



Technical Review Committee Agenda

**CITY OF DELAND
THURSDAY MAY 16, 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 April 18, 2024 TRC Meeting Minutes

D. NEW BUSINESS

- 1. Applicant Name:** Bill Merckel – Merckel Development LLC
Project Name: SSB24-062 – Sketch Plan for 5 Lot Subdivision
Project Location: 1.56 acres located at 355 N McDonald Ave
Description: 5 lot subdivision
Project Manager: Belinda Williams Collins
- 2. Applicant Name:** Jenelle Schmidli – Dale Stockstill and Associates
Project Name: FSB24-074 – Final Plat for Trinity Gardens
Project Location: 63.97 acres located at S Kepler and Beresford Extension
Description: 110 Single Family Lots Phase 1
Project Manager: Kendall Story
- 3. Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z24-081 – PD Rezoning for DeLand Tech Park
Project Location: 146.97 acres located at 1465 Cassadaga Rd
Description: Amend to add 2 parcels to the existing PD
Project Manager: Kendall Story
- 4. Applicant Name:** Sean Fortier – KCG Corp
Project Name: SP24-088 – Class II Site Plan for Grand View Gardens
Project Location: 0.363 acres located at 343 Alexandrite St
Description: Model Home Center
Project Manager: Sam Nelson

5. **Applicant Name:** Michael Woods – Cobb Cole
Project Name: Z24-089 – PD Rezoning for Orange Camp Rd PD
Project Location: 9.02 acres located at 1600 Orange Camp Rd
Description: Amend a portion of the expired Auto Mall PD
Project Manager: Belinda Williams Collins
6. **Applicant Name:** Sean Fortier – KCG Corp
Project Name: PSB24-090 – Preliminary Plat for Taylor Ridge
Project Location: 26.001 acres located at S Blue Lake and Taylor Ave
Description: 65 Single Family Home Subdivision
Project Manager: Kendall Story
7. **Applicant Name:** Scott Banta – DreamQuest Tiny Neighborhood, Inc
Project Name: Z24-094 – PD Rezoning for Blue Lake Cove
Project Location: 15.50 acres located at the NW corner of Blue Lake and Beresford Ave
Description: 85 detached single family tiny home neighborhood
Project Manager: Kendall Story
8. **Applicant Name:** Jack Straw – DeLand Land Holdings, LLC
Project Name: Z24-030 – PD Rezoning for DeLand Cloisters
Project Location: 14.37 acres located at the 400 E Howry and 137 S Arlington St
Description: Amend existing PD
Project Manager: Belinda Williams Collins

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, APRIL 18, 2024 - 1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:

1:32 pm

Members Present:

Carol Kuhn, Chairperson
Debi Glick
Kendall Story
Sam Nelson
Emily Kunkel
Kristian Logan
Belinda Collins
Mariellen Calabro
Kit Dennis
Jamie Lunsford
Ray Bahrami
Jim Ailes

Staff Present:

Jim Wachtel – Architect Review Consultant

OLD BUSINESS:

1. Review of March 21, 2024 TRC Meeting Minutes

Sam Nelson moved to approve the minutes as presented,

Kit Dennis seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Mark Watts – CobbCole
Jonathan Byron – DR Horton
Sydney Kendrick – DR Horton
Ben Beckham – Madden

The applicant will address the comments and resubmit.

*Ray Bahrami moved to forward the application to Planning Board,
Jim Ailes seconded the motion.
The TRC Committee voted to unanimously in favor of this motion.*

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

Applicants Present:

Matthew Lyons – Catalyst Design Group

The applicant will address the comments and resubmit.

*Sam Nelson moved to conditionally approve the application, subject to Commission approval of
Land Development Regulation amendment regarding parking changes for FSER's,
Jim Ailes seconded the motion.
The TRC Committee votes unanimously in favor of this motion.*

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

Applicants Present:

Avi Roitman – Flex Builders
Ali Tehrani – Tehrani Consultations Eng
Sira Aghoyul – No company listed.

The applicant will address the comments and resubmit.

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

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

Applicants Present:

Dominick Tressler – H & T Consultants

The applicant will address the comments and resubmit, including architectural plans.

Sam Nelson moved to conditionally approve the application, subject to architectural plans being approved and the lot line adjustment being completed.

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Shawn Sullivan – 880 Spring Garden, LLC

James Skinner – 880 Spring Garden, LLC

Nick Turnbull – TCG

The applicant will address the comments and resubmit.

Kendall Story moved to conditionally approve the application,

Ray Bahrami seconded this motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

None.

The applicant will address the comments and resubmit.

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

OTHER BUSINESS:

1. Request for reduction of TPA for SP23-158 – 726 E Summerhill Dr.
*Sam Nelson moved to reduce the TPA from 15% to 8.9%,
Jamie Lunsford seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

ADJOURNMENT:

