



Technical Review Committee Agenda

**CITY OF DELAND
THURSDAY JUNE 20, 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 May 16, 2024 TRC Meeting Minutes

1. **Applicant Name:** Mark Watts – Cobb Cole
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
Project Manager: Belinda Williams Collins

D. NEW BUSINESS

1. **Applicant Name:** Christopher Gmuer – Gmuer Engineering LLC
Project Name: SP24-068 – Class II Site Plan for Ellianos DeLand
Project Location: 0.57 acres located at 1850 S Woodland Blvd
Description: 800 square foot coffee shop
Project Manager: Sam Nelson
2. **Applicant Name:** Strickland Smith – Heidt Design LLC
Project Name: SP24-108 – Class II Site Plan for Cresswind DeLand
Project Location: 1.49 acres located at 2751 E New York Ave
Description: Lake front park amenity
Project Manager: Belinda Williams Collins

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, MAY 16, 2024 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:

1:33 pm

Members Present:

Carol Kuhn, Chairperson

Debi Glick

Kendall Story

Kristian Logan

Bobby Wu

Ray Bahrami

Steven Danskine

Kit Dennis

Jim Ailes

Scott Zender

Staff Present:

None.

OLD BUSINESS:

1. Review of April 18, 2024 TRC Meeting Minutes

Jim Ailes moved to approve the minutes as presented,

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Bill Merckel – Owner
Preston Bolt – Owner

The applicant will apply for Combined Preliminary and Final Plat.

No action is required.

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

Applicants Present:

None.

The applicant will address the comments and resubmit. Will also need reviewed by surveyor and City Attorney prior to City Commission.

*Kendall Story moved forward the application to City Commission,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Mark Watts – Cobb Cole
Nika Hossein – Cobb Cole

The applicant will address the comments and resubmit.

*Kendall Story moved to forward the application to Planning Board,
Scott Zender seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

None.

The applicant will address the comments and resubmit.

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

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

Applicants Present:

Michelle Widich – ZCA Engineer
Mike Watts – Cobb Cole
Sadique Jaffer – Owner
Keith Trace – Pibland

The applicant will address the comments and resubmit.

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

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

Applicants Present:

Sean Fortier – KCG Corp

The applicant will address the comments and resubmit.

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

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

Applicants Present:

Scott Banta – DreamQuest
Mike Woods – Cobb Cole

The applicant will address the comments and resubmit.

***Ray Bahrami moved to forward the application to Planning Board,
Kit Dennis seconded this motion.***

The TRC Committee voted unanimously in favor of this motion.

- | | |
|---------------------------|---|
| 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 |

Applicants Present:

Brendan Kelley – Bowman

The applicant will address the comments and resubmit. A parking study will also need to be completed and submitted.

***Kit Dennis moved to forward the application to Planning Board,
Bobby Wu seconded this motion.***

The TRC Committee voted unanimously in favor of this motion.

OTHER BUSINESS:

None.

ADJOURNMENT:

3:27 pm

OLD BUSINESS

2



City of DeLand
SE24-031
ENTERPRISE SPECIAL
EXCEPTION



SUBJECT PROPERTY

Legend:

