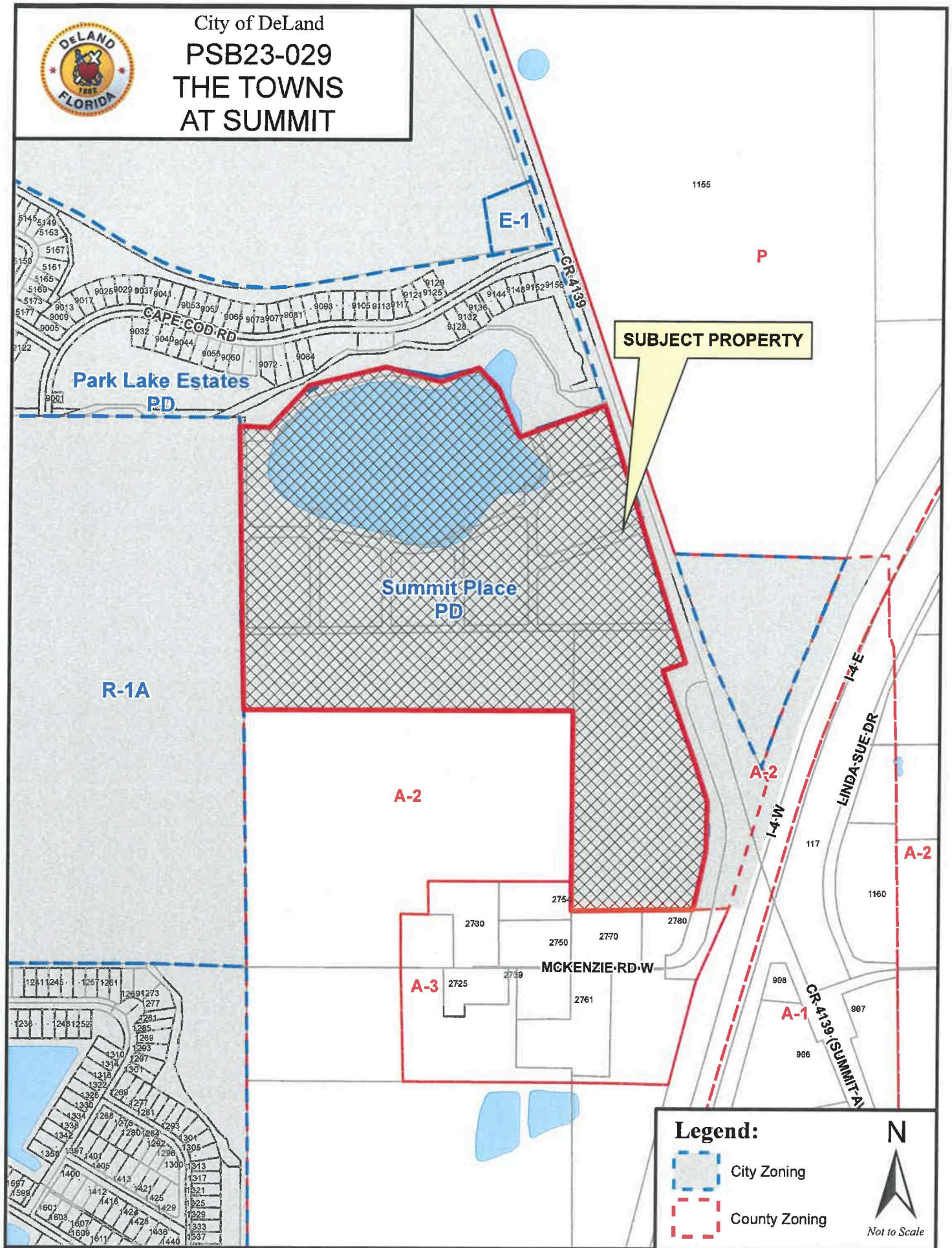


City of DeLand
PSB23-029
THE TOWNS
AT SUMMIT





City of DeLand
PSB23-029
THE TOWNS
AT SUMMIT



Issues for record PSB23-029

Job Address: 0 E SR 44, Deland FL 32724

Job Description: 300 townhome unit development

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Televised Storm Piping All storm piping shall be televised and provided to the City's Engineering Dept for review prior to final approval.	C003	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Inlet Placement Given the crowned road section, typically inlets will be placed on opposite sides of the roadway. One would typically expect to find an inlet across the street from STS-STRUC #34 near Sta 37+50. Please review.	C302	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Errant Callouts 1. Multiple Storm Structures are missing callouts. Please review for completeness. 2. The callout for P-44 points to a pipe that can only be seen on another sheet.	C302	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Control Structure Detail Inconsistencies The Control Structure Details are inconsistent in identifying components between the plan and section views, i.e. Invert Elevation, Control Elevation, Orifice Invert, etc. Also, the skimmer and bleed down orifice are not shown in the plan views.	C903	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Cross Section ID's Roadway cross sections call out Sheet C911. Please check references.	C903	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Orifice Size Inconsistent 1. The Orifice Sizing calculation indicates an orifice diameter of 3.80-in, but the detail on Sheet C903 shows an orifice size of 2.75".	Drainage Calculation Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Weir Elevation Inconsistent 1. The Design Weir Elevation of 64.35' does not match that shown in the plans, nor the ICPR Report of 64.00'. 2. No Orifice sizing calculation provided.	Drainage Calculation Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Structure Conflict 1. STS-STRUC #3? (Callout obscured) in front of units 172 and 173 appears to be in conflict with the proposed driveway apron shown on Sheet C402. Note: Please review for callout conflicts in the drawings.	C302	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	Pipe sizes and slopes 1. Please show storm pipe sizes and slopes on the plan sheets C301, C302, and C303. This is needed to check velocities requirements. Allowable velocity is based on latest FDOT Drainage Manual, Section 3.6.1, and should be between 2.5 to 15.0 feet per second (Manning's full flow).	C301	Tuan Huynh	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: Please call out the pipe connecting OFF-01 and OFF-02. Last response: The requested information has been added to sheets C301 to C303. Pipe velocity is given in the drainage design report, Tab D. Drainage Calculations 1. Soils Map: please provide the soil ID and its percentage within the project limits. 2. Pre-Development Basin Map: show the project area limits using a color line type for clarity. 3. Pre-Development Basin Map: show the time of concentration path using color line type for clarity. 4. Pre-Development Basin Map: Label Tatum Lake on pre and post basin maps. 5. Pre-Development Hydrology: Basin FP-17A, please use exact curve number = 63.39 and not rounded number 63.0. Since the pre versus post discharges are very close in value it is best to use more precise CN values. Please do for all Pre and Post Basins for hydrology calculations and ICPR input. 6. Hydrology and ICPR Input: Hydrology FP-17A stage-storage spreadsheet top stage ends at 67.00, but ICPR node input continues to elevation 69.00. Hydrology and ICPR input data should match for consistency. 7. ICPR Input: Node FP-17B stage elevation should be input in ascending order to match other nodes input. 8. Hydrology and ICPR Input: Hydrology OFF-3 stage-storage data could not be found in the ICPR node input. 9. Hydrology and ICPR Input: Hydrology DP-2 stage-storage spreadsheet top stage ends at 76.00, but ICPR node input continues to elevation 77.00. Hydrology and ICPR input data should match for consistency. 10. Pre ICPR Node Min/Max Report: Please highlight or box the 25yr-24hr storm maximum total inflow result (116.77 cfs) for node FP-17A to support Pre versus Post discharge summary table in Appendix A. 11. ICPR Input: Please use same name ID for drop structure CS-SMA1 to match the plans, and drainage report to avoid confusion. For example, in ICPR model it is called CS-SMA1 but plan sheet C911 and drainage report narrative it is called CS-01. Do likewise for CS-SMA2, which is called CS-02 on the plans and drainage report narrative. Last comment from reviewer: Item 7 not corrected as noted. Item 11 not consistent between plans and report. Last response: The drainage calculations have been revised as follows: 1. On page 9, the soils map has been updated with ID and percentage. 2. On page 16, the pre-development map has been updated with a magenta color project boundary. 3. On page 16, the pre-development map has been updated with cyan color lines for Tc paths. 4. On page 16, the pre-development map has been updated to label Lake Tatum. 5. On page 31, the pre-development ICPR model has been revised to use a CN of 63.40 for basin FP-17A, which is consistent with the calculations shown on page 18. 6. On page 18, the stage/storage data for Node FP-17A has been revised to include a top elevation of 69 feet, consistent with the ICPR model.				
Engineering	Not Accepted			Tuan Huynh	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
7. On page 48, the ICPR input data for Node FP-17B has been updated to be in ascending order. 8. Node OFF-3 has been added to the ICPR models. Please see pages 52-53 for the pre-development model and pages 144-145 for the post-development model. 9. On page 25, Node DP-2 has been revised to include a top elevation of 77 feet, consistent with the ICPR model. 10. On page 103, the pre-development ICPR model Node-Max report has been revised to highlight the FP-17A node results. 11. The plans have been revised to refer to control structures as CS-SMA1 and CS-SMA2, consistent with the post-development ICPR model.						
Forestry	Draft	Parking Island Trees Who will be responsible for the maintenance of the trees in the parking areas and for the repairs to infrastructure damage that is caused by these trees?	L8	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Median Trees Who will be responsible for infrastructure damage (pavement, curbs, utilities) that is caused by the median trees?	L2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Right of way Trees There are several locations that show trees (standard Grape Myrtles) being planted between the curb and sidewalk. These trees should be moved out of the right of way as we do not allow trees to be planted in these areas do to the future infrastructure damage they can cause.	L0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Updated Numbers Needed Please provide updated numbers when all tree comments have been addressed. 1788/2 = 894" DBH. You may also be missing some specimen trees on your survey due to missing cedar trees.	SUMMIT PLACE CITY TREE REPORTS 02 20 2024.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Replacement Required Add a summary table of tree inches removed, tree inches provided, and Tree Replacement Reserve Account contribution to the plans. It doesn't have to be on this page, but it needs to be somewhere in the plan set.	T3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Wetlands and cedars Please add cedars to list of specimen trees and add wetlands to legend.	T3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Wetlands and cedars Please add cedar to list of specimen trees and add wetlands to legend.	T2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Specimen Trees Cedar trees 12" DBH or larger are considered specimen. Please update this list and update your tree summary table. See page 10 of 44 on your tree replacement spreadsheet. Unfortunately, there are two rows with cedars as protected, but not	T1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
specimen. This will change your total replacement requirement and Tree Replacement Reserve Account contribution.						
Forestry	Draft	Wetlands Add wetlands to the legend.	T1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Note location Adjust position of note about being kept natural which cannot be read because it is on top of a sunshine one call note above the scale and north arrow.	L5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Wetlands Show wetlands on the legend or identify them as you did in natural area below. No clearing should be done in wetland areas.	L4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tatum Lake Towanda Is this the actual name of the lake? I've seen it as Tatum Lake in other documents.	L3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Save Area Change to "Tree Protection Area" if this area is being used to meet that requirement.	C101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Notes & Tree Barricade Detail Please replace this information with City of DeLand Tree Barricade Detail and requirements.	C011	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Save Areas If these areas are designated as Tree Protection Areas, please label them as such. Also, please fix spelling of greater on the first line of the HATCH LEGEND.	C011	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Save Areas If these areas are designated as Tree Protection Areas, please label them as such. Also, please fix spelling of greater on the first line of the HATCH LEGEND.	C010	Mariellen Calabro	Mariellen Calabro	Yes