3:55 pm

NEW BUSINESS

1

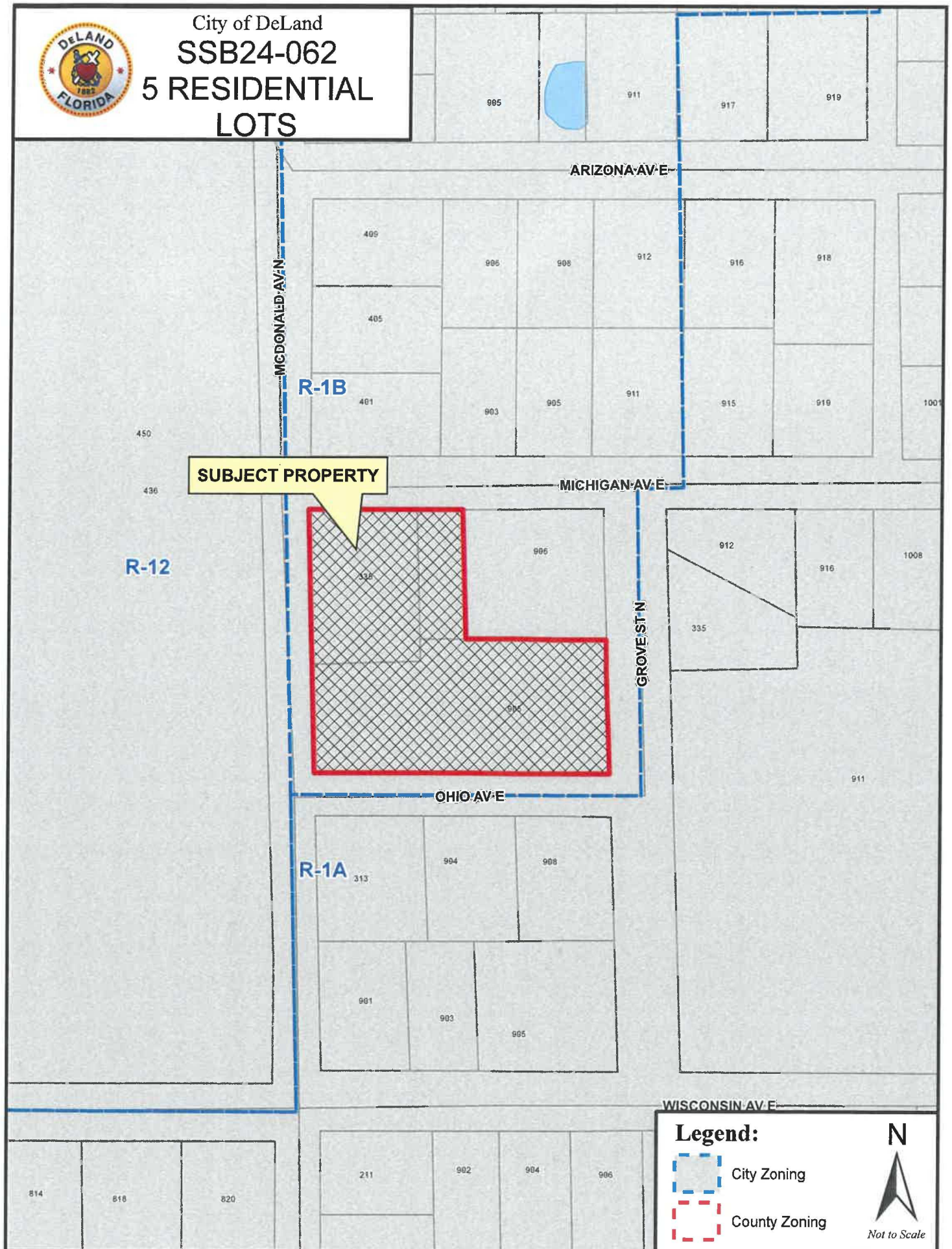


City of DeLand
SSB24-062
5 RESIDENTIAL
LOTS





City of DeLand
SSB24-062
5 RESIDENTIAL
LOTS

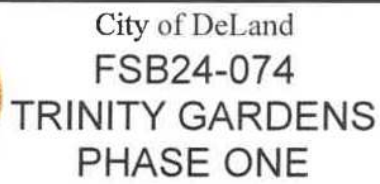


Issues for record SSB24-062**Job Address: 335 N MCDONALD AV, DELAND FL 32724****Job Description: want to take 3 pervious single family residential platted parcels and make 5 compliant single family residential lots**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. Depending on how these lots are developed, stormwater treatment may be required. 2. Sanitary Sewer is not currently available along Ohio Ave. In order to develop these lots, a gravity sewer may be required to be installed along this street to tie into the line along Grove St. Coordination with DeLand Utilities is advised. 3. The water line along Ohio Ave may be inadequate to service the homes along this street. Upsizing may be required to facilitate development, and to provide for a fire hydrant. Coordination with DeLand Utilities is advised. 4. Grove St is only marginally improved. Reconstruction may be necessary to facilitate development.	2 OF 2	Steven Danskine	Steven Danskine	Yes
Historic Tree						
Forestry	Draft	There is a historic tree that was identified during a site visit by our Arborist Inspector. It is a 30" DBH Live Oak that looks like it will end up on lot #4. This tree will need to be taken into consideration when creating the site plan.	tree survey mcdonald.pdf	Kit Dennis	Kit Dennis	Yes
Development						
Planning	Draft	- Verify how the lots will be developed timing wise. (i.e. Will they be developed as individual lots and then sold?)		Belinda Collins	Belinda Collins	Yes
Utilities						
Utilities	Draft	Show how lots will be served with water and sewer, when replat is allowed.	2 OF 2	Jim Ailes	Jim Ailes	Yes

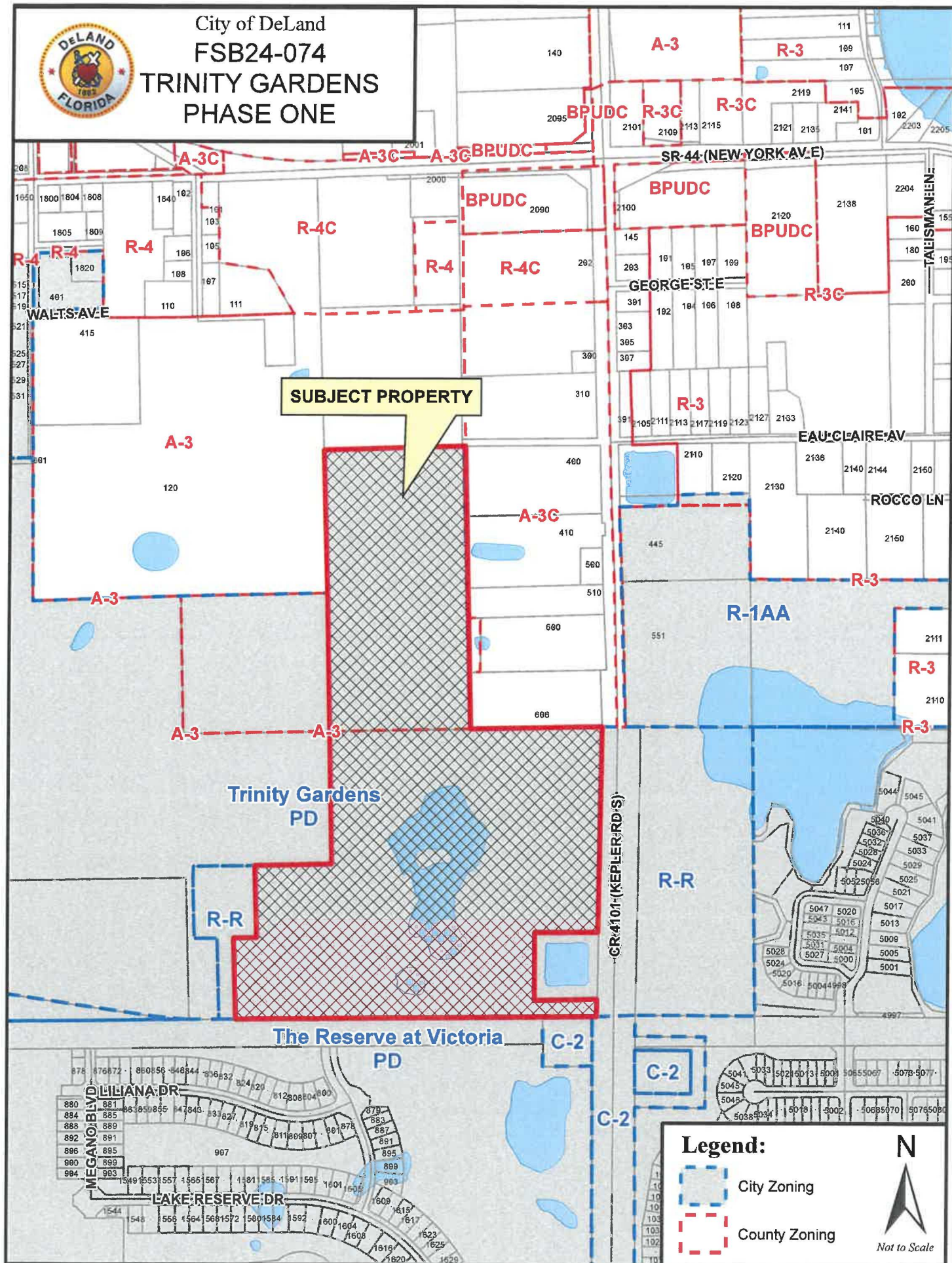
NEW BUSINESS

2





City of DeLand
FSB24-074
TRINITY GARDENS
PHASE ONE



Legend:

- City Zoning
- County Zoning

N



Not to Scale

Issues for record FSB24-074

Job Address: 0 S Kepler DR, Deland FL 32724

Job Description: A proposed final plat containing 63.97 acres located at the intersection of Beresford Avenue Extension and South Kepler Road.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Street names Please provide approval from the county for the street names	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Taxes paid Please provide proof that all taxes are paid.		Kendall Story	Kendall Story	Yes
Planning	Draft	HOA Corp./Covenants and Restrictions Please provide the covenants and restrictions and the formation of the HOA.		Kendall Story	Kendall Story	Yes
Planning	Draft	Title Opinion Please provide the title opinion for review.		Kendall Story	Kendall Story	Yes