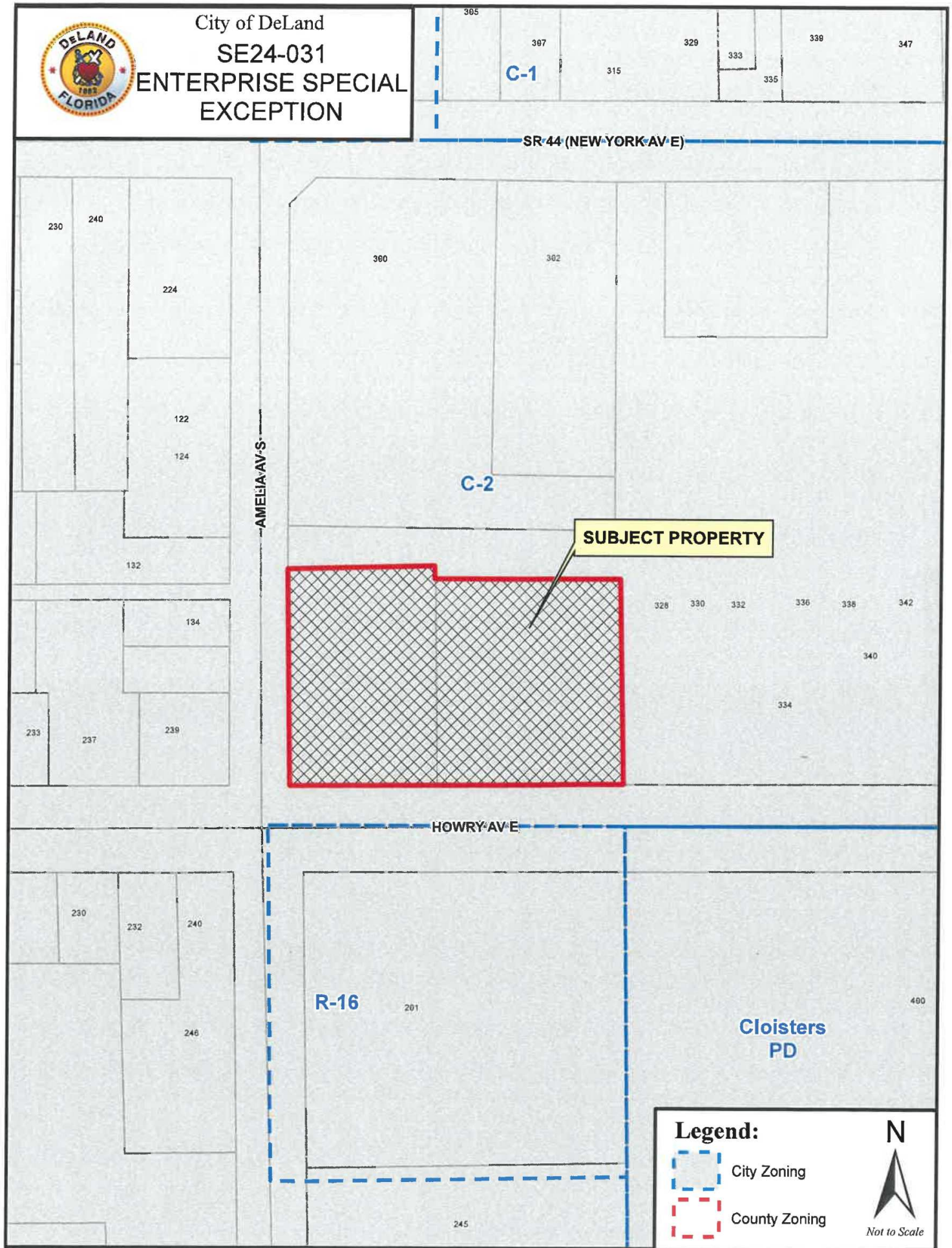
- City Zoning
- County Zoning

N

Not to Scale



City of DeLand
SE24-031
ENTERPRISE SPECIAL
EXCEPTION



Issues for record SE24-031
Job Address: 0 S AMELIA AV, DELAND FL 32724
Job Description: Special exception to allow a vehicle rental company

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Stormwater Provide Stormwater Calculations and Geotech Report to evaluate drainage. Please note that the City requires the retention of the 100-yr/24-hr storm event onsite.	2023.180 SP6 - site plan rev 4.15.24.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Permits Provide all required permits prior to a pre-construction meeting, including but not limited to SJRWMD, FDEP NOI, etc.	2023.180 SP6 - site plan rev 4.15.24.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Handicapped Parking Dimensions Code requires that the Handicapped Parking space be 20-feet long, not 19-feet. Under certain circumstances this can be waived by allowing a 2-foot overhang on the sidewalk, but there must still be 5-feet of clear space before the building. A discussion of options may be held at the TRC meeting.	2023.180 SP6 - site plan rev 4.15.24.pdf	Steven Danskine	Steven Danskine	Yes
Planning	Draft	Car wash structure Provide detailed drawings of the car wash structure. It should match the main building as closely as possible and be adequately screened from general public view.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Dimension Provide a dimension for the space between the northern property line and the edge of the rental storage spaces.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Drive aisles Provide dimensions for the entry drive aisles.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Return structure Indicate whether or not the Daily Rental Return area is covered and if so provide details of the structure.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Vegetative screening Provide vegetative screening along the western edge of the daily rental storage spaces adjacent to the pond.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	SITE PLAN ISSUES Provided an updated landscape plan and indicate the location of the tree protection areas.		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Provide details of the proposed monument sign. Provide a lighting plan.				
Planning	Draft	ELEVATIONS Provide 4-sided building elevations that meet the community design standards outlined in Sec. 33-94.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	VEHICLES Based on the size of the parking spaces, there don't appear to be any large vehicles for rent from this establishment. Please verify.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	CORE GATEWAY This site is located within the Core Gateway and the following requirements must be met: 1. Landscape buffer requirements. a. A minimum 15-foot-wide landscape buffer shall be required along the overlay street frontage. b. The buffer shall be planted with material appearing on the city's approved plant list. c. Canopy trees shall have a minimum four-inch diameter at breast height (DBH) and 14 feet in height at planting. The number of trees shall be based on meeting the requirements of Buffer Standard "A" along the overlay street frontage. The technical review committee will determine the actual spacing of the vegetation, which may include the grouping of trees. d. The number and spacing of understory trees and shrubs must meet the requirements of section 33-92.02(b), Buffer Zones. 2. Internal landscaping requirements. a. All nonresidential parking lots shall have internal landscaping equaling ten percent of the total vehicle use area, including driveways, parking spaces, and vehicle storage and display areas. Where a pedestrian parking access pathway is required, the access pathway may be included in the required landscaping area. b. The internal landscape area(s) and the canopy trees shall be located in and around vehicle use areas as described in section 33-92.02(a). Vehicle use areas, interior. c. If parking abuts the landscape buffer, a shrub hedge shall be arranged or planted so that a minimum height of three feet will be attained within one year of planting and so as to screen a minimum of 75 percent of the parking area. A wall or berm may be used in conjunction with the hedge to meet the screening requirement.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	SPECIAL EXCEPTION This use is acceptable in this zoning district as a special exception and the following conditions must be met for approval of the site plan: Sec. 33-18 29. Vehicles sales and rentals must meet the following requirements: (a) All vehicle use areas must be paved and landscaped per article VIII and, where applicable, per article IV. (b) Landscape buffers and interior landscaping must be provided consistent with Gateway Overlay.		Belinda Collins	Belinda Collins	Yes