Median and entrance feature trees Who will maintain the trees at the entrance and in the median?						
Forestry	Not Accepted	Last comment from reviewer: Please add a note indicating that the median, street trees, and entrance plantings will remain the maintenance responsibility of the HOA. Last response: The HOA will maintain landscaping located in roadway medians.	L2	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Areas Show Tree Protection Areas on the plat.						
Forestry	Not Accepted	Last comment from reviewer: Plat has not been revised. Last response: The preliminary plat will be revised to show tree protection areas.	PLAT 1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	Container sizes Many of the container sizes specified do not match the caliper required to receive the DBH credit shown. Any changes made on this sheet will also need to be made on Sheets L1 to L8.	L9	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Change spread on QUE V12 to 48".				
		Last response: Please see revised planting plans L1-L8.				
Forestry	Not Accepted	Mitigation Cost The current rate of contribution for the Tree Replacement Reserve Account is \$75 per inch not planted. This would increase your contribution to \$544,125, assuming 1,255" DBH of replacement are provided.	TREE REPLACEMENT CALCULATIONS 02 17 2023a.pdf	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Please add a note on your plan that \$545,250 will be contributed to the Tree Replacement Reserve Account.				
		Last response: The mitigation cost has been changed from \$55/inch to \$75/inch, please see updated OVERALL TREE REPLACEMENT CALCULATIONS.				
Forestry	Not Accepted	Tree Coverage Area Minimum Tree Coverage needs to be recalculated based on the entire project area minus the lake.	L1	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Minimum coverage should be calculated based on total project area minus the lake. This should result in a requirement of 4,844" DBH.				
		Last response: Based on code section below and working with the City Forester we are deducting the Wetland Area in addition to the Lake from the Tree Coverage Area.				
Forestry	Not Accepted	Tree Protection Area Tree Protection Area is calculated based on the entire project area. You can remove the area of the lake from the calculations, but wetlands and proposed stormwater ponds cannot be removed from calculations.	L1	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Your Tree Protection Area and Minimum Coverage requirements should be based on the total project area (59.90 acres) minus the lake area (13.57 acres), which would result in an area of 47.33 acres, requiring 6.95 acres of Tree Protection Area and 4,844" DBH or minimum coverage. If you are excluding the wetland from being considered as part of the impact area per conversation with City Forester, please confirm that they are also not being counted as TPA. Also, please add the wetland area to the legend.				
		Last response: Based on code section below and working with the City Forester we are deducting the Wetland Area in addition to the Lake from the Tree Coverage Area.				
Forestry	Not Accepted	Natural Tree Save Area Please label this as Tree Protection Area if this is its intended use.	C100	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: It still says "Tree Save" in two locations on this page. Last response: The plan has been revised to refer to Tree Protection Area.						
Tree Barricade Detail Replace with 2023 Tree Barricade Detail.						
Forestry	Not Accepted	Last comment from reviewer: Please update with 2024 detail. Last response: The Tree Barricade Detail has been updated to reflect the city's 2023 detail, please see sheets T1-T3.	T2	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail Please update with 2023 version.						
Forestry	Not Accepted	Last comment from reviewer: Please update with 2024 detail. Last response: The Tree Barricade Detail has been updated to reflect the city's 2023 detail, please see sheets T1-T3.	T1	Mariellen Calabro	Mariellen Calabro	Yes
Building model/plan layout Provide a layout showing each building model, that shall have a mixture of models/architectural styles/colors. Eliminating monotonous rows of the same buildings with the same architecture.						
Planning	Draft		C102	Emily Ragusa	Emily Ragusa	Yes
Rear loaded/Porches Consider adding porches on some of the units and making all or some rear loaded to make a more attractive product and community.						
Planning	Draft		CS PEARSON_4 -UNIT	Emily Ragusa	Emily Ragusa	Yes
Buffer The Emerging Gateway Overlay requires a minimum 40-ft buffer. The proposed plan does not reflect 40-feet in all locations.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet, therefore the 40' Emerging Gateway Overlay requirement will need to be met. Last response: The proposed buffers are in accordance with the First Amended and Restated Summit Place PD	L0	Melissa Winsett	Emily Ragusa	Yes
Building Setbacks The R-16 zoning classification requires a minimum front setback of 30-feet and rear setback of 40-feet. Last comment from reviewer: The First Amended & Restated Summit Place PD has not been approved yet. Therefore, the R-16 setbacks will need to be met.						
Planning	Not Accepted		PLAT 1	Melissa Winsett	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: The proposed setbacks are in accordance with the First Amended and Restated Summit Place PD.						
Building Spacing Revise building spacing to meet page 9 of the development agreement. The minimum spacing is 25-ft.						
Planning	Not Accepted	Last comment from reviewer: The First Amended & Restated Summit Place PD has not been approved yet. Therefore, the existing PD building spacing requirements will need to be met (25-ft)	PLAT 1	Melissa Winsett	Emily Ragusa	Yes
Last response: The proposed building spacing is in accordance with the First Amended and Restated Summit Place PD.						
Minimum lot width and area Per the R-16 zoning requirements, the minimum lot width for "instances where the two-family is being subdivided for individual ownership; each unit in the two-family shall have a minimum lot width of 37.5 feet." Additionally, the minimum lot area of the same is 3,750 square feet. Some of the lots depict 20-foot widths.						
Planning	Not Accepted	Last comment from reviewer: The First Amended & Restated Summit Place PD has not been approved yet. Therefore, the R-16 standards will need to be met.	PLAT 1	Melissa Winsett	Emily Ragusa	Yes
Last response: The proposed minimum lot width is in accordance with the First Amended and Restated Summit Place PD.						
Significant Policy-Related Comments Please see and respond to the attached table containing Lake Winnemissett Gateway Corridor (LWGC) local plan and Summit Place PD-related policy issues pertaining to the proposed preliminary plat. Note: Because of the significant policy-related issues impacting the proposed preliminary plat application, plat/plan comments related to this application may be limited or written specific only to the application submitted.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet. However due to Summit Place PD & Gateway East PD proposing to be severed, this comment may no longer apply.	PLAT 1	Melissa Winsett	Emily Ragusa	Yes
Last response: The Summit Place PD has been revised. The current document is the First Amended and Restated Summit Place PD.						
Summit Ave Driveway The proposed driveway on Summit Ave requires a county use permit and TIA. Please see TIA-related comments. Note: A right turn lane will be required by the county. Please include this on the revised plan. A left turn lane may also be required based on the results of the TIA.						
Planning	Not Accepted	Last comment from reviewer: Provide a copy of the USE permit and TIA to the City when obtained.	C100	Melissa Winsett	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: A Volusia County USE permit and approved TIA will be obtained for the project prior to construction.						
Site Data						
1) The total units don't match the Phase 1- and 2-unit count. 2) Per the Multifamily setbacks in the R-16 zoning classification, the front setback is 30-feet and rear setback is 40-feet.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet. Therefore, the R-16 setbacks must be met. (Front: 30ft & rear: 40ft)	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: Comment acknowledged. The total units have been updated on Sheet C100, Overall Site Plan, to correctly reflect 300 proposed units between Phase 1 & 2. The proposed setbacks are in accordance with the First Amended and Restated Summit Place PD.						
Building Spacing						
Revise building spacing to meet page 9 of the development agreement. The minimum spacing is 25-ft.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet. Therefore, the minimum building spacing of 25-ft must be met.	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: The proposed building spacing is in accordance with the First Amended and Restated Summit Place PD.						
Impervious Surface Ratio table						
An Impervious Surface Ratio table needs to be provided that includes the building percentage, pavement/sidewalk/roadway percentage, and pervious/open space percentage. Include the code requirement and the project's proposed.						