NEW BUSINESS

3



City of DeLand
Z24-081
DELAND TECH PARK
PD AMENDMENT



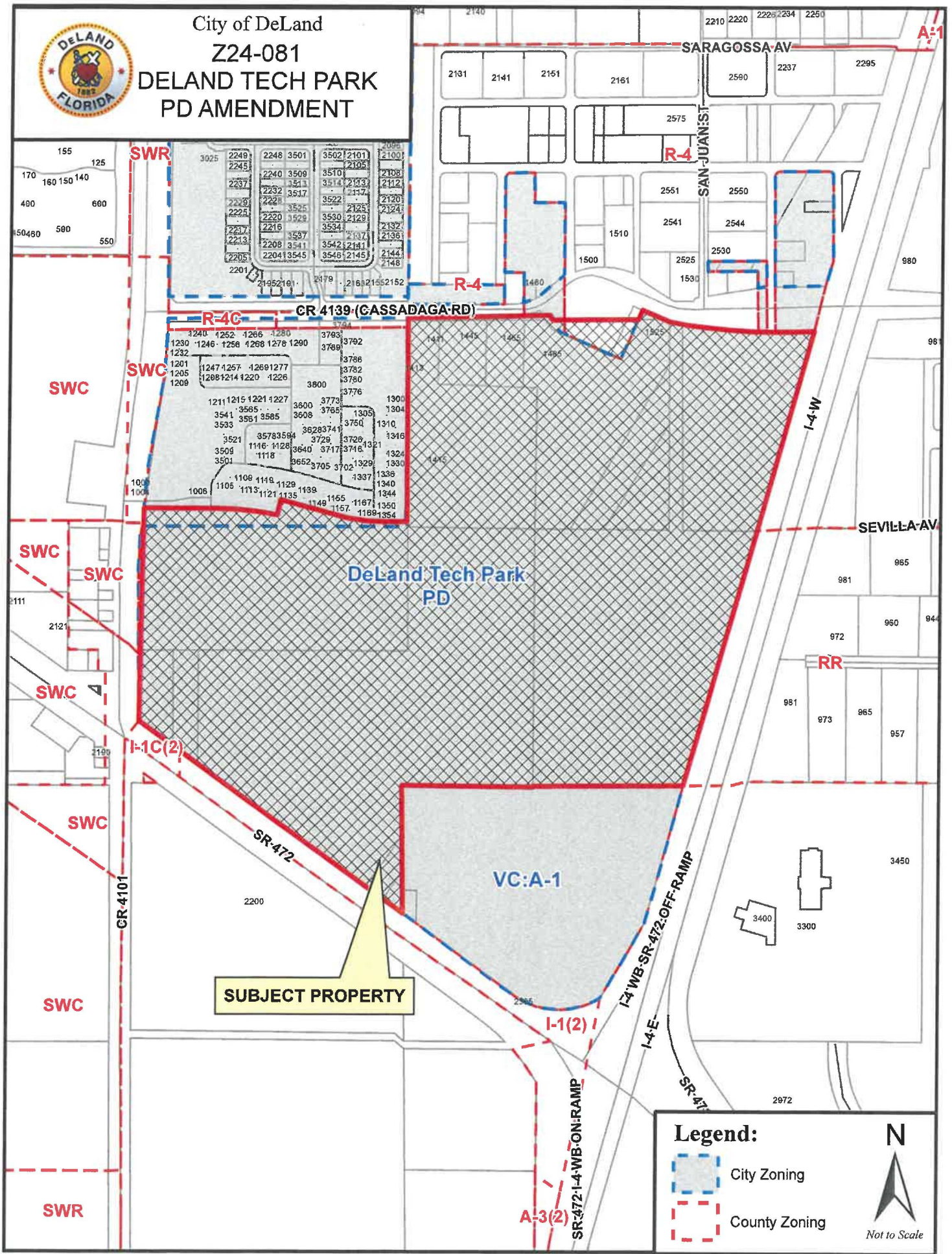
Legend:

- City Zoning
- County Zoning





City of DeLand
Z24-081
DELAND TECH PARK
PD AMENDMENT



Legend:

- City Zoning
- County Zoning



Issues for record Z24-081**Job Address: 1465 CASSADAGA RD, DELAND FL 32724****Job Description: Amending the DeLand Tech Park PD**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Impacts for the additional +/- 3.73 acres The original PD, Z22-063, still contains open Forestry Comments. These comments should be addressed prior to recording the original PD. I remain reluctant to support agreeing on tree replacement without the benefit of reviewing the tree survey to determine whether sufficient impacts have been avoided and replacement has been provided. The original PD contains inches of replacement required for the original project footprint. With the addition of these new areas, additional surveying and replacement would be required to address the impacts to trees within the additional acreage. Replacement of these areas should be per Code.	First Amendment to DeLand Tech Park PD Agreement with exhibits (4-4-2024).pdf	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Record Original Tech Park PD The original Tech Park PD has not yet been recorded. That must be done before the PD can be amended. Please record the original PD and provide a copy to the City.		Kendall Story	Kendall Story	Yes
Planning	Draft	Original acreage The document states that the original acreage is 143.24, but the concept plan is showing 144.23 acres. Please clarify which is correct and update the information accordingly.	First Amendment to DeLand Tech Park PD Agreement with exhibits (4-4-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Update acreage Please make sure the acreage is updated on the concept plan, within all tables and in the site data to include the additional parcels.	First Amendment to DeLand Tech Park PD Agreement with exhibits (4-4-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Total acreage to be noted Please also provide a TOTAL acreage in the 3rd paragraph (see arrow in markups).	First Amendment to DeLand Tech Park	Kendall Story	Kendall Story	Yes

Discipline Status Details

Attached To	Created By	Last Updated By	Modifications Required
PD Agreement with exhibits (4-4-2024).pdf			

NEW BUSINESS

4



City of DeLand
SP24-088
GRANDVIEW
MODEL HOME

RR

SUBJECT PROPERTY

PD

ALEXANDRITE ST

CARNELIAN ST

Legend:



City Zoning

County Zoning



Not to Scale



City of DeLand
SP24-088
GRANDVIEW
MODEL HOME

RR

1814

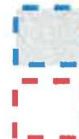
SUBJECT PROPERTY

Grandview Gardens
PD

ALEXANDRITE ST

CARNELIAN ST

Legend:



City Zoning

County Zoning

N



Not to Scale

A-3

Issues for record SP24-088
Job Address: 343 ALEXANDRITE ST, DELAND FL 32720
Job Description: Model home plan for Grandview Gardens

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Setbacks Please provide the distance the model home is setback from each property line on the plan.	C-1.0	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Dimensions Please provide the dimensions of the model home on the plan.	C-1.0	Samuel Nelson	Samuel Nelson	Yes

NEW BUSINESS

5



City of DeLand
Z24-089
ORANGE CAMP
DELAND PD





City of DeLand
Z24-089
ORANGE CAMP
DELAND PD

Victoria Park
PD

I-4 Automall
PD

SUBJECT PROPERTY

STEWART RD

CR 4116 (ORANGE CAMP RD)

B-6

B-6

BPUD

Victoria Park
PD

Legend:

-  City Zoning
-  County Zoning

N



Not to Scale

Issues for record Z24-089**Job Address: 1600 ORANGE CAMP RD, DELAND FL 32724****Job Description: Request to amend a portion of the expired Automall PD.**

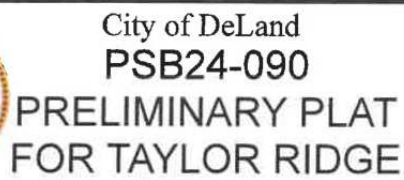
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	20' TPA Width The width of the Tree Protection Area must be a minimum of 30' if there are existing trees in that area that are to be preserved. If there are no existing trees to be preserved in the TPA along Orange Camp Rd, the 20' width request would be acceptable.	PD Agreement with exhibits (4-15-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	8. Tree Preservation In line 14, change "Tree Preservation Area" to "Tree Protection Area" to be consistent with the language in our code.	PD Agreement with exhibits (4-15-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	TPA Width Tree Protection Areas can only have a width of 20' if there are no existing trees in the area to be saved. If there are existing trees, the minimum width required in order to protect the trees is 30'.	PD Plan 23193-ODP C5 (4-15-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Areas Change the "Tree Save Areas" to "Tree Protection Areas" to be consistent with the code language.	PD Plan 23193-ODP C5 (4-15-2024).pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Topography - On page 12, Paragraph J – line 10 – "The development has been laid out in a manner to best accommodate the existing topography and drainage conditions identified on the property." Based on elevation maps on the property appraiser's website, this language is inaccurate. However, as referenced in the agreement, it is the preferred that environmental considerations be taken into account as much as possible to preserve environmental resource to the highest extent possible.	Belinda Collins	Belinda Collins	Yes	
Planning	Draft	Signage - On page 11 line 20 – An additional 150 s.f. sign is written into the agreement, however, TWO 48 s.f. signs are already permitted for this site and an additional 150 s.f. sign wouldn't be appropriate. The choice of either the TWO smaller signs or ONE larger sign should be made.	Belinda Collins	Belinda Collins	Yes	