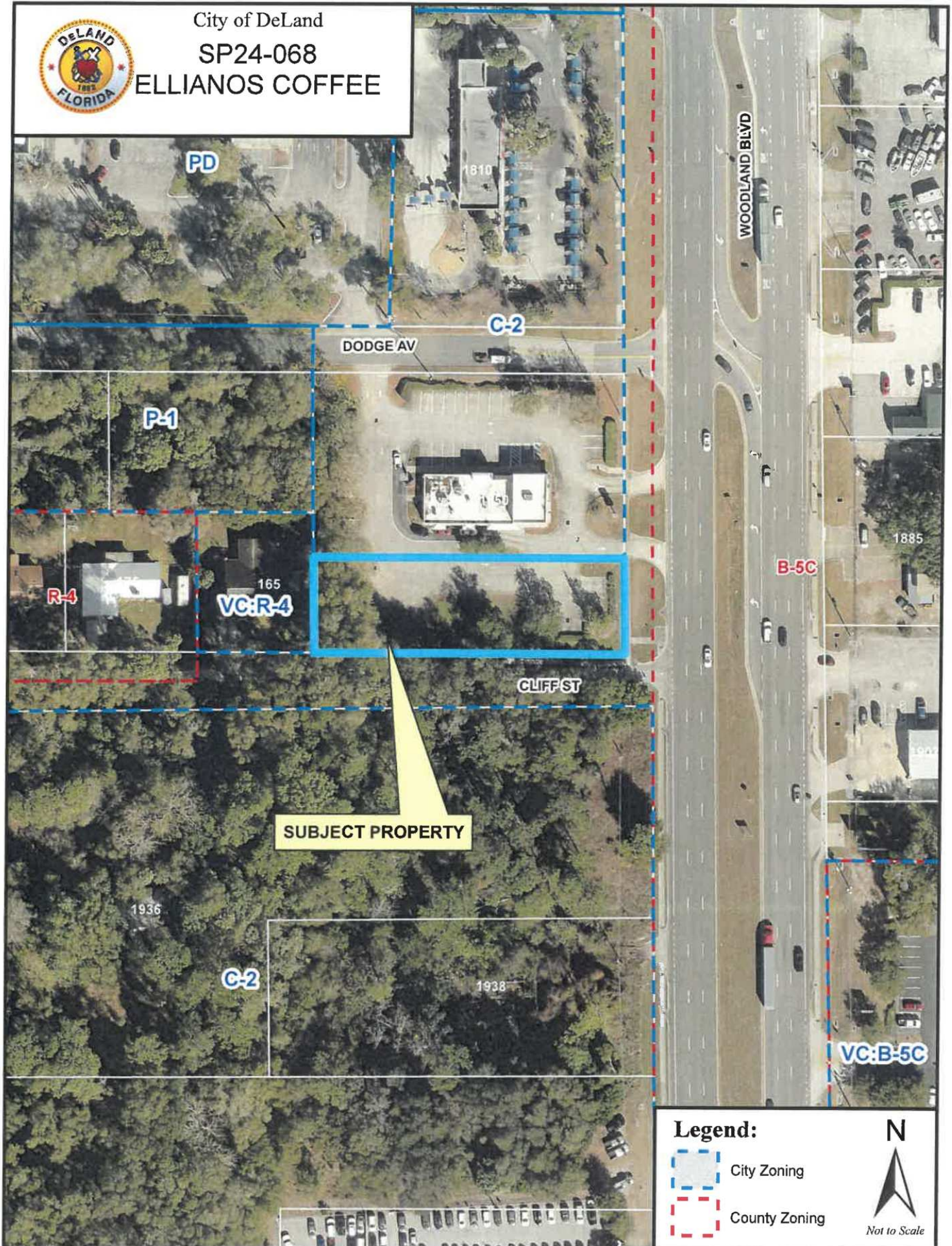
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		(c) Parking must be provided for employees and customers in addition to display area. (d) Site must be at least one-half acre in size.				
Parking						
Planning	Draft	1. Parking areas should have no more than 15 spaces in a row – add a landscape island along east edge of the property. 2. The parking matrix should include the 6 spaces reserved for rental returns.		Belinda Collins	Belinda Collins	Yes