Planning	Not Accepted	Last comment from reviewer: Per the First Amended and Restated Summit Place PD (still under review) "Impervious Surface for the entire First Amended and Restated Summit Place PD shall not exceed 70%. With each site plan or plat submittal, applicant shall provide a calculation of the impervious surface amount and note the same on the applicable plans. The impervious surface calculation shall not include Lake Tatum."	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: Impervious Surface Ratio information has been provided on Sheet C100, Overall Site Plan. The requirements for limitation of ISR is included with the First Amended and Restated Summit Place PD.						
Missing Items on Plan						
Planning	Not Accepted	Future Land Use, Emerging Gateway Overlay, Zoning, Impervious Surface Ratio, Allowed Density & Proposed Density. Maintaining authority/owner of adjoining roads.	C100	Melissa Winsett	Emily Ragusa	Yes
Last comment from reviewer: Include the size of Lake Tatum (in acres & percentage) in the impervious surface table.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: Future land use, emerging gateway overlay, zoning, impervious surface ratio, max allowable and proposed density has been added to the site data table on Sheet C100, Overall Site Plan. Volusia County is the AHJ for all adjoining roads.						
Required Lot Width Lots fronting a curve must be 50-feet in width at the street line.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet. Therefore, the lots fronting a curve must be 50-foot in width at the street line is required	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: The proposed lot widths are in accordance with the First Amended and Restated Summit Place PD.						
Pool Parking and Location Additional parking is required for the pool especially since it is not centrally located and easily accessible for pedestrians. During the redesign, please move the pool closer to the central area of the site.						
Planning	Not Accepted	Last comment from reviewer: Provide the square footage of the amenity building to ensure the appropriate number of parking spaces are proposed.	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: The parking proposed for the pool is designed to meet City code. The Applicant wishes to keep the pool as currently located.						
Parking Requirements Provide parking calculations in the site data. Include the required parking and proposed. Per Section 33-91.03(f), Multifamily units require 0.5 visitor spaces and between 1 and 2 resident spaces per unit. Please check the code and revise the plan. Also include handicapped parking information.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet. Therefore, at this time the guest parking requirement of 0.5 spaces per unit will need to be met.	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: In accordance with the First Amended and Restated Summit Place PD, the proposed parking is two spaces per unit, and guest parking is provided at a rate of 0.25 spaces per unit. Accessible parking is provided at the amenity center in compliance with ADA guidelines.						
Park Area Please include additional amenity features within the development, such as a dog park or playground, located central to the site.						
Planning	Not Accepted	Last comment from reviewer: The First Amended and Restated Summit Place PD has not been approved yet. Therefore, consider utilizing one (or more) of the open space tracts as a small neighborhood pocket park or dog park.	C100	Melissa Winsett	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: The amenities proposed for the project are in accordance with the First Amended and Restated Summit Place PD. Please consider approval as proposed.						
Architectural Features Per 33-94.03(a)8, the city encourages accent towers, architectural art and sculpture, porches and other architectural features as a means of focusing attention on important areas. Please include this in the plan.						
Planning	Not Accepted	Last comment from reviewer: Revised elevations to be submitted adhering to the Community Design Standards (Section 33-94).	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: Noted. The Applicant will consider the City's request and provide updated elevations for review.						
Site Design Page 9 of the development agreement requires building design, scale and details to be designed architecturally from both the pedestrian and vehicular points of view. Box and rectangular structures with blank walls are to not permitted. Additionally, multiple buildings on a single site shall provide for a variety of spacing between structures and monotonous repetition of identical structures shall be avoided.						
Planning	Not Accepted	Last comment from reviewer: Revised elevations to be submitted adhering to the Community Design Standards (Section 33-94).	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: Noted. The Applicant will consider the City's request and provide updated elevations for review.						
Architecture - Community Design Standards Please revise the site plan to meet the requirements listed in the Community Design Standards (Section 33-94).						
The elevations do not appear to comply with the City's Community Design Standards. Please revise the elevations to meet these standards. The resubmittal should describe how these standards are being met.						
Planning	Not Accepted	Last comment from reviewer: Revised elevations to be submitted adhering to the Community Design Standards (Section 33-94).	C100	Melissa Winsett	Emily Ragusa	Yes
Last response: Noted. The Applicant will consider the City's request and provide updated elevations for review.						
General Notes Related to all architectural sheets, please correct the General Notes, #1 to include consistency not only with the building code but also the development agreement, the Lake Winnemissett Gateway Corridor local plan, and the City's Community Design Standards.						
Planning	Not Accepted	Last comment from reviewer: Applicant submitted generic master copy for submittal. At time of building permit, the General Notes, #1 to include consistency not only with the	CS PEARSON_4 -UNIT	Melissa Winsett	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
building code but also the development agreement, the Lake Winnemissett Gateway Corridor local plan, and the City's Community Design Standards. Last response: The architectural plans will be revised to meet all City standards at the time of building permit application.						
Project Title Related to all architectural sheets, please correct the project's title to be consistent with the name of the application, which is Summit Place.						
Planning	Open	Last comment from reviewer: Applicant submitted generic master copy for submittal. At time of building permit, the project title will need to be revised to match the project name "Summit Place" Last response: The architectural plans will be revised to meet all City standards at the time of building permit application.	CS PEARSON_4 -UNIT	Melissa Winsett	Emily Ragusa	Yes
Required items Please provide color swatches, any exterior building signage, and material and texture indications. Include any fences and walls, site furnishings, specified pedestrian access paving, etc. Architectural building elevations must be in color per the Community Design Standards. Section 33-94.						
Planning	Not Accepted	Last comment from reviewer: Updated elevations to be submitted adhering to LDR Sec. 33-94. Enhance the exterior of the buildings with architectural features. Last response: Noted. The Applicant will consider the City's request and provide updated elevations for review.	CS PEARSON_4 -UNIT	Melissa Winsett	Emily Ragusa	Yes
Comment from City Architect (3-8-23) Per the PD requirements, which are also taken from the design standards (94.03 (a)5), the massing of all the buildings is very monotonous. Something should be done to vary the massing of the long straight rows of the same building.						
Planning	Not Accepted	Last comment from reviewer: The exterior of the buildings shall be enhanced with architectural features to included a variety of colors, materials, eliminating monotony and long straight rows of the same building. Last response: Noted. The Applicant will consider the City's request and provide updated elevations for review.	CS PEARSON_4 -UNIT	Melissa Winsett	Emily Ragusa	Yes
Building Design and Architecture Page 9 of the development agreement requires building design, scale and details to be designed architecturally from both the pedestrian and vehicular points of view. Box and rectangular structures with blank walls are to not permitted. Additionally, multiple buildings on a single site shall provide for a variety of spacing between structures and monotonous repetition of identical structures shall be avoided. The proposed architecture lacks varied building design and is monotonous. The buildings are flat and unarticulated, lacking varied materials and wall planes. Consider porches on some of the units.						
Planning	Not Accepted		CS PEARSON_4 -UNIT	Melissa Winsett	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: Updated elevations to be submitted adhering to LDR Sec. 33-94. The exterior architectural features of the buildings shall be enhanced. Consider adding porches on some of the units and making all or some rear loaded to make a more attractive product and community.						
Last response: Noted. The Applicant will consider the City's request and provide updated elevations for review.						
Utilities	Draft	Half Blue Half Purple This connection needs to be taken away, City of Deland does not provide potable water for irrigation	C201	Scott Zender	Scott Zender	Yes