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		TPA - On page 9 line 22 where it references "the adjoining commercial development" and requiring no landscape buffer, the provision of landscape materials would be beneficial as a means of replacing the currently existing vegetation that will likely be removed for this development and serving as TPA.				
Planning	Draft	- On page 11 line 18 – This language describes TPA, however, there don't appear to be ANY trees preserved. The area along Orange Camp is to be set aside for landscape area based on meeting the Emerging Gateway District Overlay Standards. Landscape buffers may be included as part of a TPA. (Typically, only unpaved pathways are permitted in a TPA).		Belinda Collins	Belinda Collins	Yes
		33-57.07 (b) 4 (paragraph 2) - The minimum size for any tree protection area is 30 feet in width for protecting existing trees, 20 feet may be used for planting replacement trees, and it may not be located inside a stormwater retention facility or within a utility easement.				
		Landscape buffer - Update the concept plan to show that the landscape buffer along Orange Camp is a total of 40 feet in width as required for the Emerging Gateway District.				
Planning	Draft	- On page 9 line 17-18, if it is the intent of the sidewalk to meander "through the first 20 feet of the 40-foot landscape buffer" revise the language to state that. - On page 9 line 10 where it states "A 10 ft. landscape buffer will run along (the) west side of the commercial portion of the Property and will meet Buffer Standard "A" of..." it should be noted that there is no 10-foot option for Buffer A – only 15' or 20'. In addition, the agreement references being subject to the Emerging Gateway District Overlay which requires use of Buffer Standard D.		Belinda Collins	Belinda Collins	Yes
		Zoning designation On page 4 line 16, add " (General Commercial) " after C-2 and "except as listed in the PD agreement" after "classification".		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Grammar On page 3 line 19, change to "...rezoning of the subject parcels (are - delete) is hereby granted."		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Editing On page 3 line 9, change notation from " ... Ordinance No. 2013, 11" to "Ordinance No. 2013-11".		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Acreage Verify the parcel acreage. The property appraiser lists the larger parcel as 10.67 acres.		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Also, if known, describe what will happen to the balance of the 1.65 acres of property that is part of the overall 10.67 acre parcel owned by I4 Automall LLC.						
Planning	Draft	Scheduling On page 1 line 19 of the PD agreement, should everything go as scheduled the Planning Board meeting would be July 10, 2024. The Planning Board meetings have been changed to the second Wednesday of the month.		Belinda Collins	Belinda Collins	Yes
Utilities	Draft	Reuse Concept plan does not show connection to Reuse line on Orange Camp and extension is required.	PD Plan 23193-ODP C5 (4-15-2024).pdf	Jim Alles	Jim Alles	Yes