NEW BUSINESS

1



City of DeLand
SP24-068
ELLIANOS COFFEE



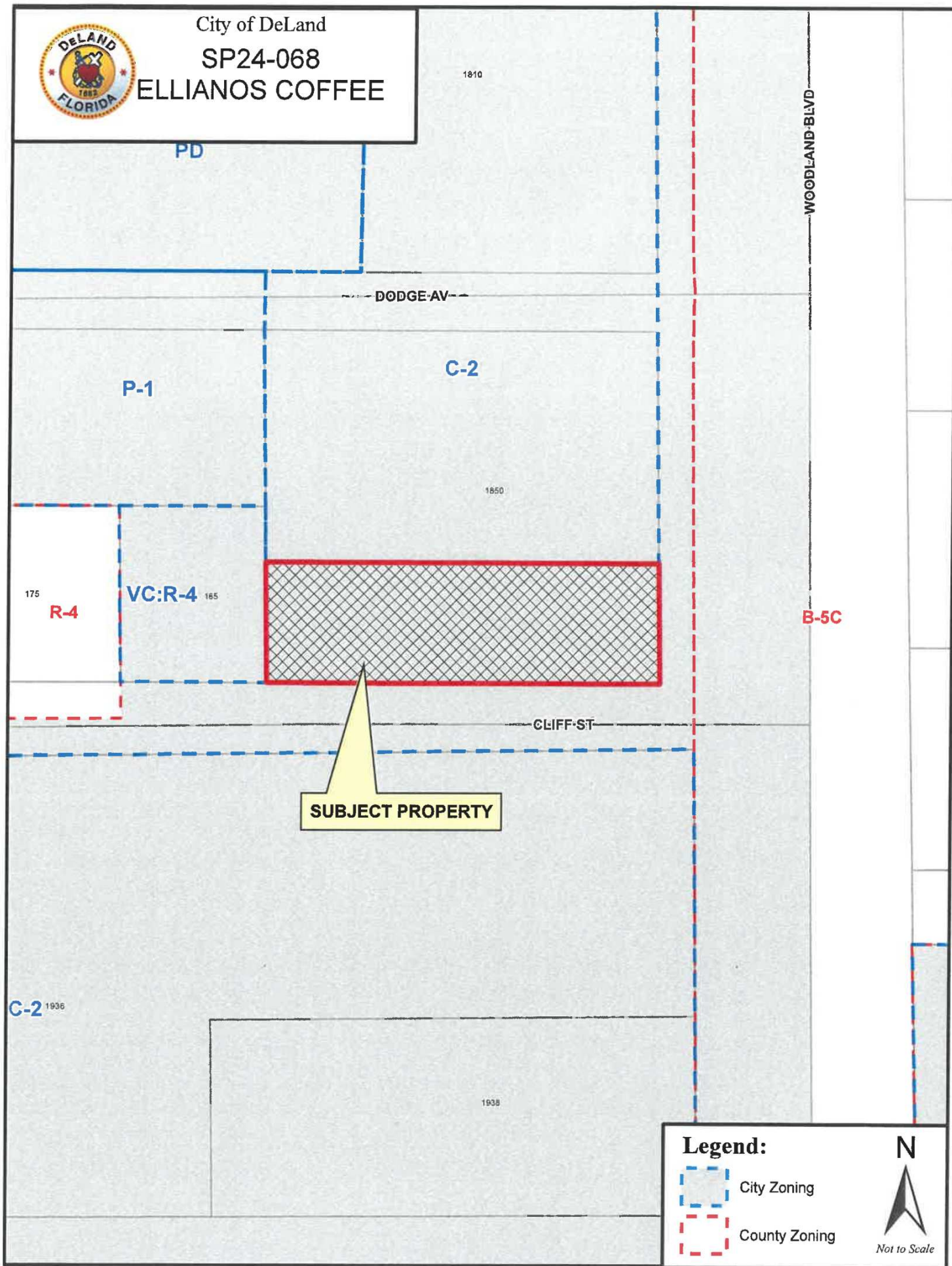
Legend:

-  City Zoning
-  County Zoning





City of DeLand
SP24-068
ELLIANOS COFFEE



Legend:

-  City Zoning
-  County Zoning



Issues for record SP24-068**Job Address: 1850 S WOODLAND BLVD, DELAND FL 32720**

Job Description: The proposed drive-through coffee shop restaurant is located on Parcel #PID# 702806000120 and shares the site with a Burger Kind Restaurant located at 1850 S Woodland Blvd, DeLand, FL 32720 and proposes to remove a large area of the existing site improvements on the southern portion of the site, construct the restaurant, drive through lanes, and expand the existing stormwater management facilities while preserving the exfiltration pipes.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
ADA Ramp						
Engineering	Draft	- Provide a curb along the south side of the ADA Ramp to provide a deterrence to pedestrians walking into the drive thru lane. - Provide a Detectable Warning Mat at the ADA Ramp.	C-200	Steven Danskine	Steven Danskine	Yes
Stormwater						
Engineering	Draft	- The Engineer shall provide a signed and stamped letter attesting that the existing exfiltration system is performing as originally designed and permitted. - There appears to be a concrete weir separating retention areas SMF #1 and SMF #2, but there are no details. Provide details.	C-200	Steven Danskine	Steven Danskine	Yes
Parking & Driving						
There are various issues with parking and driving:						
- City Code requires that handicapped parking spaces be 20' long. - The Handicap Parking Sign is likely to be hit as it is located immediately adjacent to the parking space and there is no wheel stop. - The sidewalk is the minimum 5' wide, but the Handicap Parking Sign reduces that width. - The parking spaces protrude into the westbound drive aisle. - Traffic from the westbound pickup window do not have a delineated path to avoid conflict with the adjacent eastbound and/or southbound traffic. - There is no Stop Sign identified adjacent to the Drive Thru Stop Bar. - It is unclear what kind of pavement edge treatment is proposed between the drive aisle and stormwater retention area, nor is it shown in the two cross sections on the Grading and Drainage Plan, Sheet C-200. - It is assumed that the proposed paving surface is concrete as there is no asphalt pavement detail shown. A legend and additional callouts would be helpful to interpret the drawings. - Provide a Handicap Parking Sign Detail. - Are there proposed to be ordering kiosks? Please locate ordering kiosks on the plan.						
Engineering	Draft		C-100	Steven Danskine	Steven Danskine	Yes
Traffic and Access						
Fire	Draft	There is no clear path of travel for entering and exiting the site.	C-100	Jamie Lunsford	Jamie Lunsford	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		2. There is not a clear path for emergency access around the building. 3. Road widths do not meet the required 20 feet for two way traffic and 14 feet for one way traffic.				
Forestry	Draft	Part 1 General Notes: Substitutions of Plant Material Add line to this section stating that substitutions must also be approved by the City Forester.	LS-03	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage AT .48 AC the site requires 8 trees and 48" DBH. Your plan currently provides 16 trees and 110" DBH. Minimum coverage would be met.	LS-01	Kit Dennis	Kit Dennis	No
Forestry	Draft	Tree Mitigation Table The removed Magnolias are both specimen trees. Mitigation is 50% DBH for specimen trees. The mitigation for the two magnolias will be 18" DBH. Your current plant list provides 36" DBH. Please correct the Tree Mitigation table.	LS-01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Winged Elm The specs for a 4" caliper Winged Elm for grade 1 are 10' HT, 6' Spread, 100 gallon container or 40" Root Ball.	LS-01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Crape Myrtle In order to receive replacement or coverage credit for these trees, the caliper will need to be increased to 3". The specs for a 3" caliper Crape Myrtle for Grade 1 are 8' HT, 3.5' Spread, 45 gallon container or 32" Root Ball.	LS-01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	East Palatka Holly In order to receive replacement or coverage credit for these trees, the caliper will need to be increased to 3". The specs for a 3" caliper East Palatka Holly for Grade 1 are 8' HT, 2' Spread, 45 gallon container or 32" Root Ball.	LS-01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Live Oak The plant list indicates 9 will be planted but there are 10 located on the plan. Please correct whichever is incorrect. The specifications for a 4" caliper Live Oak in order to meet Grade 1 standards should be revised to show 10' HT, 6' Spread, 100 gallon container or 40" Root Ball.	LS-01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Oaks Identify all Oaks by species.	C-050	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Grading Near Existing Trees It appears you are planning to grade within a few feet of existing trees that are proposed to remain. How far from the trees is the grading to begin? You may want to consider removing these trees and replanting after the grade has been established.	C-200	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Protection Area At .48 AC the site requires 3,136 sqft of designated Tree Protection Area. Please identify the area on the plans and state the total area provided. Label the area "Tree Protection Area."	C-050	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Note 7 Reword the note to state that only light equipment and the materials needed for landscaping within the area are permitted.	C-050	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Note 6 Reword the note to state that landscaping within a protection area is to be accomplished with light machinery or manual labor only. Grubbing and similar activities are prohibited.	C-050	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Note 5 Add "from the City Forester" after the word "approval" at the end of the note.	C-050	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Note Remove all references to "UF" and their associated contact information and standards.	C-050	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Please replace the Tree Protection Detail with the City of DeLand's Tree Barricade Detail. The detail can be found on our website.	C-050	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Monument Sign Please show any proposed monument signs on the site plan with dimensions.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Landscape Buffer The Technical Review Committee must vote to approve the proposed landscape buffer reduction.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Existing right-out The existing southern right out on the northern parcel may appear to be an entrance to motorists upon completion of this project. Additional wayfinding signage may be warranted to reduce confusion.	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Traffic Pattern The proposed traffic pattern is not acceptable. Traffic in the outer drive-thru lane as shown will be colliding with the proposed parking spaces, traffic entering the drive-thru, and drive-thru traffic to the northern parcel. The site must be reconfigured, and one drive-thru aisle may need to be removed. Additionally, curbing or some separation may need to be added to prevent traffic from colliding with the parking.	C-100	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Sidewalk and Pedestrian Access Please provide connectivity from the site to the existing sidewalk. Additionally, please show any pedestrian accessways to the proposed coffee shop.	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Number of Employees What is the anticipated number of employees working on maximum shift? Adequate parking should be provided on-site to accommodate this number.	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	ADA Parking Length Sec. 33-91.06. (b) requires ADA parking spaces to be 12 feet wide by 20 feet long. The sidewalk is not wide enough to accommodate overhang counting towards the total length.	C-100	Samuel Nelson	Samuel Nelson	Yes
City Architect Comments The City Architect has marked the application as incomplete, and provided the following comments: CONDITIONS FOR APPROVAL/REASONS FOR DENIAL: 5-23-24 Notes! 1. No Site plans submitted – only landscape plans. Need info on site lighting, Dumpster enclosure, etc. 2. Color for NICHIA plans only states "Coffee". Need data or samples with information on Light Reflectance Value and intensity of Color. 3. The color of "WF-2" is too dark. Please submit alternative color to comply with regulations. 4. The Landscape Plan and Floor Plans do not coordinate. North Arrow is different. Customer pick up locations are different, etc. Insert Architectural Floor Plan into Site Plan to coordinate/						
Planning	Draft			Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Dumpster Enclosure 1. Will garbage collection take place during business hours? If so, it appears that the garbage pickup may conflict with the drive-thru. 2. Please provide a detail for the dumpster enclosure showing materials used and color.	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Tree Protection Area Fifteen percent of the development must be designated as tree protection area. Please show where this is being met. 33-57.07. (b) Note: As this project is redevelopment the total TPA may be reduced subject to TRC vote. Note: Trees may not be placed within the stormwater management areas.	LS-01	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Impervious Coverage	C-000	Samuel	Samuel	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