Conditions and notes for record PSB23-029
Job Address: 0 E SR 44, Deland FL 32724
Job Description: 300 townhome unit development

Discipline	Status	Type	Details	Attached To	Created By
Engineering	Draft	Condition	Detail Callouts Unable to find roadway cross section callouts on Sheet C911. Please check references.	C903	Steven Danskine
Engineering	Draft	Note	Callout Conflicts Please review for callout conflicts in the drawings.	C301	Steven Danskine

OLD BUSINESS

3

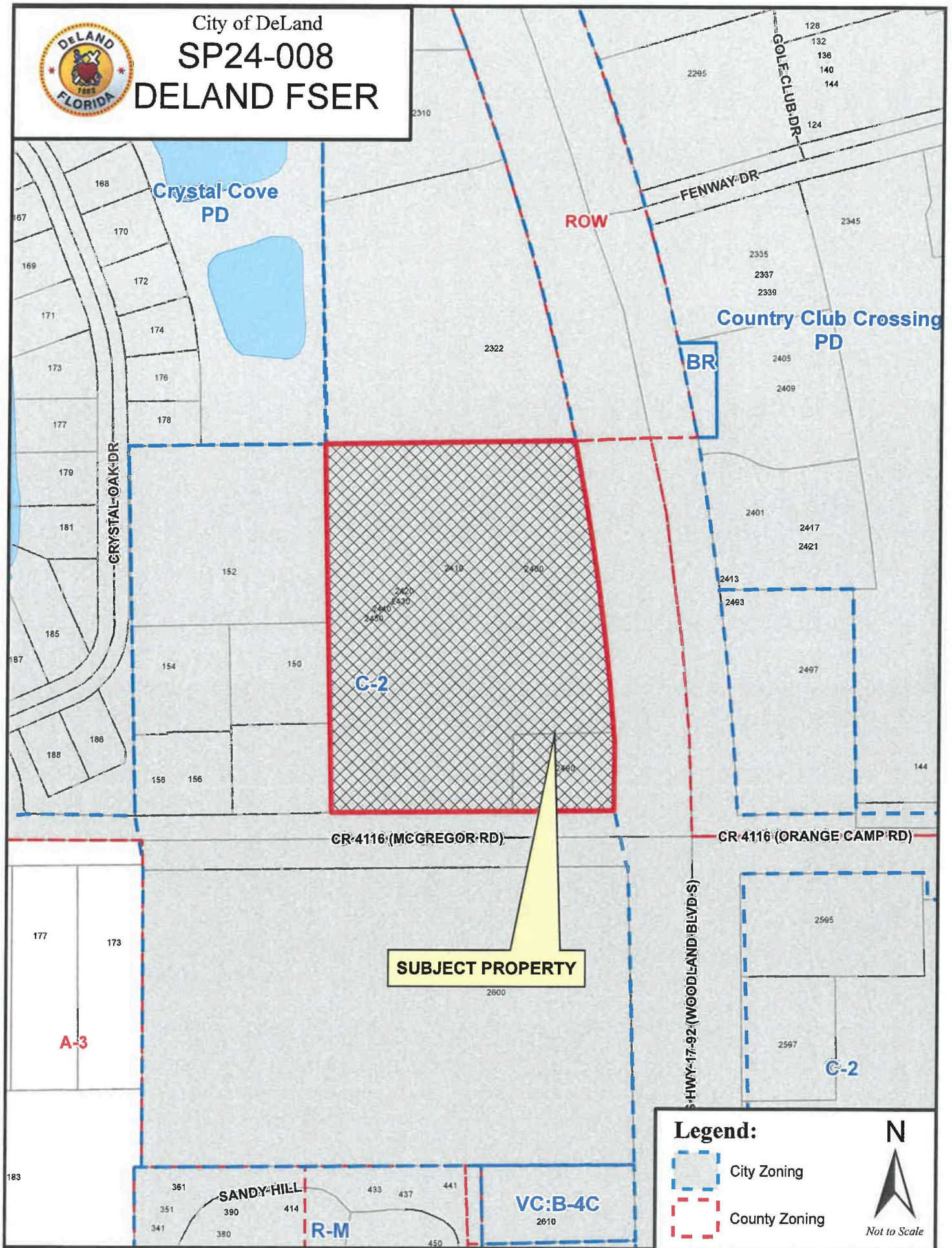


City of DeLand
SP24-008
DELAND FSER





City of DeLand
SP24-008
DELAND FSER



Issues for record SP24-008**Job Address: 2490 S WOODLAND BLVD, DELAND FL 32720****Job Description: The proposed project entails a 10,860 SF FSER, with all associated vehicular parking, driving aisles and utilities.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Historic Tree Barricade Detail There is at least one historic tree on the site. The City's Historic Tree Barricade Detail will need to be added to the plan. The detail can be found on our website. This detail is in addition to the Typical City Tree Barricade Detail.	C3.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Live Oak There is at least one historic tree shown on your plan. The one I can identify is shown as a 42" Live Oak located at the SE corner of the site. This tree (and any other historic trees on the site) will need to be protected with a historic tree barricade. The historic tree barricade detail can be found on our website and will need to be added to the plans. The locations of the historic tree barricades will need to be identified on the plans as well.	C3.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Note 1 Palme trees are included in the calculations and this note should be removed. Including the palm, your plan provides 188" DBH replacement (196" if the Japanese Blueberry size is increased). Without the palms or Blueberry trees your plan only provides 124" DBH and may not meet the minimum coverage requirements. I cannot determine that until a spreadsheet has been received.	L0.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Mitigation Calculation Table The proposed tree inches in your plant schedule is 188" including the palms. If you increase the size of the Japanese Blueberry trees to 3" caliper your plant schedule would provide 196" DBH. The number of proposed inches shown in the table should be changed to reflect what's provided in your plant schedule. The same table on the other sheets throughout the plan should match the table shown here.	L0.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Japanese Blueberry The Japanese Blueberry trees are still being shown as 2" caliper. These trees would not be counted towards minimum coverage requirements.	L1.1	Kit Dennis	Kit Dennis	No
Forestry	Not Accepted	Tree Protection Areas At 297,079 sqft, the site requires 44,562 sqft of Tree Protection Area. Show the TPA in the plans with the dimensions of the area. Last comment from reviewer: Concrete areas such as sidewalks need to be removed from the TPA calculations. The area needed for retention area maintenance should also be removed. These areas should not be shown as TPA.		Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: See attached comment response letter and updated associated sheet(s).						
Tree Survey						
A tree survey for the entire site is needed. The survey should list trees by species and show their DBH. Indicate which trees are to be retained and which will be removed. I cannot determine if the site will meet minimum coverage requirements until the survey has been received.						
Forestry	Not Accepted	Last comment from reviewer: The trees are hard to pick out on the plan sheets. Please provide a spreadsheet that identifies all trees within the project boundary with a DBH of 6" or larger. Include the tree species, DBH, and show which trees will be removed and which will be retained. This information is needed to determine if the site will meet minimum coverage requirements.		Kit Dennis	Kit Dennis	Yes
Last response: See attached comment response letter and updated associated sheet(s).						
Minimum Coverage Requirements (Informational)						
The site is shown as 297,079 sqft. The minimum coverage requirements would be 119 trees. 714" DBH, 44,562 sqft of Tree Protection Area.						
Forestry	Not Accepted	Last comment from reviewer: At 66,780 sqft the site will require 27 trees and 160" DBH to meet the minimum coverage requirements. I cannot determine if the site will meet minimum coverage until a spreadsheet of the existing trees has been received and the specs in the Plant Schedule have been corrected to meet Grade 1 standards.		Kit Dennis	Kit Dennis	Yes
Last response: See attached comment response letter and updated associated sheet(s).						
Planning	Draft	Issue Response Please respond to each issue individually in the Accela Citizen Portal for each review cycle as opposed to a response letter.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Uses Permitted for Existing Building Only uses with a low-parking requirement will be permitted within the existing building to prevent creating a nonconforming parking situation.		Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	Traffic Impact Please remove the trip generation table from the cover and provide a signed and sealed traffic impact memo from an engineer. The memo will need to reflect the current uses, which do not include a supermarket, as well as all anticipated future retail or commercial uses for the existing structure.	C0.0	Phillip Mangis	Samuel Nelson	Yes
Last comment from reviewer: A traffic impact memo was not located within this submittal, please provide the memo in the resubmittal.						

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

Last response: See attached comment response letter and updated associated sheet(s).

Planning Not Accepted

Community Design Standards

Please provide a photometric plan, per Section 33-94.02(c)(2) showing all exterior lighting schemes and designs, of the entire site. No more than 0.5-foot candles are permitted at the property line.

Building mass shall be varied by height and width so it appears to be divided into distinct massing elements and architectural details can be viewed from a pedestrian view point. Please verify that the proposed architecture meets the community design standards.

For each of the elevations, please provide the dimensions and indicate how the building complies with the uninterrupted facade requirements. For structures with 75 or less linear feet of building ground floor frontage, fronting on or visible from the public right-of-way, no uninterrupted horizontal length or uninterrupted curve of the building facade shall exceed 35 linear feet, except for architectural facades, which may be allowed to have an uninterrupted length of 60 linear feet. For structures with greater than 75 but less than 200 linear feet of building ground floor frontage, fronting on or visible from the public right-of-way, no uninterrupted horizontal length or uninterrupted curve of the building facade shall exceed 100 linear feet, except for architectural facades, which may be allowed to have an uninterrupted length of 120 linear feet.

Please provide dimensions for each of the projections and recesses to demonstrate consistency with the Community Design Standards (Projections and recesses from uninterrupted facade lengths shall be architectural features and have a minimum depth of three feet. A minimum of 25 percent of the uninterrupted facade lengths shall be of varied length.)

Buildings shall have consistent window expression visible from the street. A punched window expression is encouraged. Windows (real or false) shall be placed along at least 30 percent of any facade length that is visible from a public right-of-way. Windows shall be recessed or shall project at least one-half inch and shall include prominent sills, shutters, cementitious material reliefs or other such forms of framing. The elevations do not appear to meet this standard. Please verify that this standard has been met and provide additional windows where needed.

Please provide manufactures' colors and materials for all of the building elevations.

Last comment from reviewer: Please provide the photometric information for the entire site, and please clearly label the property line on the plan.

The northern elevation, specifically the large section of blank wall, does not appear to meet the standards of 33-94.03 (b) of the Land Development Regulations. Please provide enhanced architectural features.

C0.0

Phillip Mangis

Samuel Nelson

Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: See attached comment response letter and updated associated sheet(s).						
Landscape Buffers Please label and dimension all landscape buffers and their widths to show how they were calculated.						
Planning	Not Accepted	Last comment from reviewer: This section of S Woodland Blvd is located within the redevelopment corridor, which requires a minimum 4" dbh please revise the table with this correction. Last response: See attached comment response letter and updated associated sheet(s).	L1.0	Phillip Mangis	Samuel Nelson	Yes
Parking Please indicate the number of parking spaces in specific areas.						
Last comment from reviewer: The proposed parking appears to be insufficient for the site upon construction of the FSER and consolidation of the properties. Existing Building Area: 57,668 SF Net Area: 57,668 x 0.85 = 49,017.8 Current Parking Requirement: 49,017.8 / Retail Requirement (1 space / 250 SF floor area) = 196 FSER Requirement upon approval of Proposed LDR amendment: (1 space per 1 staff on maximum shift) (12 spaces for 12 proposed staff) + (1 space per 2 exam rooms or beds) (11 exam rooms = 5.5 spaces, rounded to 6) 12 + 6 = 18 spaces required for FSER subject to LDR update. 196 Spaces Required for existing building + 18 Spaces required for FSER subject to LDR update = 214 Total Spaces Required. Required Spaces of 214 less the Provided Spaces of 198 gives a deficit of 16 parking spaces. A portion of the parking requirement may be offset with the addition of bicycle parking subject to the requirements of the code. Please revise the plan to show how the required parking will be met.						
Planning	Not Accepted		C5.0	Phillip Mangis	Samuel Nelson	Yes
Last response: See attached comment response letter and updated associated sheet(s).						
Property Lines It is unclear where the property lines are located. Please show all property lines as solid, bold lines throughout the construction plans. The dimensions of all features on the site must be indicated such as building dimensions, building setbacks measured from the						
Planning	Not Accepted		C5.0	Phillip Mangis	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		property line, all driveway widths, sidewalk and street widths. All proposed improvements must be tied to the property lines.				
		Last comment from reviewer: Please show the property lines only for the property upon completion of the lot consolidation. Please remove the existing interior lines shown.				
		Last response: See attached comment response letter and updated associated sheet(s).				
		Tree Protection Area Fifteen percent (15%) of the square footage of any new development shall be designated for the protection of trees. Please clearly indicate the location of the tree protection areas on the site plan and provide a calculation of the area.				
Planning	Not Accepted	Last comment from reviewer: Please provide dimensions for the proposed tree protection area on the plan.	C4.0	Phillip Mangis	Samuel Nelson	Yes
		Last response: See attached comment response letter and updated associated sheet(s).				
		Lot Consolidation All comments are based on the applicant's statement that the two lots will be combined. Prior to resubmitting the site plan, please submit a complete application for a lot consolidation to combine the two existing lots.				
Planning	Not Accepted	Last comment from reviewer: The existing properties must be combined prior to site plan approval.	C0.0	Phillip Mangis	Samuel Nelson	Yes
		Last response: See attached comment response letter and updated associated sheet(s).				

Conditions and notes for record SP24-008

Job Address: 2490 S WOODLAND BLVD, DELAND FL 32720

Job Description: The proposed project entails a 10,860 SF FSER, with all associated vehicular parking, driving aisles and utilities.