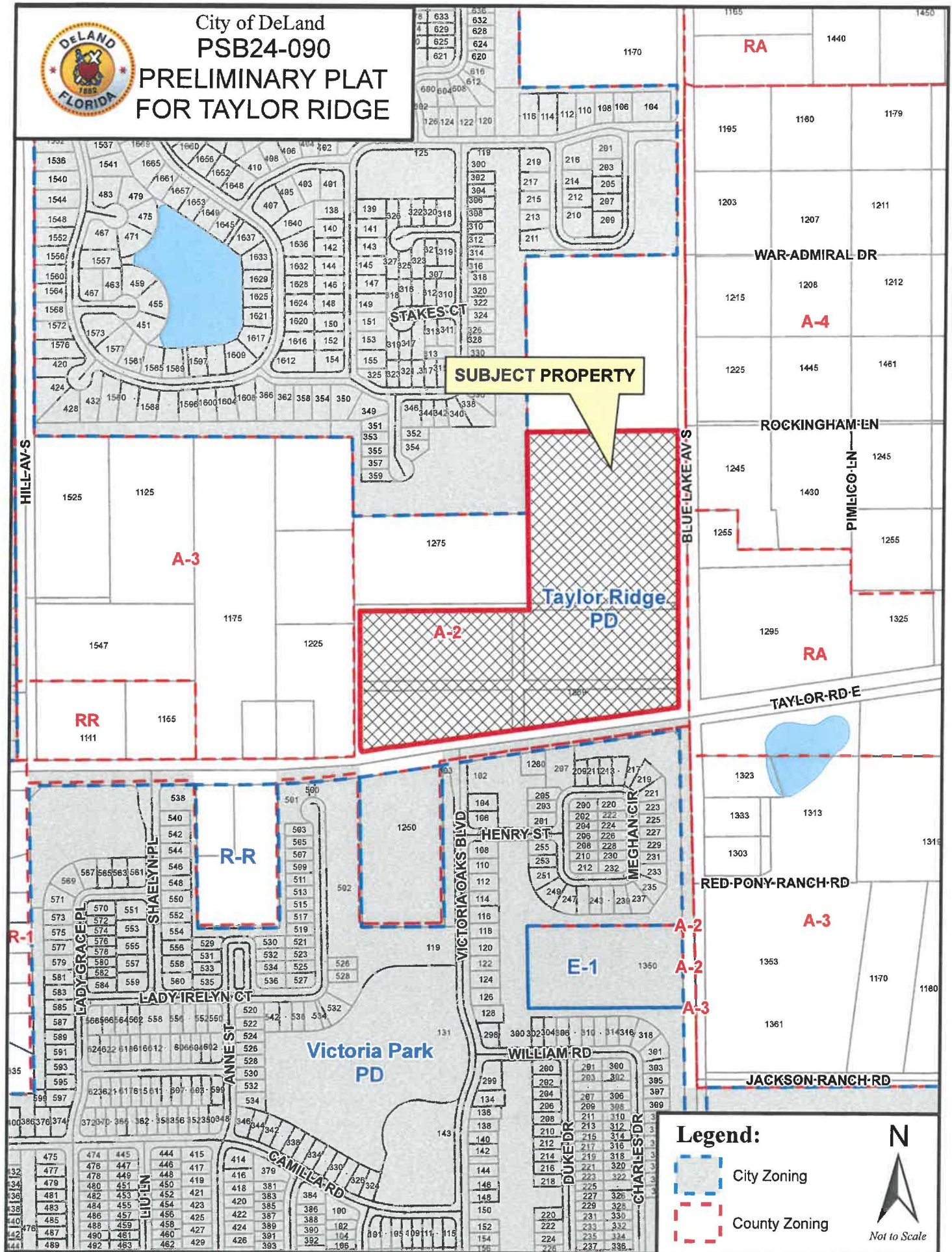
NEW BUSINESS

6





City of DeLand
PSB24-090
PRELIMINARY PLAT
FOR TAYLOR RIDGE



Issues for record PSB24-090**Job Address: 0 S Blue Lake AV, DeLand FL 32724****Job Description: Taylor Ridge Subdivision will be an approximately 65-lot single family subdivision on 26.011 acres. The project includes the construction of a surface water management system, utility infrastructure, and roadway improvements.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Lift Station Elevation It appears that the area around the proposed lift station will retain stormwater. Ensure that the lift station is elevated to avoid inundation during major storm events.	C-4.1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Unidentified Symbolology It is unclear what information the line north of lots 60 - 65 is intended to convey.	C-4.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Report and Permit 1. Provide a SJRWMD Permit prior to scheduling a Pre-Construction Conference. 2. Provide a stormwater model for the project that includes the 100-yr/24-hr and 25-yr/96-hr storm events. 3. The tailwater conditions for each pond should be set at the 10-yr/24-hr storm elevation. 4. Provide HGL calculations to avoid roadway flooding. 5. The weir in storm structure A-6 is above curb inlets A-8 and A-8A, as well as Inlet A-9 top elevations. This may cause water to stage in the roadway.	C-4.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Retaining Walls and Handrails Provide retaining wall and handrail details as appropriate.	C-4.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Televise Storm Piping Provide a note that prior to acceptance of storm sewer infrastructure, all storm pipes are to be televised and the recordings along with reports shall be provided in electronic format to the City for review and comment.	GN-1.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Volusia County Access Permits Blue Lake Ave and Taylor Rd are Volusia County Rights of Way. Provide Access Permits prior to a Pre-Construction Meeting.	C-7.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Site Key Sheet Reference Please indicate on the Site Key where the Plan and Profiles shown are represented for this and subsequent sheets.	C-6.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Mail Kiosk Will there be a central mail kiosk? If so, provide a handicapped parking spot in proximity	C-3.0	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
to the kiosk.						
Common Area Sidewalks						
Engineering	Draft	Denote common area sidewalks that will be constructed in conjunction with the roadways.	C-3.0	Steven Danskine	Steven Danskine	Yes
Grading to Match Existing						
Engineering	Draft	Provide grading information to indicate how the transitions are to be made back to existing grade. Grading should not adversely impact tree protection areas.	C-4.0	Steven Danskine	Steven Danskine	Yes
Grading and FFE's						
Engineering	Draft	1. Finished Floor Elevations shall be at least 1-foot above the adjacent crown of road, e.g. Lot 65. Please review for others. 2. Review lot grading to ensure runoff flows as intended, e.g. Lots 31 & 50 side yard drainage. Please review for others.	C-4.0	Steven Danskine	Steven Danskine	Yes
Fire Hydrants						
Fire	Draft	Additional fire hydrants will be required. Distance between hydrants exceeds 600 ft.	C-5.0	Jamie Lunsford	Jamie Lunsford	Yes
Fire Hydrants						
Fire	Draft	Additional fire hydrants will be required. Distance between hydrants exceeds 600 ft.	C-4.1	Jamie Lunsford	Jamie Lunsford	Yes
Tree Locations						
Forestry	Draft	You appear to be planting trees in areas that will block the stop sign and create line of sight issues at the intersection. Please review the locations of these trees.	L402	Kit Dennis	Kit Dennis	Yes
2.15 Balled/Burlapped/Wire Balled						
Forestry	Draft	A note should be added here stating that wire baskets should be removed from the top 1/3 of the rootball.	L432	Kit Dennis	Kit Dennis	Yes
Tree Barricade Detail						
Forestry	Draft	Update the Tree Barricade Detail with the latest version. It can be found on our website. You will also need to add out Historic Tree Barricade Detail to the plan.	L431	Kit Dennis	Kit Dennis	Yes
Tree Planting Detail						
Forestry	Draft	Your scope of work specifies "ArborBrace" or "ArborGuy" tree staking kits on sheet L432 (2.09 A). This is not what is shown in the detail.	L431	Kit Dennis	Kit Dennis	Yes
Historic Tree Mitigation						
Forestry	Draft	Your plant schedule provides 2 trees that meet the minimum requirements for historic removal replacement trees. These trees provide 14" DBH replacement of the required 86" DBH. How do you plan to mitigate the remaining 72" for the historic removals.	L430	Kit Dennis	Kit Dennis	Yes
Root Barrier Notes						
Forestry	Draft	These state that they are to be installed if a tree is within 5' of an underground utility.	L430	Kit Dennis	Kit Dennis	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

What would be the purpose for doing that? The detail on L431 shows them being installed where trees are planted near curbs and sidewalks, which makes more sense. Please correct the notes or the detail.

Forestry	Draft	QV & QVB Why are these labeled differently? The species and specifications are identical.	L430	Kit Dennis	Kit Dennis	Yes
Plant Schedule						
3" caliper is our minimum size replacement tree. If you want to receive replacement credit for the proposed trees the specifications will need to be updated. Changes needed are shown below.						
Forestry	Draft	AR - 3" cal, 8' ht, 4' spd, 45 gallon	L430	Kit Dennis	Kit Dennis	Yes
		CC - 3" cal, 8' ht, 3.5' spd, 45 gallon				
		LS - 3" cal, 8' ht, 4' spd, 45 gallon				
		MGB - 3" cal, 8' ht, 2' spd, 45 gallon				
		PE - 3" cal, 2' spd, 45 gallon				
		QV & QVB - 3" cal, 8' ht, 4' spd, 45 gallon				
		TD - 3" cal, 2' spd, 45 gallon				
Forestry	Draft	UAS - 9' ht, 5' spd, 65 gallon	L205	Mariellen Calabro	Mariellen Calabro	Yes
		LIN - 3" cal, 8' ht, 3.5' spd, 45 gallon				
		PAN - 3" cal, 8' ht, 3.5' spd, 45 gallon				
		Tree Protection Area Change Tree Preservation Area to Tree Protection Area to remain consistent with Code.				
		Tree Protection Area Change Tree Preservation Area to Tree Protection Area to be consistent with Code language.				
Forestry	Draft	Tree Preservation Area Change Tree Preservation Area to Tree Protection Area to remain consistent with Code language.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Note 2. In the fourth line of note 2, change 2015 to 2022. (2022 is the latest edition)	L420	Kit Dennis	Kit Dennis	Yes
Lot Tree List (Medium Trees)						
Please make the following changes to the specifications to meet grade 1 standards.						
Forestry	Draft	Eastern Redbud - 9' HT, 100 Gallon	L420	Kit Dennis	Kit Dennis	Yes
		Japanese Blueberry - 3' sp, 100 Gallon				
		East Palatka Holly - 3' sp, 100 Gallon				
		Dahoon Holly - 3' sp, 100 Gallon				
		American Holly - 6' sp, 100 Gallon				
		Crape Myrtle - 9' HT, 100 Gallon				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Lot Tree List (Large Trees)						
Forestry	Draft	Acer saccharum is Sugar Maple and not found in our hardness zone, nor is it on our List of Approved Replacement Trees. The list at the bottom of the page shows it as Acer barbatum which is in our hardness zone and would be accepted as a replacement species. Please correct it on the lot tree list. The specifications for the "large trees" you list should all be changed to show a 72" spread and 100 gallon container size.	L420	Kit Dennis	Kit Dennis	Yes
Decimal Places						
Forestry	Draft	Please round calculations to nearest whole number. For example, 863.3333 in the Section 7 table, should be 863" per acre. Any number that ends in 0.5 or more, should be rounded to the next whole number. So, Section 8 table should be 1123" per acre. There are more examples throughout the document.	L110	Mariellen Calabro	Mariellen Calabro	Yes
Proposed Lot Trees						
Forestry	Draft	The requirement is 1 tree per 2500 sqft. Lots shown as less than 6262 sqft would require 2 trees. Lots shown 6262 sqft to 8,400 sqft require 3 trees. Lot #55 would require 4 trees. Please update the chart to show the correct number of trees for each lot.	L420	Kit Dennis	Kit Dennis	Yes
Palm Tree Summary						
Forestry	Draft	90 palms will meet the allowed 25% of replacement palms being counted towards mitigation requirements. The 90 palms will count as 360" DBH replacement. For the individual lots there is a maximum of 41 Palms. Only one palm will count per lot, up to 41 lots. Please revise the Palm Tree Summary Table.	L110	Kit Dennis	Kit Dennis	Yes
Tree Barricade Detail						
Forestry	Draft	Update with the most recent detail. It can be found on our website. You will also need to add our Historic Tree Barricade Detail to the plan.	L110	Kit Dennis	Kit Dennis	Yes
Survey Sections						
Forestry	Draft	What are the coverage types for the different sections? Please label the sections with coverage type and show the locations of the different types on the plan. Per the PD sample areas cannot be less than one acre.	L110	Kit Dennis	Kit Dennis	Yes
Small Tree Survey						
Forestry	Draft	Revise the text to show 2"-5.4" Live Oak trees to be surveyed for NVRA credit. Trees 5.5" would be 6" trees. Mitigation calculations cannot be finalized until the NVRA credit has been determined.	L110	Kit Dennis	Kit Dennis	Yes
Statistical Summary						
Forestry	Draft	How did you calculate the total shown? The way I'm looking at it, your per acre totals add up to 9,874 with an average per acre of 1234, for a total estimate of 21,205". Please explain how you have calculated this.	L110	Kit Dennis	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Coverage Table Your minimum coverage calculations are correct for a 17.18 AC site. How did you calculate the overage inches? The chart shows 2,237" proposed and 316" retained for a total of 2,553". A minimum coverage requirement of 1,794" means you would have an overage of 759", the chart shows 443".	L110	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Net Developable Area How did you calculate this acreage? 26.01 AC site total minus 1.14 AC powerline easement (Per PD) is 24.87 AC of developable area.	L110	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Worksheets Please submit completed tree worksheets. The worksheets can be found on our website.	L110	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Non Consistent Data Tree data needs to be consistent throughout the plans, and match what is provided in your tree survey and arborist report. Example: Tree CO18 is labeled as a 20" tree here but is listed as an 18" tree in the spreadsheet you provided.	L100	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specimen Trees There is not a specimen designation for Laurel Oaks. You are showing them as specimen removals and retained. Please make the corrections on the plan in your tree calculations as needed.	L100	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	48" Historic Oak Your arborist report lists this tree as "Poor - 80% dead with advanced trunk decay." Change the condition rating shown for this tree to be consistent with the report you provided. I would recommend avoiding a walking trail near this tree, based on the information provided.	L100	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Lots 20 & 21 You are proposing to preserve a historic tree near lots 20 & 21. No filling or grading is permitted within 1 1/2 times the dripline of this tree.	C-4.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Areas (Label) Please label the Tree Protection Areas.	C-2.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Note 1 It doesn't appear that you are proposing any Tree Protection Areas with a width of less than 30'. If you are, please show the widths on the plan. If you are not, please remove the note from the plan.	TR-1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Preserved Historic Tree You are showing that you plan to preserve a 48" DBH historic Live Oak. The arborist report states that this tree is "80% dead with advanced trunk decay." I would recommend that you avoid a walking trail next to this tree as shown on your plan.	TR-1.0	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Information Consistency The information provided should be consistent throughout the plan. The tree identifications on the sheets do not match the spreadsheet provided. For example, tree CO25 in the plan sheets is tree HO25 in the spreadsheet. Please make the needed corrections so that the information is consistent.	TR-1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Legend Add the green tree symbols to the legend and state what they are identifying.	TR-1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Trees The tree survey identified three historic trees. This sheet identifies one. Identify the locations of the other two historic trees.	TR-1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Protection Detail Your plan preserves one historic tree. Add the City's Historic Tree Barricade Detail to this page. It can be found on our website.	TR-1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Update with the most current (1/11/24) version of the detail. It is available on our website.	TR-1.0	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Fencing Will there be any fencing? If yes, please show the location(s) on the plan and notate the height, length, material.	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Parallel parking - not wide enough On street parallel parking must be a minimum of 8.5' wide. The plans show only 6'. Please adjust the sizing.	C-3.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Parking counts Please note the number of parking spaces in each section of on-street parking. Per the PD, at least 31 spaces are required. I only counted 30 spaces. Please revise.	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Buffer south of lots 31-35 The PD requires a 10' landscape buffer south of lots 31-35. This is shown properly on the landscape plan, however, there appears to be a wall or trail shown in the buffer location on this sheet. Please confirm there is enough space for the buffer and clarify what the object is (see mark ups).	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Amenities Please provide dimensional details on each of the provided amenities, such as the sidewalks, pavilion area, play field, dog park etc.	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Legend for Trails Please provide a legend for all trails, providing the type/material and width.	C-2.0	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Draft Final Plat A draft final plat is required as part of your submittal. Please provide the draft with your next submittal.	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Traffic memo Please provide a traffic impact statement/memo. If less than 1,000 average daily trips, a full traffic impact analysis is not required.	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Environmental Report Please provide an environmental study in accordance with section 33-60.02	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Setback to structure Per the PD, the minimum front yard setback to the structure is 15', not 25'. (The 25' setback is to the garage). Please update the site data to reflect the PD. See below. Front yard setback (to garage face/door): 25' Front yard setback (to the structure): 15'	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Future Land Use The Future Land Use is Transitional Residential Development (TRD), not Low Density Residential. Please update the information.	C-2.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Delineate Buffers Please delineate all landscape buffers, showing the width and noting the Buffer Type (A/B/C/D) in accordance with the Taylor Ridge PD. *Do this for all pages applicable in the landscape plan set.	L402	Kendall Story	Kendall Story	Yes
Planning	Draft	**Beresford Extension Note (remove) Please remove the note that states: " **South buffer to include required reservation for the existing portions of the Beresford Ave. Extension", as it does not apply to this project.	L430	Kendall Story	Kendall Story	Yes
Planning	Draft	Linear Feet of Each Buffer The LF of each buffer should coincide with the property boundary lines. For example: the table says the linear feet of the south buffer is 367'. However, the southern property line is a total of 1250'. Your calculations should be based upon 1250 linear feet. Also, the west buffer needs to be included in the table.	L430	Kendall Story	Kendall Story	Yes
Utilities	Draft	Utility Note 1. D Change Orange county to City of DeLand.	GN-1.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Lift Station No force main shown leaving lift station and connecting to any system. L/S site also	C-6.2	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
needs water service shown.						
Utilities	Draft	Tie in connection Show how and where the utilities will be connected.	C-6.3	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Connections Show tie in to mains.	C-6.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reuse Reuse line needs to be connected and looped.	C-5.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	USA This project will require a utility service agreement to be signed prior to construction.	C-1.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Water Tie In Would like to see the end of the line connect to existing water main so the potable system is looped and is fed from two directions.	C-5.1	Scott Zender	Scott Zender	Yes
Utilities	Draft	Force Main Show force main and were its connecting to existing sewer	C-5.1	Scott Zender	Scott Zender	Yes
Utilities	Draft	Tie In No connections shown for water, sewer force main, and reclaim being connected to city main lines.	C-5.0	Scott Zender	Jim Ailes	Yes