Please provide a data table showing the proposed impervious and pervious lot coverage.

Required Parking Spaces

The minimum off-street parking requirement for fast-food uses is 1 space/100 square feet of net floor area.

820 sf x .85 = 697 net floor area sf = 7 required parking spaces. 5 parking spaces are proposed, which gives a deficiency of 2 parking spaces. The square footage of halls, restrooms, storage, and other such areas may be excluded from the parking requirement. Please show how the total parking requirement will be met.

Planning Draft

Bicycle parking may be used in lieu of up to 30% of the required automobile parking spaces. If bicycle parking is proposed, please include it in the parking calculation and show the location on the site plan.

An existing agreement with the northern property allows for mutual ingress and egress, but specifically excludes shared parking. If this agreement is updated, parking may be provided on the northern parcel.

C-000 Samuel Nelson Yes

Upward Lighting

Please confirm any upward lighting meets the criteria of Sec. 33-94.03 (g).

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:

- 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.
- 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

A6 Samuel Nelson Yes

Rooftop 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.

Planning Draft

A6 Samuel Nelson Yes

Photometric Plan

Please provide a photometric plan for the project showing any proposed site lighting and foot-candles to the property line.

(33-94.03. (g))

Planning Draft

Samuel Nelson Yes

- Site lighting shall be scaled for the intended use and be compatible with the architectural character of the building. The use of thematic lighting is encouraged for projects with a historical character, or where such historic character helps the project relate to the surrounding neighborhood or to the historic DeLand streetscape. Proposed

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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historic fixtures are subject to city review and the appropriateness of such fixtures will be determined during the site review process. Landscape lighting is encouraged. A lighting plan, including photometric calculations, shall be submitted to the city for review.

2. 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.

Utilities	Draft	Details Update Need to show the latest details dated 11/5/2023	C-350	Jim Alles	Jim Alles	Yes
Utilities	Draft	Irrigation Meter The irrigation cannot have a potable water meter connection or separate meter. a 12" Reclaim line is available on South Woodland Blvd for a meter and connection. A large enough tap could occur to service both businesses if desired.	C-300	Jim Alles	Jim Alles	Yes
Utilities	Draft	Details Details are out of date please use correct details dated 11/7/2023	C-350	Scott Zender	Scott Zender	Yes
Utilities	Draft	WW Line What size is the WW line?	C-200	Scott Zender	Scott Zender	Yes
Utilities	Draft	Sizes What size tap and what are the line sizes?	C-200	Scott Zender	Scott Zender	Yes
Utilities	Draft	Meters Why is there two meters? If one is for irrigation the city does not use potable meters for irrigation. Irrigation will have to be connected after the potable meter.	C-200	Scott Zender	Scott Zender	Yes

Conditions and notes for record SP24-068

Job Address: 1850 S WOODLAND BLVD, DELAND FL 32720

Job Description: The proposed drive-through coffee shop restaurant is located on Parcel #PID# 702806000120 and shares the site with a Burger Kind Restaurant located at 1850 S Woodland Blvd, DeLand, FL 32720 and proposes to remove a large area of the existing site improvements on the southern portion of the site, construct the restaurant, drive through lanes, and expand the existing stormwater management facilities while preserving the exfiltration pipes.