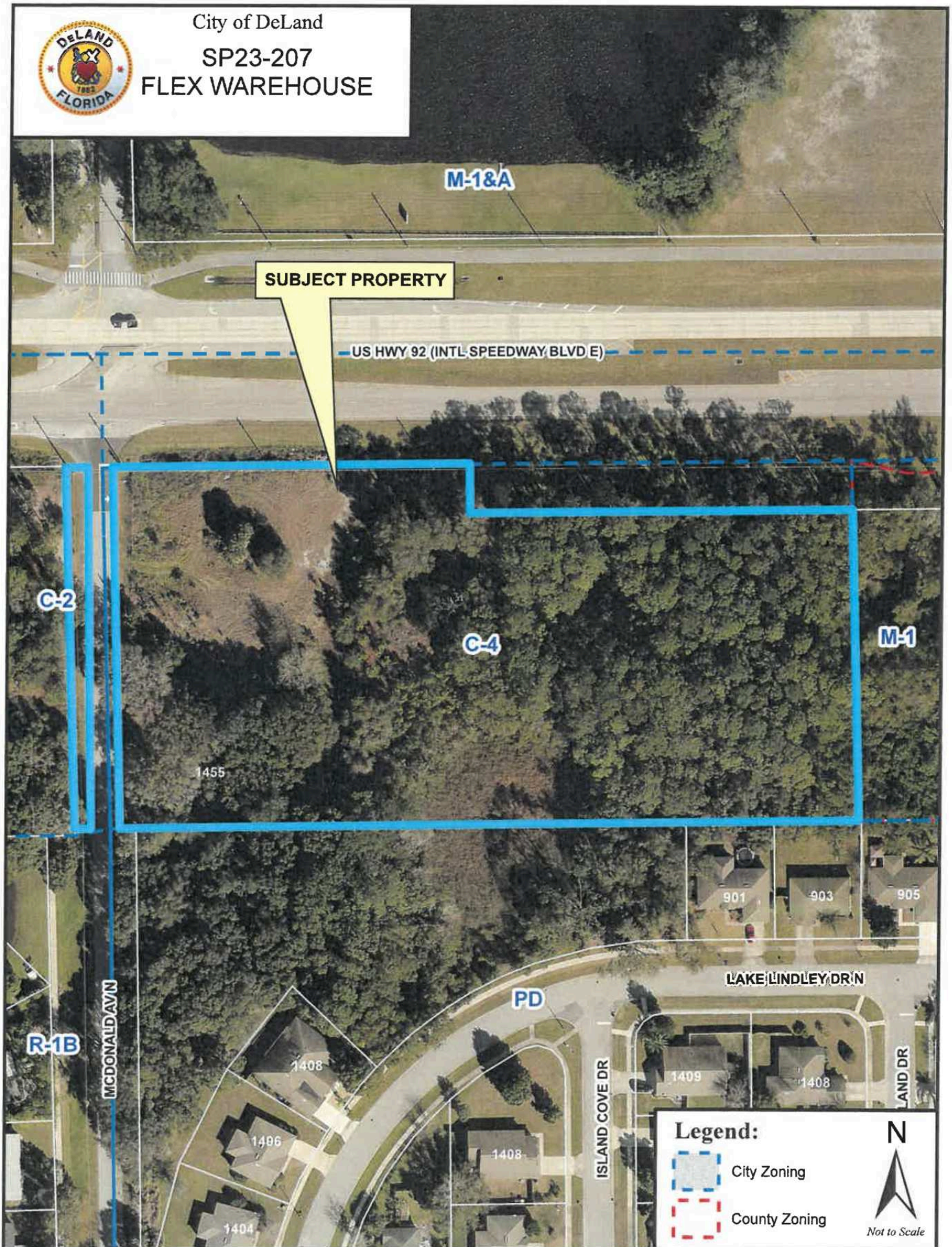
Discipline	Status	Type	Details	Attached To	Created By
Stormwater Retention Area Repairs					
Engineering	Draft	Condition	It has come to the City's attention that the stormwater retention pond is in need of attention/repair. Investigation and repairs will need to be accomplished to ensure proper function in conjunction with a City Infrastructure Permit.	C6.0	Steven Danskine

NEW BUSINESS

1



City of DeLand
SP23-207
FLEX WAREHOUSE





City of DeLand
SP23-207
FLEX WAREHOUSE

M-1&A

SUBJECT PROPERTY

US HWY 92 (INTL SPEEDWAY BLVD E)

C-2

C-4

M-1

780

1451

1443

R-1B

1433

1423

1413

MCDONALD AV N

Waterford Lakes
PD

1408

1406

1404

1402

1405

1403

1401

1408

1406

1402

ISLAND COVE DR

991

993

995

997

LAKE LINDLEY DR N

1409

1408

1409

1407

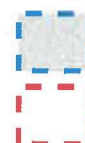
1406

1407

1405

ON ISLAND DR

Legend:



City Zoning

County Zoning

N



Not to Scale

Issues for record SP23-207**Job Address: 1455 N MCDONALD AV, DELAND FL 32724****Job Description: Flex Warehouse**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Curve Number Given that nearly half of the site becomes impervious in the post-development condition, the post-development CN should be greater than the pre-development condition.	Stormwater Management Report (1455 N McDonald Ave).pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Retaining Wall Information Provide Retaining Wall information and details.	C401	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Subgrade Thickness The Geotech Report recommends a minimum 12" compacted subgrade rather than the 10" shown in the Typical Pavement Section detail.	C602	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Roof Drains Provide details for handling roof runoff. Only Building 4 appears to have a roof drain, but no details seem to be provided.	C401	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Pavement Grading The minimum practical slope for asphalt is 1.5% to avoid ponding and bird baths, and to achieve flow.	C401	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Permits Provide the City with an FDOT Drainage Connection Permit and SJRWMD ERP Permit prior to scheduling a Pre-Construction Meeting.	C101	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Wetland Buffer It appears that no 25' Wetland Buffer has been provided.	C301	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Right of Way Ownership The McDonald Ave Right of Way has recently been turned over to the City of DeLand.	SU-1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Handicap Parking Minimum Handicap Parking stall depth is 20'.	C301	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	NPDES NOI The Contractor will be required to submit a Notice of Intent to FDEP and provide the City with a copy.	C201	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Laurel Oak Laurel Oaks are not on our list of approved replacement trees and will not be counted towards replacement provided. You will need to change them to canopy trees from our list or add the required number of canopy trees with trees from the list. The tree listed here should also match what is shown in the Proposed Trees table on sheet L102.	L101	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation Plan An irrigation plan is needed.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Mitigation Calculations Mitigation for remove trees cannot be calculated until a complete tree survey and spreadsheet identifying removals has been provided.	I64	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage You are proposing the wetlands as Tree Protection Area. The wetland area will need to be included in the calculations. Including this area will bring the minimum coverage requirement to 77 trees and 462" DBH. We cannot determine if minimum coverage will be met until a complete tree survey, including the wetlands, has been provided.	I63	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Information Needed We cannot determine if minimum coverage requirements will be met until a complete tree survey has been provided. Please include a spreadsheet that identifies the trees by species, includes the DBH, and shows what trees will be removed and retained. If the wetland is being proposed as Tree Protection Area it must be included in the calculations.	I61	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Wetland The wetland must be included in the site calculations if you are proposing it as Tree Protection Area.	I61	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Unknown Tree Unknown trees must be identified if they are 6" DBH or larger.	SU-2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Survey A complete tree survey of all protected trees that are 6" DBH or greater is required. A drive by of the site confirmed that there are palms, pines, and possibly other types of trees that are not shown on the current survey. Oaks that are 9" DBH or larger must be identified by species. The wetland area must be included in the tree survey if you are proposing it as Tree Protection Area.	SU-2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Planting/Grading vs Historic Trees It appears that you are proposing a retention area and planting of additional trees within the protection area required for historic trees. No disturbance is permitted in an area of 1 1/2 times the dripline of Historic trees that are to be preserved.	L101	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Protection Area The protection area for the historic trees needs to be shown on the plan. The area to be	L102	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
protected for historic trees is 1 1/2 times the dripline.						
Forestry	Draft	Silt Fence/Tree Barricade Locations Locations of the silt fence and tree barricades need to be shown and identified on the plan.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area Please identify the Tree Protection Area on the plan.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Crape Myrtle 2" caliper Crape Myrtles do not meet our minimum replacement specifications. Our minimum replacement size is 2" DBH (3" caliper). Planted trees must meet Grade 1 standards as provided in the Florida Grades and Standards for Nursery Plants 2022 version for the type and caliper of the proposed trees. 3" caliper would equate to 2" DBH credit.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Proposed Trees Removal of specimen trees require canopy trees as replacement. You are only proposing understory trees.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Oaks Identify "oaks" by species.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Detail Because there are historic trees on the site, you will need to add the City's Historic Tree Barricade Detail to the plans. It can be found on the City's website.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Replace the Tree Protection Barricade detail with the City's Tree Barricade Detail. It can be found on our website.	L102	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Retaining Wall Please provide a detail of the proposed retaining wall and show the height.	C201	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Height Please include the proposed height of the buildings in a data table.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Stormwater in the Landscape Buffer A stormwater retention area may not be located within the required landscape buffer. Revise the submittal to remove the proposed retention area.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Parcel Dimensions Please provide the linear dimensions of the parcel.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Office Use Parking The requirement for office use parking is 1 space per 200 square feet of net floor area.	C301	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Please update the parking calculation to reflect the correct number.						
Planning	Draft	Development Schedule Are the proposed warehouses to be constructed concurrently, or sequentially?		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Right-of-Way Dedecation Portions of the subject property will need to be dedicated to the City for the widening of N McDonald Ave. The portion dedicated will cause the width of the section of North McDonald Ave bordering the subject property to match the width of the North McDonald Ave to the south. The entire western portion of the property that is separated from the main parcel by McDonald Ave will need to be dedicated.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	McDonald Ave Information The property boundary shown appears to include McDonald Ave. Additionally, the lot area table includes the area of McDonald Ave. Please remove McDonald Ave from the site data calculations.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Exterior Wall Mounted Lighting Please show any exterior wall mounted lighting on the photometric plan and update the photometric plan to include this wall mounted lighting. Please provide details for any proposed lighting and confirm any proposed lighting conforms to the standards of Sec. 33-94.03 (g)	E1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Setback Requirements The setback requirements shown do not match the requirements of 33-17-20, C-4—Wholesale Commercial District. Please revise the table to show the correct information.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Interior & Vehicle Use Landscaping Requirements Please provide a data table showing what is provided and required for vehicle use area and interior landscaping.	L101	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Western Landscape Buffer The western buffer abutting N McDonald Ave is required to meet the Buffer Standard "D" Requirements. Please include a data table for this buffer showing how the requirement is being met.	L101	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Dumpster Enclosure Detail Please include a detail specific to the dumpster enclosure showing materials and color of the enclosure and doors.	C602	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Future Land Use Callout The current future land use designation of the property is Industrial. Please revise the callout to reflect this.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Proposed Signage Please show any proposed free-standing or wayfinding signage. Note: Any signage shown will be for illustrative purposes only, a separate sign permit will be required.	C301	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Building Dimensions Please show the building length, width, and height dimensions on the building elevations.	A300A	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Roof Mechanical Equipment. Is rooftop mechanical equipment proposed? If so, all rooftop mechanical equipment shall be screened. Show all rooftop mechanical equipment as dashed lines behind a screened wall.	A300A	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Community Design Review *City Architect approved the Community Design Review 4-10-24*		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Northern Landscape Buffer The northern buffer abutting International Speedway Blvd is required to meet the Emerging Gateway District—Buffer Standard "D" Requirements. The buffer proposed does not appear to meet the 40 feet width requirement. Additionally, no plant material is shown in the buffer. Please revise to include the required plant material on the plan and show the totals in a data table.	L101	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Number Discrepancy Plans show a "Building 4" where the data tables reference a "Building 3" Please revise to reflect the correct numbering.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Size Discrepancy The square footage of each building shown on this cover sheet table do not match what is shown on subsequent plans. Please revise to reflect the correct area.	C101	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Tree Protection Area Please show the intended tree protection area on the plan and add a table showing the percentage of the site to be dedicated to tree protection area. 33-57.07 (b)	L102	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Bicycle Parking Bicycle racks are shown on the site plan. Please include the total number of bicycle parking spaces in the parking table.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Parking in the Landscape Buffer Parking may not be located in the landscape buffer area. Please relocate or remove the shown parking.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Future Development Is the eastern portion of the property intended to be developed in the future, or is a borrow pit as shown in the note the intention? Please elaborate on the plan for this property.	C301	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Emerging Gateway Buffer The required buffer for the Emerging Gateway Corridor off International Speedway is 40' from the property line. Please show that this is being met.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Setbacks Please show the setbacks for each proposed building from each property line on the site plan.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Lighting Requirements Please update the photometric plan to include the entire property and show foot-candle data up to the right-of-way and adjacent property lines.	E1	Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	USA This project will require a Utility service Agreement to be signed prior to starting construction.	C101	Jim Alles	Jim Alles	Yes
Utilities	Draft	Details Need updated details dated 11/7/23	C606	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Need updated details dated 11/7/23	C605	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Need updated details dated 11/7/23	C604	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Need updated Details dated 11/7/23.	C603	Scott Zender	Scott Zender	Yes