NEW BUSINESS

7



City of DeLand
Z24-094
BLUE LAKE COVE
PD



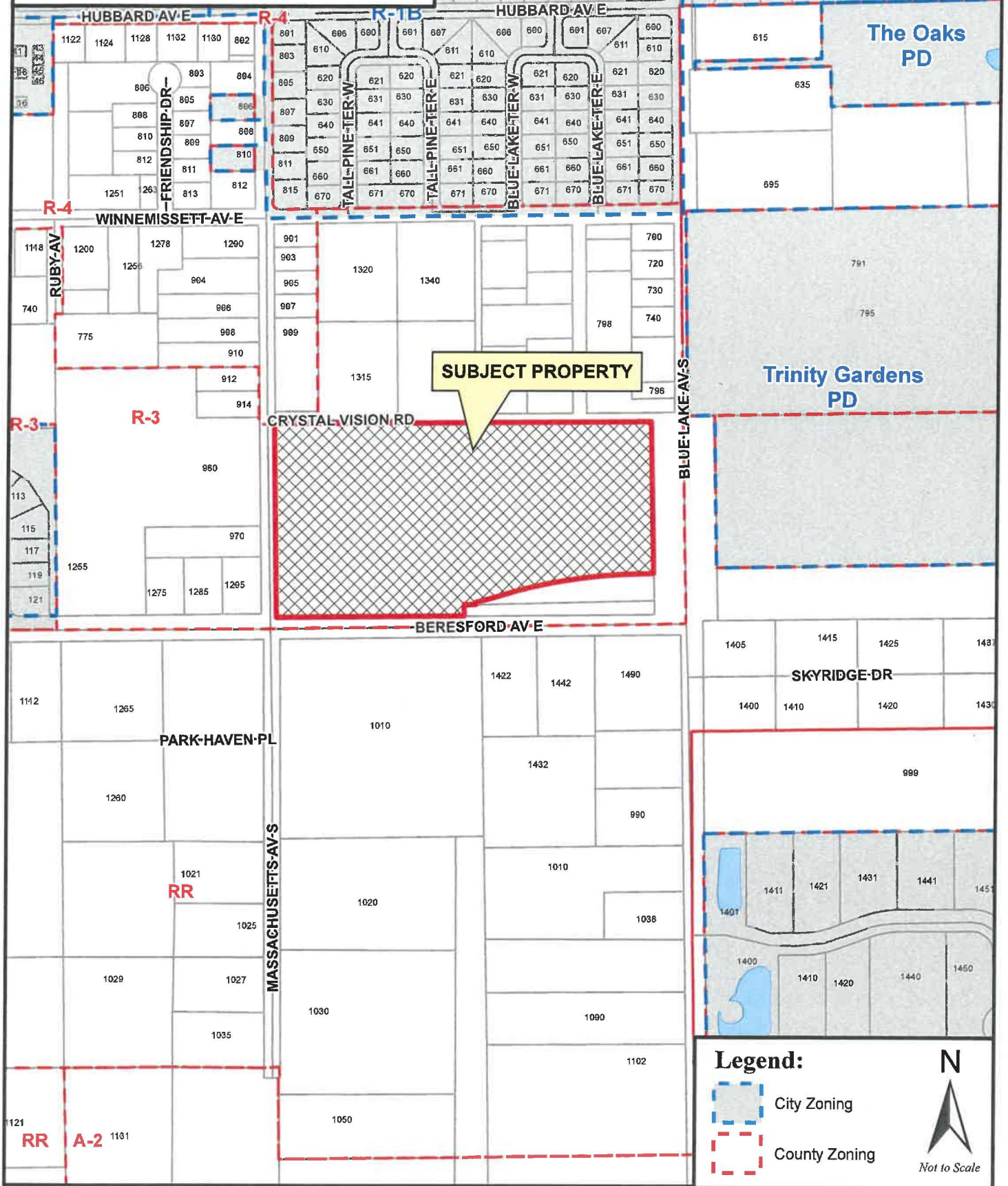
Legend:

- City Zoning
- County Zoning





City of DeLand
Z24-094
BLUE LAKE COVE
PD



Legend:

- City Zoning
- County Zoning

N



Issues for record Z24-094**Job Address: 0 E Beresford AV, Deland FL 32724****Job Description: 85 Tiny Home Neighborhood development with homes arranged around 4 highly amenitized circles with parking exterior to the home locations.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Paving Section H.4. Parking Standards of the PD Agreement should include reference to the City of Deland Code Section 33-91.06(d) Paving for the allowed paved surfaces.	20240414 Blue Lake Cove PD Plan.pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Tree Survey Requirements A complete tree survey of protected trees with a DBH of 6" or greater is required. It appears that a complete survey has already been performed. I would not support the acceptance of a statistical survey for a site of this size and coverage type consistency.	20240414 Blue Lake Cove PD Plan.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Preservation Areas Page 11, a.- Change all references of "Tree Preservation Areas" to "Tree Protection Areas" for consistency throughout the document and to be consistent with the language in our code.	20240414 Blue Lake Cove PD Plan.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Page 10, #2. -In line 22 add the word declining between the words any and Laurel. -Add that in order to receive the reduced mitigation for declining Laurel Oaks 20" DBH or greater, an arborist report that provides the trees condition will be required. -Add that 3" caliber replacement trees will receive 2" DBH credit.	20240414 Blue Lake Cove PD Plan.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	"TPA" Add the abbreviation for TPAs after the first mention of Tree Protection Areas. On page 9, line 9 add (TPAs) after Tree Protection Areas, then you can use the abbreviation throughout the document.	20240414 Blue Lake Cove PD Plan.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Page 9, Line 13 How will you determine what the "net developable area" is? Will anything other than the electric transmission easements be deducted from the site area?	20240414 Blue Lake Cove PD Plan.pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Perimeter Buffer Please remove the perimeter landscape section on page 15(e), lines 20-23, as the buffers are stated elsewhere in the PD and conflicts with those standards.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	PD Amenities Per Section 33-32.01: In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure. With that in mind, and the fact that there are no other amenities in the immediate area, the amenities being provided are not sufficient. Please provide details in the PD agreement of additional amenities being provided and the size of the amenity, such as a dog park, community garden, pavilion area, etc. to support the neighborhood.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Please remove Please remove lines 17-19 on page 13 regarding mixtures of design as this is already covered in the PD.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Storm Event PD Agreement pg 12, part K. Please add that the stormwater system shall be designed to accommodate, at a minimum, the one hundred-year, 24-hour storm event	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	remove Compliance section Please remove the part 9 Compliance section. This is already covered in the agreement.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Remove lines 19-20 Please remove the outlined verbiage from the PD (line 19-20)	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Parking Size Standards Please remove the standard parking size requirements on page 8, as this is in the code.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Maximum Unit Size What will be the maximum size of the largest units? Please add that into the development standards that are outlined in section H.1.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Enclosed Storage for Individual Units As discussed in the pre-app meeting, please provide enclosed storage for the individual units for the occupants to store their larger items, out of sight. Please add this to the Permitted Uses section and note the size.	BLC PD Agreement 4-15-24 Final.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Landscape buffers An increased buffer width will be needed along the road frontages of Beresford and Blue Lake (Type D 40' wide). Please show this on the plans.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Insufficient Amenities Per Section 33-32.01: In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure. With that in mind, and the fact that there are no other amenities in the immediate area, the amenities being provided are not sufficient. Please provide a plan showing the locations and details of additional amenities to support the neighborhood such as a dog park, a pavilion with picnic tables and community gardens, etc.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	3rd Access Point There is a 3rd access point shown at the northwest corner of the PD concept plan that is not noted in the PD. Please add this to the PD.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	15% TPA Each Phase Illustrate the location of all tree protection areas and their approximate size. The TPA must be a combined 15% of the site area, by Phase	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Bicycle parking PD Agreement: Please add to the PD that a bicycle parking space shall be 4'x6' and shall provide for locking up to 2 bicycles to a bicycle rack or a bicycle locker that can store up to two bicycles per unit. Concept Plan: show location of bike parking.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Covenant Please provide the POA covenant.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	No burning In PD Agreement, please add the below section. On-Site Burning of Cleared Vegetation Prohibited: Vegetation and other biomass cleared from the Property during development may not be incinerated on-site.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
		Phasing FYI: Each phase will be required to meet the development standards individually. Tree protection area parking landscaping open space etc.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Open space by phase How many acres will there be in each phase? Please provide a breakdown of the acreage, by phase, of the open space allocation.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Laundry Will the laundromat services be free or will residents have to pay? If it is for residents only, how will you stop non-residents from using the laundromat facilities?	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	BBQ/Retention area The BBQ area of Phase 2 appears to be retention area. Please clarify.	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Landscaping for shared areas Please provide a general landscape plan for the internal greenspace and building perimeter(s)	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	floor plan Please provide a floor plan, with square footage. Will these be single story or multi-level?	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Elevations Please provide the following elevations and/or renderings of: -each housing design (360 degrees) -green space, amenities and landscape plans -decorative lighting on homes, walkways and amenity areas (a complete photometric plan will be required at site plan/subdivision plan)	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story	Kendall Story	Yes

Conditions and notes for record Z24-094
Job Address: 0 E Beresford AV, Deland FL 32724
Job Description: 85 Tiny Home Neighborhood development with homes arranged around 4 highly amenitized circles with parking exterior to the home locations.

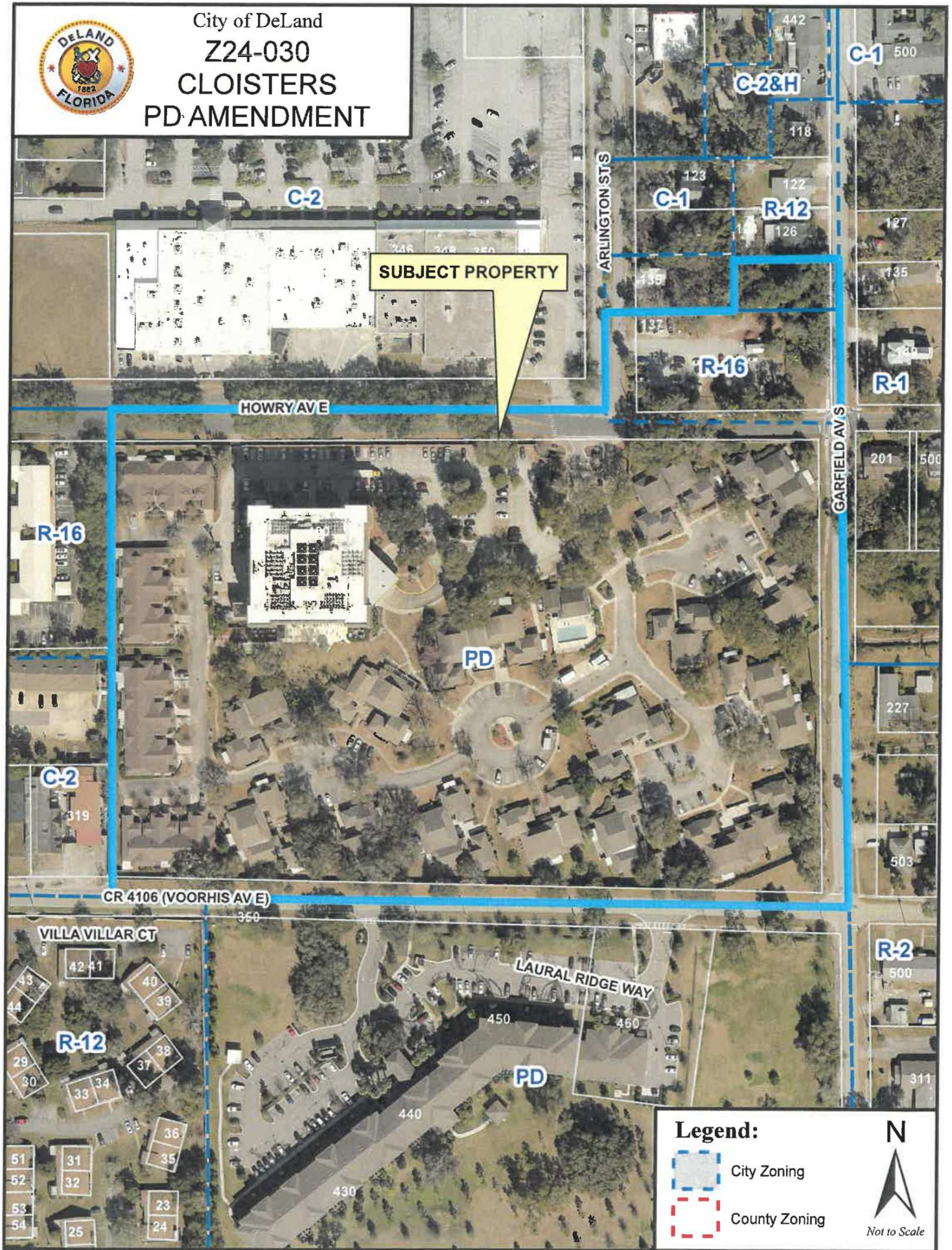
Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Condition	Lot combination	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story
			The lots will need to be combined. That is a separate application found on the city's website. It is reviewed at staff level.		
Planning	Draft	Condition	Annex/Land Use Amendment	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story
			Both the annexation and land use amendment must be approved prior to PD approval.		
Planning	Draft	Note	24' wide roadways	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story
			FYI roadways must be a minimum of 24' wide.		
Planning	Draft	Note	Fire Truck	20240414 Blue Lake Cove PD Plan.pdf	Kendall Story
			A fire truck turn around may be required for the internal roadway at the southwest corner of the site.		