Discipline	Status	Type	Details	Attached To	Created By
Signage					
All signage shown is for illustrative purposes only. A separate sign permit will be required.					
Planning	Draft	Note	Maximum signage area is calculated per 33-75.04 of the code. An excerpt is below: 2. For buildings and for each tenant storefront 50 feet in length or less, the maximum sign area shall be determined by multiplying the building front foot (length of building that faces street) by 1.5 feet.	A6	Samuel Nelson

NEW BUSINESS

2



City of DeLand
SP24-108
CRESSWIND
LAKE FRONT PARK

R-3

R-3

SUBJECT PROPERTY

LAKE WINNEMISSETT DR

PD

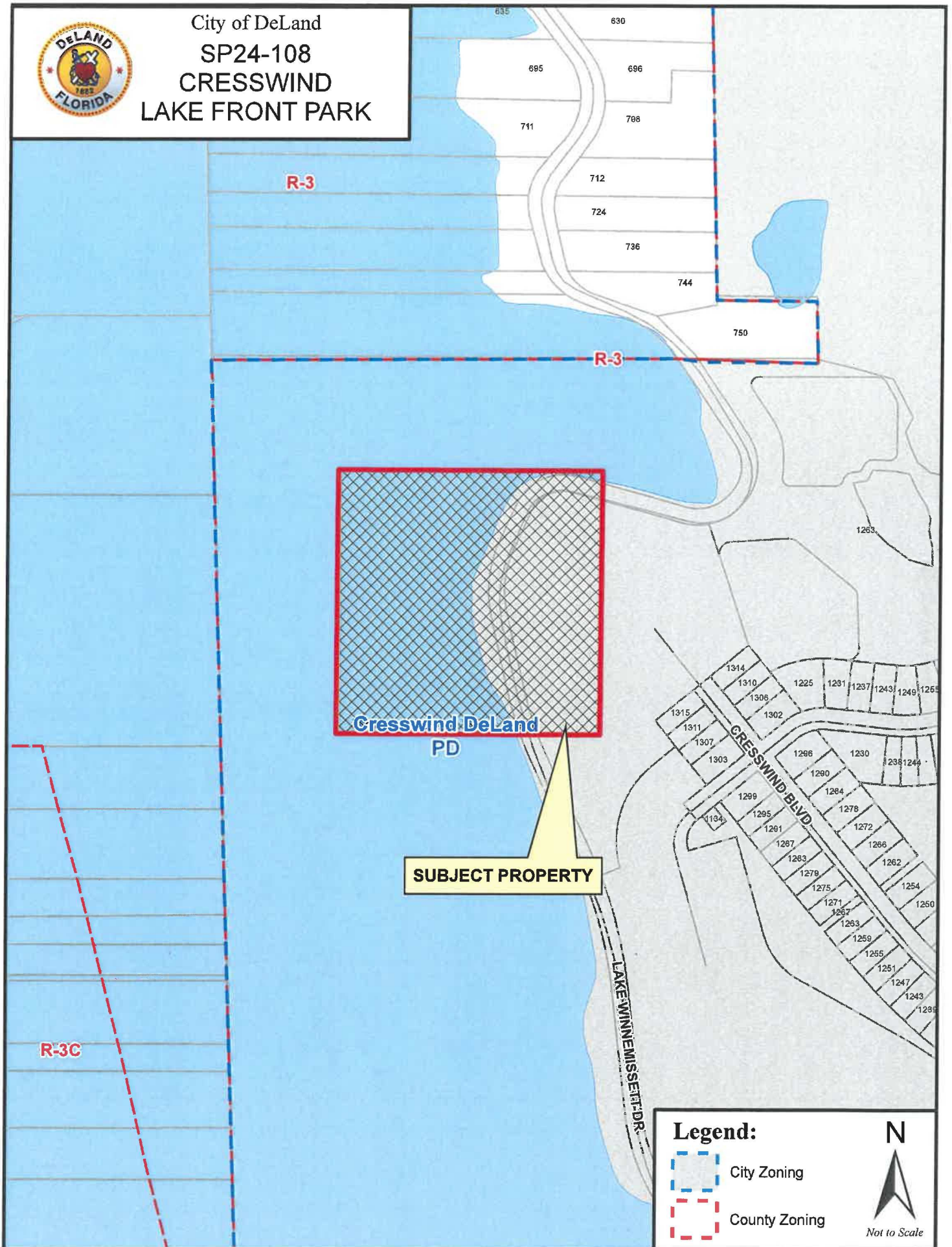
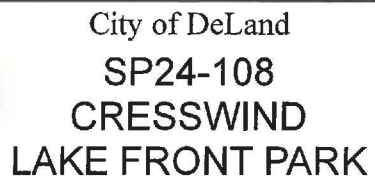
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1271
CRESSWIND BLVD
CLUB CRESSWIND WAY

R-3C

Legend:

-  City Zoning
-  County Zoning





Issues for record SP24-108**Job Address: 2751 2751 E New York Ave AV, Deland Volusia 32720**

Job Description: Project Narrative Ordinance No. 2020-19 for the Cresswind DeLand Planned Development allows for the construction of a resident only, private lakefront park on Lake Winnemissett. The PD allows for “walkways; picnic shelters; kayak, canoe and paddleboard storage racks sufficient to accommodate no more than 15 nonmotorized watercrafts; one (1) dual slip boat dock with covered boat lift(s) sufficient to accommodate not more than two (2) pontoon boats owned by the POA; boat house; boat launch. The boat launch (launch ramp) shall be gated and shall not be accessible for the launching of a motorized craft by any person other than employees or other authorized representatives of the POA. The launch ramp shall only be utilized for launching and recovering the two POA owned pontoon boats and the non-motorized craft stored on the kayak, canoe and paddleboard racks and no personally owned motorized craft may be launched or recovered. The lakefront Park shall be limited to use during daylight hours between dawn to dusk. All parking shall be included within the onsite Amenity area parking lot. Direct lakefront park access for vehicles shall be limited to emergency vehicles and community maintenance vehicles only. The development of the lakefront park shall be generally in accordance with the provisions set forth in the Planned Development Plan.” For the purposes of this Type II Site Plan submittal, the following approved uses are included. 1. Boat Dock 2. Future covered boat lift for two (2) pontoon boats and a floating dock boat launch 3. Future storage building 4. Entry gate with security fence 5. Speed tables on Lake Winnemissett Drive 6. Stabilized fire access driveway to amenity center. The submitted site plan shows the above uses as well as landscape plans denoting the plant material proposed within the park. The landscape plan also shows the removal of invasive camphor trees around the park site. Those trees have been surveyed and shown to be removed in the site plan set as well. Lighting will be limited to a dark sky security light at the entrance. A knox box will be provided on the entrance gate. As required by the PD, three (3) speed tables are shown to be constructed within the plans. One will be located at the park entrance and two others approximately 1000 ft on either side of the entrance as shown on sheet C-101.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Open	Cross Section Lacking Detail It is unclear how/where the saw cut and milling of the existing asphalt is to occur in the Raised Intersection Cross Section C-C.	C-103	Steven Danskine	Belinda Collins	Yes
Engineering	Open	Callouts 1. In the Speed Table Detail, the ADA Detectable Warning Strip is not identified on the east side. 2. In the Speed Table Detail, there is a 3.0' dimension what appears to be errant. 3. The Sign Legend appears to call out the signs utilizing hexagons, however the sign callouts in the plan utilize circles. Symbolology should be synchronized for clarity. 4. The pavement markings leading up to the cross walk are not shown in FDOT Index 711-001 as indicated.	C-102	Steven Danskine	Belinda Collins	Yes
Fire	Open	Fire Extinguishers No fire extinguishers shown on plans. They will be needed along the dock in cabinets every 75 feet	C-102	Jamie Lunsford	Belinda Collins	Yes
Fire	Open	Fire Hydrants Provide the locations of all Fire Hydrants within 500 feet	C-102	Jamie Lunsford	Belinda Collins	Yes
Forestry	Open	Tree Protection Area Where will the 15% TPA for this site be located?	C-102	Kit Dennis	Belinda Collins	Yes
Planning	Open	Lighting Security lighting should utilize motion sensor after hours to avoid issues with glare onto neighboring properties. Provide a lighting photometric plan. (Illumination onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles.)		Belinda Collins	Belinda Collins	Yes
Planning	Open	Storage Verify if there is a storage area for dock materials and if so the location.		Belinda Collins	Belinda Collins	Yes
Planning	Open	MHWL Indicate where the mean high-water line is located on the lake.		Belinda Collins	Belinda Collins	Yes
Planning	Open	Dock colors Provide the colors to be used for the wooden dock.		Belinda Collins	Belinda Collins	Yes
Planning	Open	Concept plan compliance The Lakefront Park Concept plan NOTE states "...and in no case shall fenced area be wider than 200 feet along Lake Winnemissett Drive or 300 along the shoreline." Verify that the plan meets this requirement.	C-102	Belinda Collins	Belinda Collins	Yes
Planning	Open	Landscape plan Minor issue - A few of the planting groups along the north side of the deck are mis-	L-401	Belinda Collins	Belinda Collins	Yes

Discipline Status Details					
labeled: SPR12, CU2, DV03					
Discipline	Status	Details	Attached To	Created By	Last Updated By Modifications Required
Planning	Open	Phase line Clarify what the phase lines are for.	L-201	Belinda Collins	Belinda Collins Yes
Utilities	Open	Water No utilities shown to lakefront. So no hose bibs, sinks, washdown stations? No irrigation shown as well.	C-100	Jim Ailes	Belinda Collins Yes

Discipline				Status	Type	Details	Attached To	Created By
Engineering				Open	Note	Speed Table Callout The Speed Table located at the cross walk is not called out.	C-101	Steven Danskine