NEW BUSINESS

2



City of DeLand
SP24-046
DISCOUNT TIRE



Legend:

-  City Zoning
-  County Zoning



Not to Scale



City of DeLand
SP24-046
DISCOUNT TIRE

CR-4103 (AMELIA AV-N)

1604

C-2

US HWY 92 (INTL SPEEDWAY BLVD E)

SUBJECT PROPERTY

B-4CA

C-2

B-4A

1435

1438

1435

1436

1432

1433

1433

1426

1431

1426

R-4A

VILLA CT

1431

283

287

Legend:



City Zoning

County Zoning

N



Not to Scale

Issues for record SP24-046**Job Address: 230 E INTL SPEEDWAY BLVD, DELAND FL 32724****Job Description: Proposed 7020 SF Discount Tire Store with vehicle use and parking area. This is an outparcel for the One Oak Speedway Development, which was recently approved and is currently under construction.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	FDOT Access Permit Provide the FDOT Access Permit prior to Pre-Construction Conference.	C-0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Drainage Permits Provide FDOT and SJRWMD Permits prior to Pre-Construction Conference.	Discount Tire - Deland, FL Drainage 2-16-24 Combined.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Other Agency Permits Prior to a Pre-Construction Meeting, provide the City with FDOT and St Johns River Water Management District permits. Other permits not listed here may be required.		Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Sheet Titles This sheet and multiple others are mislabeled as "Grading and Drainage Plan."	C-2	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Sprinkler / Fire Line Sprinkler system will need to be installed with its own backflow for the fire line.	C-5	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Tree Protection Area 15% of the site is required to be Tree Protection Area. At 53,600 sf your site requires 8,040 sf of Tree Protection Area. Please show the area on the plan. Note, 20' is the minimum width for Tree Protection Areas consisting of newly planted trees.	C-3	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade If you decide to preserve the trees that are to be planted on the western edge of this parcel (approved in the Starbucks site plan) you will need to add the City's Tree Barricade Detail and show the location of the tree barricade on the plan. The detail can be found on the City's website.	C-9	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	General Note #6 Add "and City Forester" after Landscape Architect in the second line of note #6.	L-2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Plant Schedule Specifications The following revisions will need to be made to the tree specifications in order to meet Grade 1 or Florida Fancy standards:	L-2	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
AR - Add 8' SPD						
IC - 8' HT, 2' SPD, 32" Root Ball						
IV - 8' HT, 3.5' SPD, 32" Root Ball						
JS - 17' HT, 6' SPD, 52" Root Ball						
LIN - 8' HT, 3.5' SPD, 32" Root Ball						
PE - 4.5' SPD, 44" Root Ball						
QC - 8' SPD, 44" Root Ball						
UAF - 10' HT, 6' SPD, 40" Root Ball						
		Note				
Forestry	Draft	The note located right of center at the bottom of the page states that there will be no tree removals. As part of the approved Starbuck site plan, 8 palms and one 3" DBH replacement Live Oak were to be planted on the western edge of this parcel. Your plan shows that area being paved. If you do not intend on preserving those trees, please remove the referenced statement in this note (also in the same note on sheet C4).	C-2	Kit Dennis	Kit Dennis	Yes
		Minimum Coverage Requirements				
Forestry	Draft	At 53,600 sf your site requires 21 trees. Please change the number of required trees to 21.	L-1	Kit Dennis	Kit Dennis	Yes
		Removed Trees				
Forestry	Draft	There were 8 Sabel Palms approved to be relocated to the west side of the parcel when the Starbucks site plan was approved. There was also a 3" DBH Live Oak replacement tree approved to be planted in the same area. If you are removing those trees, mitigation will be required. If you intend to preserve them, please show them in the plan. Currently it looks like you propose to pave the area. The 8 palms total 122" DBH and would require 41" DBH replacement. The 3" replacement Oak would require 3" replacement. (Your current Plant Schedule provides sufficient mitigation, however the note on sheets C2 & C4 provide incorrect information.)	L-1	Kit Dennis	Kit Dennis	Yes
		Irrigation Plan				
Forestry	Draft	An irrigation plan is required.	L-1	Kit Dennis	Kit Dennis	Yes
		Pole Light Detail				
Planning	Draft	Please provide a detail and location for any proposed pole lighting.		Samuel Nelson	Samuel Nelson	Yes
		Parcel Dimensions				
Planning	Draft	Please provide the linear dimensions of the parcel.	C-3	Samuel Nelson	Samuel Nelson	Yes
		Architectural Building Design				
Planning	Draft	A rectangular building with large sections of blank walls does not meet the architectural building design requirements set forth in 33-94.03 (b) of the Land Development Regulations. Please revise the design to be more consistent with the requirements of the code.		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Shared Access Agreement A shared access agreement is required with the western property. Please provide a copy of the shared access agreement with reception number.	C-3	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Vehicle Use Area Separation Per 33-91.06, the minimum separation between vehicle use areas and property lines is 10 feet. The stretch of vehicle use area on the western border of the property appears to be located closer than 10 feet from the western property line. 33-91.06. (a) 2. Minimum separation between vehicle use areas (driveways and parking areas) and property lines. b. Except for all one- and two-family residences, which shall have a minimum one-foot separation between the vehicular use areas and the property line, and except within the C-2A zoning district, all other zoning districts shall have a minimum separation of ten feet from any property line.	C-3	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Bicycle Parking A minimum of one bicycle parking space is required per 33-91.03 (f). Please show where this will be provided.	C-3	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Parking Discrepancy The required number of off-street parking spaces in the table is different than what is shown in the calculation. Please show the correct number for both.	C-3	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Tree Protection Area Per 33-57.07, fifteen percent of the square footage of any new development shall be designated for the protection of trees. Please show how this is being met.	L-1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Community Design Review The following comments were provided by the City Architect: 1. Submit location and size of building rooftop mechanical equipment. 2. The main vehicular entry is on the Northwest corner of the site. The main customer entry to the building is on the Southeast corner of the building. The customer has to drive all around the building to find his way into the building. Consider reorienting the building so the customer can easily find where he is supposed to go in.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Signage All signage shown is for illustrative purposes only. A separate sign permit will be required.	C-3	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Photometric Plan Per 33-94.03 (g) of the code, off-site areas shall be shielded from offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. There are a few areas on the eastern		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		property line where the illumination exceeds 0.5 foot-candles. Additionally, please confirm all upward lighting meets the criteria of Sec. 33-94.03 (g). Please provide additional information on the photometric plan to ensure compliance with the following. 9.All lighting shall be downward and of the full cut off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky. Upward illumination is prohibited except: a. Ground level light fixtures, which shall be of the burial vault type and shall be fully screened by landscaping. Illumination from ground level light fixtures shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles. b. Illumination from building wall lights providing architectural detail where a component of the lighting is designed to illuminate the building in an upward manner as part of the building aesthetic design shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.				
Planning	Draft	Pedestrian Access Please add access points for pedestrians and pedestrian crossing areas to sidewalks and adjacent sites.	C-3	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Provided Parking Spaces Please show the total number of parking spaces provided in the parking calculation.	C-3	Samuel Nelson	Samuel Nelson	Yes

NEW BUSINESS

3



City of DeLand

SP24-057
PUTTERMAN ATHLETICS





City of DeLand
SP24-057
PUTTERMAN ATHLETICS

HUNTERS CREEK DR

Hunter's Creek
PD

HUNTERS CREEK DR

SUBJECT PROPERTY

CR-4092 (PLYMOUTH AV-W)

A-3A

DeLand Commercial Properties
PD

DEER FERN AV

A-3

R-1AA

C-2

ROWA

SPRING GARDEN AV-N

Spring Garden Townhomes
PD

Legend:



City Zoning

County Zoning

N



Not to Scale

Issues for record SP24-057**Job Address: 880 N SPRING GARDEN AV, DELAND FL 32720****Job Description: This project includes the construction of a new ±9,800sf building on an existing parking lot. Proposed building will be used to surplus storage for the adjacent facility. No additional parking demand will be needed as this facility is not open to the public.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. An FDOT Driveway or Drainage Connection Permit may be required. 2. Be advised that Plymouth Ave is a Volusia County Right of Way. Volusia County Permits may be required.	C1	Steven Danskine	Steven Danskine	Yes
Stormwater Comments						
Engineering	Draft	1. The stormwater retention area shall be restored to its permitted condition. 2. It is unclear how stormwater runoff is going to be routed and collected by the proposed stormwater inlets in the parking area. Provide cross sections, spot elevations or other means to direct the Contractor to properly grade the parking lot surface. 3. How is roof runoff going to be collected and routed? 4. Has the existing storm piping and inlets been inspected to ensure proper drainage?	C7	Steven Danskine	Steven Danskine	Yes
Construction Notes						
Engineering	Draft	1. Notes reference the City of Daytona Beach (CODB) statutes. This project is in the City of DeLand. Please revise accordingly. 2. General Note No. 12 indicates either NGVD 29 or NAVD 88. All survey and construction elevations should be NAVD 88. 3. Provide a note that all stormwater piping shall be televised, and report submitted to the Engineering Dept prior to final site inspection.	C2	Steven Danskine	Steven Danskine	Yes
Fire Protection / Occupancy Class						
Fire	Draft	1. Provide occupancy classification for the building. 2. Provide details on the material to be stored in facility. 3. Verify if new building will be sprinklered. The requirement may change based on the answers above.	C1	Jamie Lunsford	Jamie Lunsford	Yes
Road Widths						
Fire	Draft	The road widths on the north and south side of structure do not meet the 24 ft min. for two-way traffic. Travel will have to be one way only and marked accordingly.	C6	Jamie Lunsford	Jamie Lunsford	Yes
Site Clearing & Grading Notes #2						
Forestry	Draft	The area required to be protected for historic trees is 1 1/2 times the dripline. Please reword this note.	C2	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Landscape Specifications 7. Add "and City Forester" to the end of the note. 15. Fertilization is not recommended unless a soil sample shows a deficiency.	LA2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	No New Trees You are not proposing any new trees to be added to the site. This will be acceptable providing the site meets the minimum coverage requirements. I cannot determine if it does until a spreadsheet has been provided.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation Plan Please provide an irrigation plan.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Planting Under Historic Trees You are proposing to plant within the protection area of several historic trees. We recommend reserving this area for mulch only.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricades The location of the tree barricades needs to be shown in the plan and identified in the legend.	C4	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricades Location of the Tree Barricades need to be shown on the plan. Historic trees require a historic tree barricade and an area of protection 1 1/2 times the dripline of the tree. All other trees require 10' or the dripline protection area, whichever's greater.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area This site requires 28,855 sqft of Tree Protection Area. Please show the current TPA on the plan and indicate how much area is provided.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Spreadsheet Please provide a spreadsheet for the trees on site. It should include the trees species, DBH, and whether the tree will be removed or retained.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage This site requires a minimum of 72 trees and 430" DBH. I cannot determine if the minimum coverage requirements will be met until a spreadsheet showing all trees on site with a DBH of 6" or greater has been provided.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Detail You appear to have several historic Live Oaks near areas that are proposed to be disturbed, or in an area that may be impacted by construction related activities. You will need to add the City's Historic Tree Barricade Detail to the plan.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail	TP1	Kit	Kit	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Please update this to the City's Tree Barricade Detail. It can be found on our website.				
Planning	Draft	Photometric Plan Please provide a photometric plan for the entirety of the property. A maximum of 0.5 foot candles are permitted at the property line(s).		Kendall Story	Kendall Story	Yes
Planning	Draft	Repainting with same colors Please provide a statement that confirms that the entire building will be repainted with the same color schemes.		Kendall Story	Kendall Story	Yes
Planning	Draft	Tree Protection Areas See section F of the development agreement. It requires that any redevelopment of the site that triggers a site plan, then the entirety of the property shall meet the standards of the land development regulations, including environmental and tree regulations. A minimum of 15% of the site area shall be designated as "tree protection area". Please see section 33-57.07 for tree minimums.	LA1	Kendall Story	Kendall Story	Yes
Planning	Draft	Buffers Please delineate the landscape buffer locations. The development agreement allows the perimeter widths to remain the same, however, the number of plantings should follow the standards of section 33-92 (and 33-36.05, as applicable to the eastern boundary), shown in table format, that specifies the buffer "Type" (A/B/C/D), width (per development agreement), length and number of canopy trees required/provided based on the buffer Type. Please see the following types and widths required: North buffer = 13' wide, Type C South = 4' wide, maintain as-is conditions East = Adjacent to SR15A 6' wide, see sec. 33-36-05(b) West = 11' wide, Type D *Replacement of all dead/unhealthy trees	LA1	Kendall Story	Kendall Story	Yes
Planning	Draft	Dumpsters and Compactors Please show the location of all dumpsters and trash compactors. They shall be visually screened from pedestrian areas and public view.	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Rooftop Screening Please show all rooftop mechanical equipment as dashed lines behind a screen wall.	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Site Information table - Redevelopment Overlay District The property is located within the Redevelopment Overlay District. Please include the overlay district in the Site Information table.	C1	Kendall Story	Kendall Story	Yes
Planning	Draft	Impervious and F.A.R. The maximum impervious area is 70% and the maximum floor area ratio is 0.25. Please show how this requirement is being met.	C6	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Site Area Table Please provide a table of the total area of the site with, percentages allocated to existing/new/total Building area Pavement/sidewalks/impervious area	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Floor Plan Please provide a floor plan of existing and proposed structures,	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Fencing The survey shows and existing fence adjacent to Plymouth Ave., as required by the PD. Please indicate the location of the fencing and provide the type and height.	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Parking table Please provide the following information in table format on this sheet: Required Parking Provided Parking (The information should reflect the parking memo that was submitted)	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Site Data Table Please provide the following information in table format on this sheet: Required.... setbacks, FAR (.25), impervious (70%), building height (35'), LS buffer widths and the Provided... setbacks, FAR, impervious, building heights, LS buffer widths	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Setbacks from Property Line Setbacks should be measured from the property line. Please show all setback dimensions measured from the property line(s).	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Building separation The PD requires a 25' building separation unless the buildings are connected at the roofline. Will the buildings be connected? Please indicate this on the plans.	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Dimensions Please provide the linear dimensions of the parcel. Please provide dimensions for all existing and new structures, to include setbacks.	C6	Kendall Story	Kendall Story	Yes
Planning	Draft	Project Area According to the "Deland Commercial Properties PD", it states that in the event that any redevelopment of the property occurs which necessitates site plan approval, that then the entirety of the property shall meet the existing requirements of the land development regulations, notwithstanding Section E of the PD. Please provide your site calculations based upon the entirety of the site (approx. 4.88 acres).	C1	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Owner What/who is Greenway Management? Please show correlation between 880 Spring Garden LLC and/or James Skinner with Greenway Management.	C1	Kendall Story	Kendall Story	Yes
Utilities	Draft	Irrigation Source Reclaim water was extended down to the western end of property per earlier discussion.	C1	Jim Ailes	Jim Ailes	Yes

Conditions and notes for record SP24-057

Job Address: 880 N SPRING GARDEN AV, DELAND FL 32720

Job Description: This project includes the construction of a new ±9,800sf building on an existing parking lot. Proposed building will be used to surplus storage for the adjacent facility. No additional parking demand will be needed as this facility is not open to the public.

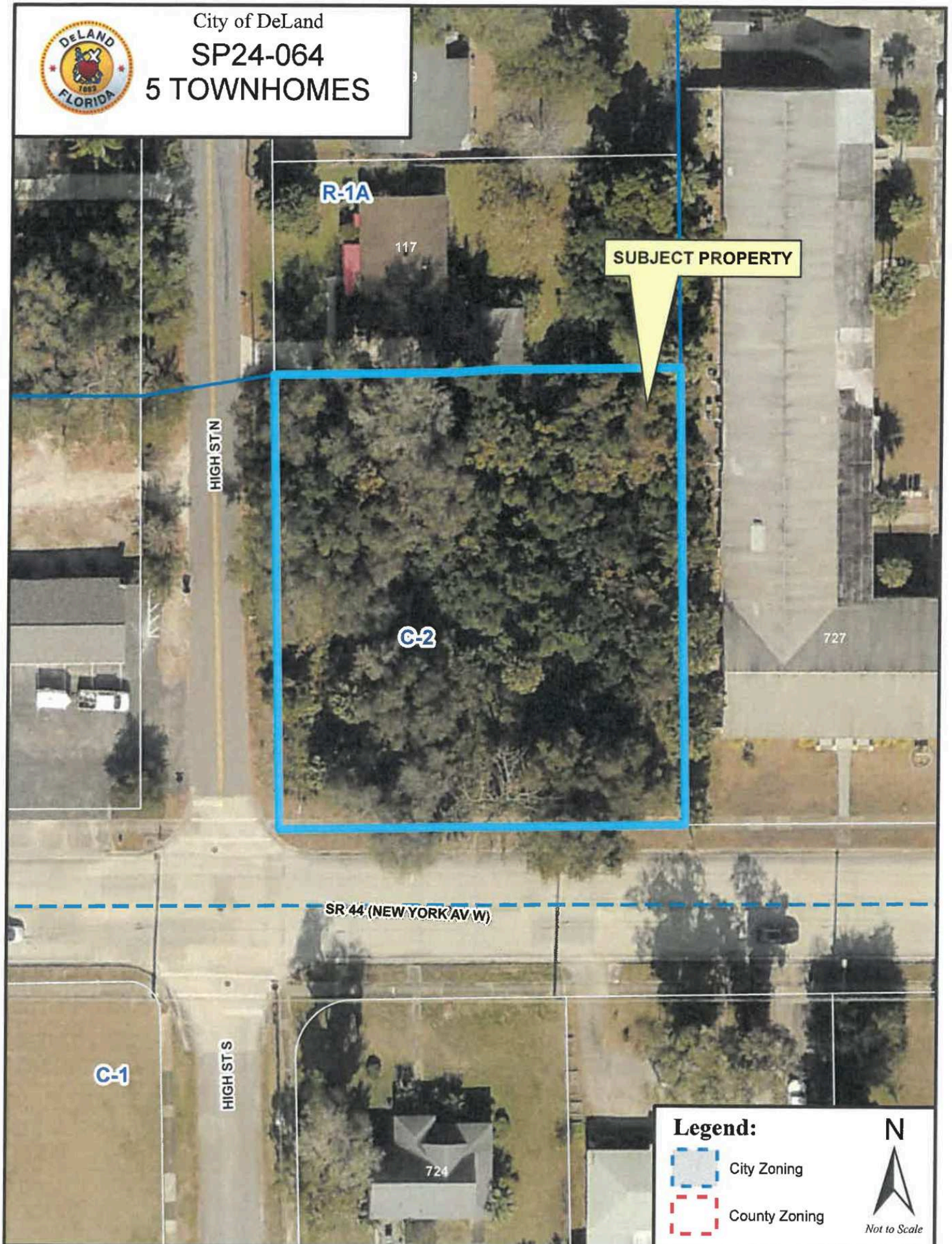
Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	Water & Sewer How is building going to get water? Does building have restrooms if so how will the sewer be run?	C7	Scott Zender