NEW BUSINESS

8



City of DeLand
Z24-030
CLOISTERS
PD AMENDMENT



SUBJECT PROPERTY

Legend:

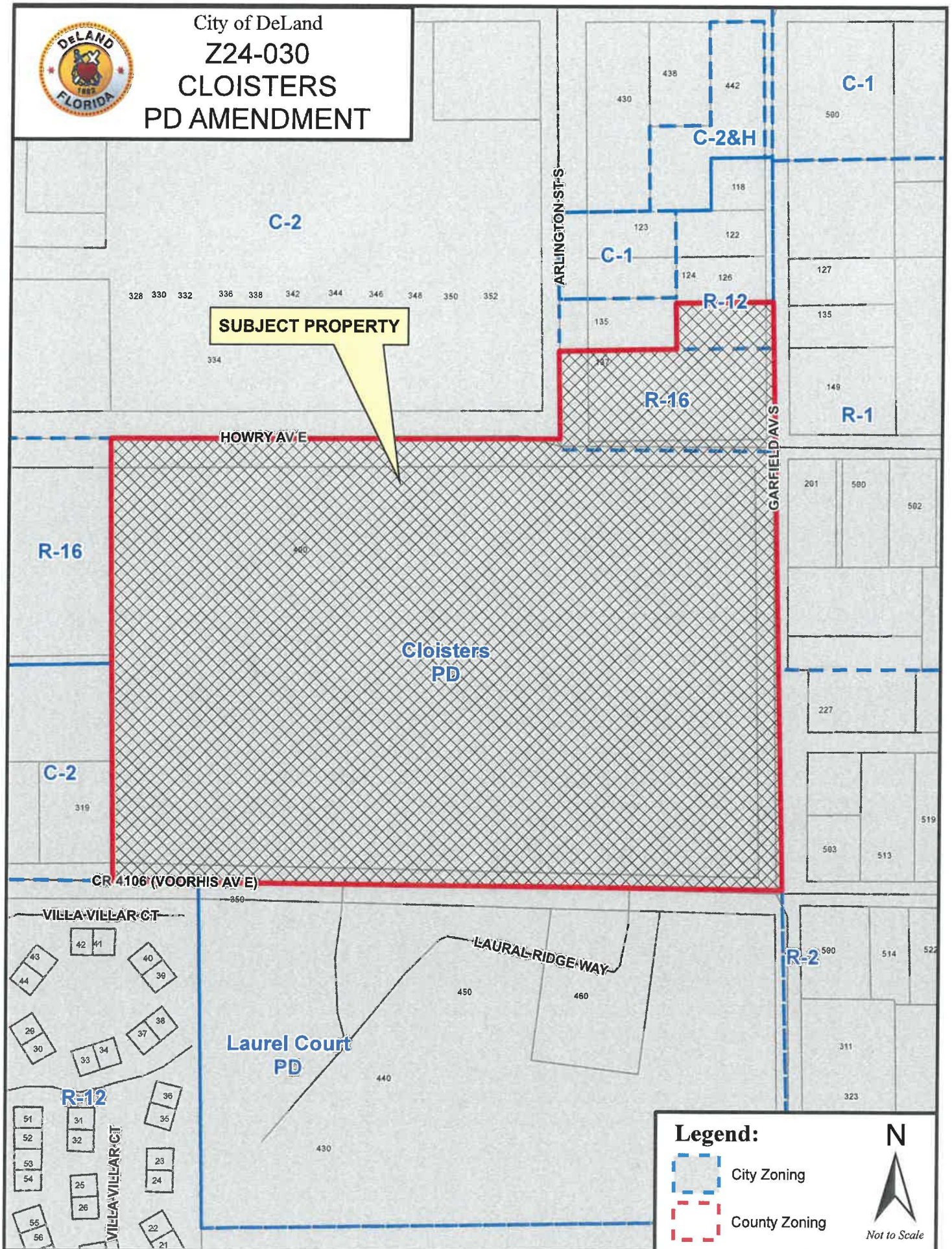
-  City Zoning
-  County Zoning

N





City of DeLand
Z24-030
CLOISTERS
PD AMENDMENT



Issues for record Z24-030**Job Address: 400 E HOWRY AV, DELAND FL 32724****Job Description: Cloisters is an existing Age restricted independent living community located in Deland at 400 Howry Ave, Deland 32724. The proposed modification is to remove the age restriction from the community for multifamily use.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Protection Area 15% of the site will need to be reserved for Tree Protection Area. The Minimum width for TPA's is 30' where existing trees are to be preserved, and 20' where the TPA will consist of newly planted trees.	Cloisters - Concept Parking Layout.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree/Landscape Requirements It should be added to the PD that the new parking lot parcel will need to meet the tree protection and coverage requirements stated in the current Land Development Regulations. (Ord. No. 2013-11)	Cloisters - Parking Layout.pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Villa parking Verify that the parking spaces located in the Villas are for the exclusive use of those residents and not available for the other residents.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Attachment A Verify what Attachment A is as described in Item 3 of the PD amendment.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Parking spaces Verify that Exhibit B accurately reflects the number of parking spaces in each Tract. Tract 1 appears to not total 96 spaces.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Parking study A parking study may be required if further parking reduction is needed. Provide clarification regarding existing conditions at the site. Additional information is needed regarding the number of villas and the number of parking spaces provided for the villas. Clearly identify the number of 1 and 2 bedroom units in the 15 individual apartment buildings and verify the parking information for each of them as well.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Units Verify the breakdown of unit types and their locations: 272 units total = (1 tower - ____ units, 4 villas - ____ units, 15 bungalows - ____ units)		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	School concurrency Because this site will be opened up to the general population, a review of school concurrency impacts is needed. Submit an application to the Volusia County School Board to determine impacts to nearby schools: https://www.vcsedu.org/fs/resource-manager/view/5d40622d-ada4-4e00-acd1-43d36670a2a4		Belinda Collins	Belinda Collins	Yes
Utilities	Draft	Utilities Capacity Did anyone compare the utility demand if additional personnel loading is allowed? Water lines and sewer adequate to handle interior loadings?	Cloisters - Concept Parking Layout.pdf	Jim Ailes	Jim Ailes	Yes