NEW BUSINESS

4



City of DeLand
SP24-064
5 TOWNHOMES



Legend:

-  City Zoning
-  County Zoning





City of DeLand
SP24-064
5 TOWNHOMES

R-1A

119

117

HIGH ST N

SUBJECT PROPERTY

C-2

727

SR-44 (NEW YORK AV-W)

HIGH ST S

C-1

724

Legend:

-  City Zoning
-  County Zoning



Issues for record SP24-064**Job Address: 0 N high ST, deland fl 32720****Job Description: Residential, 5 units total, 2-floor units, 1734 SqFt total each unit**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Vehicle Access						
Engineering	Draft	1. The driveway apron must have a minimum thickness of 6-inches and strength of 3,000 psi.	C1	Steven Danskine	Steven Danskine	Yes
		2. Provide details and dimensions to facilitate evaluation of vehicle access and maneuvering.				
Agency Permits						
Engineering	Draft	Provide FDOT Drainage Connection and St Johns River Water Management District Environmental Resource Permit prior to scheduling a Pre-Construction Meeting.	C1	Steven Danskine	Steven Danskine	Yes
Stormwater Design						
Engineering	Draft	1. Provide a positive outfall for stormwater discharge that will not adversely impact downstream properties.	C1	Steven Danskine	Steven Danskine	Yes
		2. The maximum slopes allowed are 4:1 (H:V). The swale details shown exceed this requirement.				
		3. Provide spot elevations and details necessary to evaluate pavement design. Minimum slopes vary based upon surface material.				
Stormwater Calculations						
Engineering	Draft	1. Provide Stormwater Calculations that meet Section 33-93 – Stormwater Management of the Land Development Code. 2. The Storm Water Calc. Q=CiA provided is the Rational Method which calculates runoff rate (cfs), not volume (cf).	C1	Steven Danskine	Steven Danskine	Yes
Japanese Blueberry / Grape Myrtle						
Forestry	Draft	These would not meet the size specifications to be counted towards replacement or minimum coverage requirements. Our code minimum is 2" DBH (3" caliper) and 10' height.	C3	Kit Dennis	Kit Dennis	Yes
Landscape Material						
Forestry	Draft	The trees shown on this page do not match what is shown in your replacement tree chart on sheet C2. The information needs to match throughout the plan.	C3	Kit Dennis	Kit Dennis	Yes
Landscape Notes						
Forestry	Draft	#9 – This should be edited to show the correct code section from the City of DeLand's code.	C3	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
#10 - This is also from another jurisdictions code. #11 - This is an acceptable method providing a watering schedule is provided. Please provide a watering schedule.						
Mitigation Calculations						
Forestry	Draft	Your plan requires 33" DBH replacement. I cannot calculate if your planting plan will meet the requirement until the proposed tree issues have been resolved. The information in the replacement tree chart does not match what is shown on sheet C3. In addition to the proposed DBH, you will need to include the height, spread, and root ball or container size for the planting material. The specs must meet Grade 1 Standards as provided in the latest edition of the Florida Grades and Standards for Nursery Plants.	C2	Kit Dennis	Kit Dennis	Yes
Specimen Tree Requirements						
Forestry	Draft	You show 10 specimen trees on your .52 AC site. You would be required to preserve at least 5 specimen trees. You are preserving 8 specimen which would be sufficient. The information in your table needs to be corrected. The minimum coverage requirement for your site is 9 trees, not the specimen requirement.	C2	Kit Dennis	Kit Dennis	Yes
Sidewalks vs Trees						
Forestry	Draft	You are proposing to install sidewalks within the protection area of a historic tree and others that are to remain. Can the sidewalk be reconfigured in order to protect the trees.	C2	Kit Dennis	Kit Dennis	Yes
Silt Fence						
Forestry	Draft	Show the location of the silt fence on the plan.	C1	Kit Dennis	Kit Dennis	Yes
Tree Barricade Locations						
Forestry	Draft	Show the location of the tree barricades on the plan. 10' or the dripline (whichever's greater) must be protected for existing trees that are to remain. 1 1/2 times the dripline must be protected for historic trees.	C1	Kit Dennis	Kit Dennis	Yes
Tree Barricade Details						
Forestry	Draft	Add the City's Tree Barricade Detail and the City's Historic Tree Barricade Detail to the plans. The details can be found on our website.	C1	Kit Dennis	Kit Dennis	Yes
Grading/Fill Near Existing Trees						
Forestry	Draft	It appears you are proposing grade changes in the required protection area of historic trees and within the Tree Protection Areas. No grade changes are permissible within the protection area of historic trees (1 1/2 times the dripline) or within Tree Protection Areas where existing trees are to be preserved. I'd recommend hiring a Certified Arborist to make a preservation plan to ensure the affected trees survival if the grade changes cannot be avoided.	C1	Kit Dennis	Kit Dennis	Yes
Tree Protection Area Width						
Forestry	Draft	A minimum width of 30' is required for Tree Protection Areas (TPA) where existing trees are to be preserved. The widths of your proposed TPA appear to be less than 20'.	C1	Kit Dennis	Kit Dennis	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

Planning

Draft

Community Design Standards

COMMUNITY DESIGN STANDARDS:

1. The applicant may submit additional documentation in support of the proposed design, including but not limited to: information regarding adjacent and surrounding properties, the overall architectural style of the surrounding area or other documents referenced in the "Creating a DeLand Vision Through Architecture Report."

COMMENT - The architectural character of the proposed building is not in keeping with that of the surrounding area. Provide documentation supporting the proposed design.

2. Spacing and siting of multiple buildings on a single site shall provide for a variety of spacing between structures. While architectural design continuity for multiple structures on a single site is encouraged, monotonous repetition of identical structures on a single site shall be avoided.

COMMENT - This standard is not met as explained above.

3. Signage shall conform to article 7 of this Code, and, in addition, shall be compatible in scale, design, color, materials and construction with the principal structure.

COMMENT - Verify if any signage will be provided for this project.

4. General architectural building design. Buildings in established areas shall be designed for a compatible relationship to the existing surrounding neighborhood. Structures shall utilize similar architectural style, character, massing, materials, color, or other elements so as to relate to the surrounding neighborhood, or else various architectural techniques (landscaping, fences, walls, screens, etc.) shall be used to provide a suitable transition between the existing neighborhood and the proposed construction.

COMMENT - The architectural character of the proposed building is not in keeping with that of the surrounding area.

5. All buildings shall be required to provide a minimum of three of the following exterior design treatments:

- (1) Canopies or porticos, integrated with building massing and style.
- (2) Roof overhangs.
- (3) Arcades, a minimum of eight feet clear in width.
- (4) Sculptured artwork either wall or ground mounted with approval of the planning board and city commission.
- (5) Reserved.
- (6) Raised cornice parapets over doors.
- (7) Peaked roof forms.
- (8) Arches.
- (9) Ornamental and structural architectural details, such as bays, columns, gables, belt courses, lintels, pilasters and fascia.

COMMENT - Verify which three of these were used.

Belinda Collins

Belinda Collins

Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

6. Building colors shall be limited to those colors having a light reflectance value (LRV) of 50 or greater per the manufacturer's standard which may be applied to no more than 80 percent of the building and an LRV of 20 or greater which may be applied to no more than for 40 percent of the building.

COMMENT - Provide the building colors to be used.

7. Roof types, profiles, appearance. Variations in rooflines shall be used to add interest to and reduce the massing of buildings. Pitched or sloped roofs are the preferred method of covering a building.

COMMENT - The roof type proposed does not meet the intent of this standard.

8. Architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area through the use of the following methods:

a. Similar or related architectural styling or character.

COMMENT - The architectural character of the proposed building does not complement the surrounding area as stated above.

Landscape requirements

LANDSCAPE:

1. Identify which live oaks are existing and are to be maintained and which are new.
2. Name the variety of the other trees included on the plans.
3. This property is located in the Core Gateway and there is a requirement to provide a 15-foot buffer along the street frontage.
4. This property is located in the Core Gateway and there is a requirement to use Buffer Standard "A" along the overlay street frontage and provide 3 canopy trees, 1 shade trees and 9 shrubs along New York Ave. and 3 canopy trees, 1 shade trees and 9 shrubs along High St.

Planning Draft

C3

Belinda Collins

Belinda Collins

Yes

Utilities

Draft

Irrigation Source

How is the proposed site planned to be irrigated?

C4

Jim Ailes

Jim Ailes

Yes

Utilities

Draft

Sewer Connection

How will manhole tap be done or is it existing and not called out on plans.

C4

Jim Ailes

Jim Ailes

Yes

Utilities

Draft

Utility Details

Need to add the latest utility details dated 11/7/23

C4

Jim Ailes

Jim Ailes

Yes

Utilities

Draft

Water Connection

Show what the meter connections will tie into and line size.

C4

Jim Ailes

Jim Ailes

Yes

Utilities

Draft

USA

Project might require a utility service agreement.

C4

Jim Ailes

Jim Ailes

Yes

Discipline		Status	Details		Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Clean Out	Need to have a clean out at right away.		C4	Scott Zender	Scott Zender	Yes

Conditions and notes for record SP24-064
Job Address: 0 N high ST, deland fl 32720
Job Description: Residential, 5 units total, 2-floor units, 1734 SqFt total each unit

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Note	City Details Need to have City of DeLand water and sewer details dated 11/7/23	C1	Scott Zender
Utilities	Draft	Note	Water Main Please show water main on W. New York	C4	Scott Zender